



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, January 25, 2023 at 7:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF AGENDA

- [1.](#) Minutes of PZC Meeting November 30, 2022
- [2.](#) Minutes of PZC Meeting December 14, 2022

PUBLIC COMMENTS - Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)

NEW BUSINESS

- [3.](#) PUBLIC HEARING - Final Subdivision for Thompson River Ranch Filing No. 13 (SUB21-0010)
- [4.](#) PUBLIC HEARING - Outline Development Plan (ODP) for High Plains Estates PUD (ZON22-0009)
- [5.](#) Public Working Draft of the Land Use & Development Code - Introduction

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act, and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (970) 587-4664 no later than 48 hours before the meeting in order to request such assistance.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141



PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, November 30, 2022

SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Grentz, Hayward, Salo, and Weber.

C. Weber offered an amendment to the agenda to add to the end of the meeting a discussion of recommendation of a new Planning Commissioner. Amended Agenda was approved unanimously.

Motion: Weber / 2nd Hayward

Vote: 6/0

Minutes were approved by a motion from C. Grentz, 2nd by Chair Weber.

Vote: 6/0

General Public Comment:

- Jim Hatfield - 345 Hickory Ln: Website change request – when downloaded from the website, file names are random. No list of Commissioner names on the site anymore.

The Public Hearing for **ANNX22-0002 Rieder Farm Annexation and Establishment of Zoning** was opened. Kim Meyer, Director of Planning & Development, presented an overview and staff's analysis for this proposed 40-acre annexation and zoning.

Commissioners asked about how notices are mailed out and to whom, and inquired if the Town was able to obtain the needed right of way for Parish Ave. Meyer responded and also noted the ROW along Parish would be a part of the negotiated annexation agreement.

Erik Halverson, Land Asset Strategies, was available to represent the Applicant - had no presentation, and the commission had no questions. No presentation or statement was made. The Commission had no questions for Staff or the Applicant.

No public comment. Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2nd C. Weber.

Vote: 5/1 (Campbell)

The Public Hearing for **SUB21-0011 North Ridge Preliminary/Final Subdivision Plat**, was opened. Justin Currie, Planner II, presented an overview and staff's analysis for this proposed subdivision.

C. Weber recalls a discussion of dropping grade along frontage road, is that still part of the plan. The applicant addressed these questions. Jeff Reed, Project manager representing Caliber Co – grade dropped about 11 feet, water and sewer will be run. Acceleration and deceleration lanes will be constructed as well.

Public comment:

- Marsha Buckley, 6163 CR 18 – Irrigation ditch issues that caused damage to electrical; no problems prior to this construction and piping the ditch. Who is liable for this? Wants assistance with this. Feels bullied. Port-a-potty was dropped next to her property. Applicant should address stormwater and drainage and ensure it doesn't affect her lot. Wants to get along, and no more hassles. Was without electricity for 3 weeks.
 - Mark Hunter, Attorney for the Applicant, responded. Gard Ditch lateral improvements were delayed by timing of the ditch running, and the water was seeping through the CDOT's prior improvements. Happy to move the Port-a-potty to another location. Drainage and detention will happen on-site.
- Jim Hatfield, 345 Hickory Ln. – Is Colleen Street a historic name?
 - Developer preference. Town & Fire ensure no duplication.

Public hearing was closed.

C. Weber asked Staff to follow up with Marsha Buckley on the damage concern.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2nd C. Weber

Vote: 6/0

The Public Hearing for **SUB21-0023 North Ridge at TRR Preliminary/Final Subdivision Plat and Development Plan**, was opened. Justin Currie, Planner II, presented an overview and staff's analysis for this proposed subdivision, which is a portion of the North Ridge Subdivision and is contingent upon final approval and recording of that subdivision.

Greg Saia, with Oakwood Homes, and Rick Haering, with LAI Design, represented the Applicant and provided a presentation with color renderings of the site and architecture elevations. 8.4 DU/Ac, 31% open space. 5-10 foot grade difference from where homes will sit to the west, from existing homes, as well as a 30 foot landscape buffer.

Town Staff reviewed the requirements of the Outline Development Plan.

Public comment:

- Jim Hatfield, 345 Hickory Ln – Would cul-de-sac ever be straightened out? Public or private streets?

Public hearing closed.

C Weber noted it would be appreciated to limit the 3-story homes along the East boundary.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Flores / 2nd C. Hayward

Vote: 6/0

Item to discuss the C. Weber / Salo

Kim Meyer provided a brief department update. Commissioners discussed several items of general interest including asking for clarification on water dedications with development, traffic studies and activities of the Town, and discussion of elements of the comprehensive plan.

Meeting was adjourned at 8:00 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Kara Washam, Planner I; Justin Currie, Planner II

Respectfully Submitted

Accepted:

Kim Meyer, Director

Bruce Weber, Chair





PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, December 14, 2022

SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Grentz, Hayward, Salo, and Weber.

Agenda was approved 6/0

No general public comment.

The Public Hearing for **ZON22-0010 South Ridge PUD Design Guidelines** was opened. Justin Currie, Planner II, presented an overview and the staff analysis for this proposed set of guidelines that would apply to the South Ridge PUD and Subdivision. Currie noted several recommended revisions that were addressed in the Staff Memo, as conditions of approval, to be updated prior to proceeding to Council – fencing, masonry, and removing references to multi-family. One element of note was related to the percent of masonry façade, where the design guidelines would have permitted less than by code standards.

Russell Lee, Ripley Design, was available to represent the Applicant and had one additional slide to present that illustrated the difference between a 20% vs 30% masonry façade on a conceptual home elevations. Kim Meyer, Planning & Development Director indicated that given the Applicant presentation, it is likely there is more a disconnect in how the measurements are being taken, and the presented “20%” by the Applicant appeared to meet or be very close to the expectation of the Town. Commission asked Staff to clarify that the Town doesn’t have specific requirements for porches or patios. The Applicant indicated that level of detail is more typically and HOA covenant, not a code requirement.

Public Comment:

- Jim Hatfield – 345 Hickory Ln. In Section 2.10.1 of the guidelines, the graphic shows trees planted next to the curb – please consider how wide the planting strip is and limit the type of trees. Who is responsible for sidewalk maintenance and repair? 3.1.2 Storm discusses tree clusters 20’ apart. 3.6.4 Plant selection C & G clarification. 3.6.5 Street trees prohibited.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, including the requested revisions, by C. Grentz / 2nd C. Flores

Vote: 6/0

The Public Hearing for **SUB22-0002 East Ledge Rock Center Filing No. 3 Preliminary/Final Development Plan and Subdivision Plat**, was opened. Kim Meyer, Planning & Development Director, presented an overview and staff’s analysis for this proposed single family subdivision development as presented in the Staff Memo. Jim Shipton, Point Consulting LLC, represented the Applicant but had no presentation. Commissioners had minor clarification questions, expressed no major concerns.

Public comment:

- Jim Hatfield, 345 Hickory Ln. – What is happening to the irrigation line? C Weber noted prior representation of that being piped and buried.

A commissioner asked about consideration for creating larger open spaces between developments. A question was asked about the oil & gas facility noted on-site, which has been plugged and abandoned, and flowlines are now removed. Shipton noted that Phase I & II environmental reports were submitted to the Town and verified that flowlines have been removed.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Flores / 2nd C. Grentz
Vote: 6/0

Agenda item was opened to discuss the Commission Bylaws and bring them to Commission’s attention. Please review and forward any redlines to Town Staff. Staff is reviewing the bylaws and current municipal code with the Town Attorney to consider addition of alternate commissioners to help maintain quorum and fill future vacancies.

Kim Meyer provided a brief department update. Commissioners discussed several items of general interest including asking for clarification on water dedications with development, traffic studies and activities of the Town, and discussion of elements of the comprehensive plan.

Meeting was adjourned at 8:34 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Justin Currie, Planner II

Respectfully Submitted

Accepted:

Kim Meyer, Director

Bruce Weber, Chair





Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM: Public Hearing and Consideration of Final Subdivision Plat and Development Plan for the Thompson River Ranch, Filing 13

PROJECT NO: SUB20-0010 **PARCEL NO:** 8524000013

DESCRIPTION: Proposed 238-lot subdivision, on 81 acres, within the overall Thompson River Ranch P.U.D. development

LOCATION: Southeast corner of High Plains Boulevard and River Ranch Parkway

APPLICANT: Clayton Properties Group II, Inc.

STAFF: Kim Meyer, Planning Director

HEARING DATE: January 25, 2023

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Lot Layout Sheet from Final Development Plan

EXECUTIVE SUMMARY

The Applicant, Clayton Properties Group, II Inc., is requesting Final Subdivision Plat approval of a 238-lot subdivision for dwellings, of which 56 are being platted for traditional single-family detached homes, 88 bungalows (“4-packs”), and 94 duets (duplexes). The subdivision will also plat ten named, internal public streets, as well as large tracts for open space and parks and stormwater facilities.

ZONING: PUD-MU- Thompson River Ranch PUD

ADJACENT ZONING & LAND USE:

North Larimer County RR2 – Rural Residential and Big Thompson River

East Larimer County RR2 – Rural Residential and ranchettes

South O (Open Space) – Low Point Wastewater Treatment Plant (Johnstown)

West PUD-MU – Thompson River Ranch

PROPERTY LAND USE HISTORY

The subject property was annexed into Town as part of the WRFG Annexation No. 4 in 2000 by Ordinance #2000-639, reception # #2000081479; plat reception # 2000081484; PUD-MU Zoning by Ordinance #2000-646, reception # 2001001738. The subject site was included in the Preliminary Plat and Development Plan, adopted on March 7, 2005, by Resolution #2005-08, which included and Design Guidelines and Performance Standards (Amended August of 2017).

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision and development plan sets, as well as full engineering plans and reports (i.e., grading, drainage, utility) for the site. The project was referred to and reviewed by:

- Town Public Works & Utilities Departments
- FHU (Town Traffic Engineer)
- IMEG (Town Engineer)
- LFRA (Fire)

PROJECT DESCRIPTION & ANALYSIS

This subdivision encompasses 81 acres of land and is located east of and adjacent to Larimer County Road 3 (High Plains Boulevard), approximately one-half mile west of Weld County Road 13 (Colorado Boulevard) and approximately one-half mile north of Larimer County Road 18 (Freedom Parkway). The Big Thompson River is located to the north, contributing to the presence of flood hazards on this property. However, all development will occur outside of the floodway, which is located on the northern portion of the property. (*Attachment 1*).

The subject property has been historically used for agricultural purposes and contains significant riparian natural areas, and has been included in all prior development plans for Thompson River Ranch.

The Applicant has received a letter from FEMA approving a Conditional Letter of Map Revision (C-LOMR), which provides a grading and floodwater management plan that will remove the proposed developed areas from the 100-year regulatory floodplain for the Big Thompson River, and modify that floodplain, in accordance with FEMA, Colorado Water Conservation Board (CWCB), and the Town's requirements and regulations. A final LOMR (Letter of Map Revision) is anticipated to be obtained by the Applicant/Developer after all site grading has occurred and documentation is provided to FEMA, CWCB, and the Town verifying the final site elevations of all the lots and the "relocation" of the floodplain. Building Permits must be issued only in accordance with current floodplain regulations, which requires a Town-approved Floodplain Development Permit and elevation certificate for each lot, until final LOMR approval is received.

The proposed Filing includes the construction of several local streets and provides two permanent access connections to High Plains Boulevard. A separate emergency-only access is required across Town property to the south, to provide the needed Fire Code access separation to serve this development. Internal right-of-way accounts for approximately 11.6 acres, or 14.3% of the Filing. The frontage along High Plains Boulevard is proposed with a 60-foot-wide minimum landscape buffer in common ownership. This filing includes an approximately 1.47-acre park

designed to include various sport courts, community garden with raised beds, shade shelters with picnic tables and grills, bicycle racks, centralized mailbox location, restroom facility, and turf field space. Outside of the main park area the neighborhood would feature a 10-foot-wide concrete trail system, trash receptacles, benches, protected sidewalks, entrance monument signage, open rail fencing and open space, in addition to the extensive trails and open space amenities available and connected throughout the Thompson River Ranch neighborhoods.

Combined with requisite utility and drainage easements, the outlots within the development, which will include the above stated amenities, account for approximately 40.9 acres or 50.3% of the Filing. Notably “Outlot A” being the large non-buildable area in the floodplain north of the residential area, is over 34 acres or 83% of the overall open space area. Common open space areas included with this Filing will be maintained by the Thompson Crossing Metro District #4.

The proposed subdivision would create 238 lots for single family dwellings – 56 would provide lots for traditional single-family detached homes, 88 for bungalows, and 94 for duets. These lots comprise approximately 28.8 acres or 35.4% of the property. These are newer housing types for the broader Thompson River Ranch neighborhood and provide some additional diversity to the design and type of units available within the Johnstown community (*Attachment 3*).

Lots are proposed to range from 5,750 to 12,925 SF for the single-family residential lots and 3,847 to 6,488 SF for the non-standard, clustered single-family lots. The traditional single family detached residential lot type all will have individual driveways on an internal road. The bungalow lot type will be developed with shared accesses and a standard “four pack” configuration (four units to one main shared driveway); however, some are laid out as “two packs” (with two units each). The duet lot type consists of two attached residences. These lots either access directly onto the internal subdivision roads with individual driveways (front load) or they share access onto an internal private access road, which itself extends off of one of the internal subdivision roads (alley load). For both the bungalow and duet type lots, the front yard and tree lawns will be maintained by Metro District #4; and based on lot layouts, utilities, and drive locations, some of the required “front lawn” trees may be displaced onto adjacent common open spaces or tree lawns to meet the required landscape quantities.

Each dwelling will include a 2-car garage, which meets code requirements for single family homes. Additional on-street parking spaces will be available but are not calculated in the parking analysis. No guest parking or additional parking is required by Johnstown Municipal Code or by the Thompson River Ranch PUD Design Guidelines.

The majority of the needed adjacent infrastructure for this Filing has been constructed previously by prior filing areas in Thompson River Ranch. High Plains Boulevard improvements are being actively addressed, as part of the overall development; as well as the Clubhouse that was required with prior filings. These improvements and timing triggers will be reiterated in the Development Agreement for this Filing.

The 2021 Comprehensive Plan identifies this area as appropriate for Greenway, noting the expansive floodplains in the area, as well as medium density development. With the large areas

set aside to permit floodplain to continue across the northern property the site, as well as the densities proposed, Staff finds this development in general alignment with that plan. Staff has no outstanding concerns and believes this development will promote the Town's goals of diversity of housing types, walkable neighborhoods, and efficient development patterns and extension of infrastructure. By developing on the eastern side of High Plains Boulevard, it will serve to further activate this key roadway and provide identity and sense of place to Thompson River Ranch. Per the Thompson River Ranch PUD Design Guidelines and prior Preliminary Plat approvals and being found in compliance with the PUD requirements as well as Town standards and codes, the Final Development Plan received Administrative Approval contingent upon subsequent approval of the Subdivision plat by the Planning & Zoning Commission and Town Council.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, January 5, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

RECOMMENDED FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested subdivision of the Thompson River Ranch, Filing 13 Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the applicable design guidelines, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by providing a varied housing product type and responsive approach to development of the unique parcel that contains both valuable roadway frontage and limiting natural features. The property is compatible with adjacent development and surrounding land uses.

Recommended Motion to Approve

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Subdivision Plat for Thompson River Ranch, Filing No. 13.

Alternative Motions:

Motion to Recommend Approval with Conditions

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Subdivision Plat for Thompson River Ranch, Filing No. 13., with the following conditions:

1. ...

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Denial of the Thompson River Ranch, Filing No. 13 Final Subdivision Plat based on the following findings.

VICINITY MAP THOMPSON RIVER RANCH FILING NO 13



THOMPSON RIVER RANCH FILING NO. 13

PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
T. 5 N., R. 68 W. OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING PART OF THE PROPERTY DESCRIBED IN DEED RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20080064912 BEING IN SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/16 CORNER COMMON TO SECTION 24 AND 23, MONUMENTED WITH NO. 6 REBAR WITH 2" ALUMINUM CAP, STAMPED LS 12374;

THENCE S89°18'37"E, A DISTANCE OF 2731.00 FEET ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 TO THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 24, MONUMENTED WITH NO. 6 REBAR WITH 2" ALUMINUM CAP, STAMPED LS 12374;

THENCE S00°27'57"W, A DISTANCE OF 1319.09 FEET ON THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 TO THE CENTER QUARTER CORNER OF SAID SECTION 24, MONUMENTED WITH NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED LS 16847;

THENCE N89°24'30"W, A DISTANCE OF 2647.21 FEET ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 TO THE EAST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3 RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT BOOK R PAGE 342;

THENCE ON SAID EAST RIGHT OF WAY LINE FOR THE FOLLOWING 4 COURSES:

1. THENCE N00°17'37"E, A DISTANCE OF 252.71 FEET TO A NO. 6 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;
2. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1015.00 FEET, A CENTRAL ANGLE OF 16°00'53", A DISTANCE OF 283.70 FEET, A CHORD BEARING OF N07°42'49"W WITH A CHORD DISTANCE OF 282.78 FEET MONUMENTED WITH NO. 6 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;
3. THENCE N00°15'50"E, A DISTANCE OF 566.34 FEET TO A NO. 6 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;
4. THENCE N64°22'12"W, A DISTANCE OF 44.25 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24 MONUMENTED WITH NO. 6 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;

THENCE N00°15'50"E, A DISTANCE OF 206.19 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,544,141 SQUARE FEET OR 81.362 ACRES

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **THOMPSON RIVER RANCH FILING NO. 13** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

CLAYTON PROPERTIES GROUP II, INC.

BY: DAVID BRACHT
DIVISION PRESIDENT

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY DAVID BRACHT, AS DIVISION PRESIDENT OF CLAYTON PROPERTIES GROUP II, INC.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

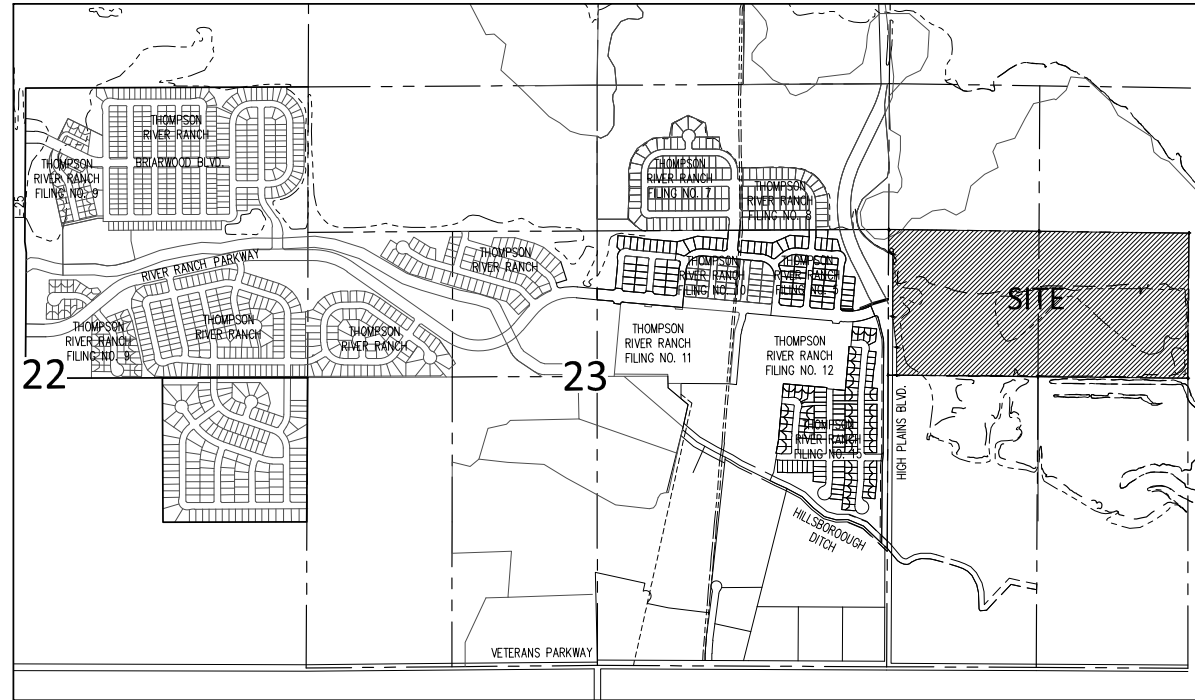
NOTARY PUBLIC

OWNER & DEVELOPER:
CLAYTON PROPERTIES GROUP II, INC.
5000 CLAYTON ROAD
MARYVILLE, TN 37804

ENGINEER:
GALLOWAY AND COMPANY, INC.
3760 E. 15TH ST., SUITE 202
LOVELAND, CO 80538

PLANNER:
LAI DESIGN GROUP
8201 SOUTHPARK LANE, SUITE 110
LITTLETON, COLORADO 80120

SURVEYOR:
GALLOWAY AND COMPANY, INC.
3760 E. 15TH ST., SUITE 202
LOVELAND, CO 80538



VICINITY MAP
SCALE: 1" = 800'

LAND USE SUMMARY						
THOMPSON RIVER RANCH FILING NO. 13						
OUTLOTS	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
A	1,486,869	34.134	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
B	117,486	2.697	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
C	55,189	1.267	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
D	64,035	1.470	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT, PARK SPACE	
E	25,105	0.576	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
F	7,343	0.169	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
G	2,557	0.059	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
H	2,557	0.059	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
I	5,157	0.118	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
J	5,157	0.118	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
K	2,557	0.059	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
L	2,557	0.059	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
M	5,157	0.118	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY, LANDSCAPE, DRAINAGE EASEMENT	
TOTAL OUTLOTS	1,781,727	40.903				50.27%
ROAD	AREA (SQ. FT.)	AREA ACRES				
INTERNAL ROADWAY RIGHT OF WAY	507,331	11.647				14.31%
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	1,255,084	28.813	250			35.41%
TOTAL AREA		81.362	TOTAL PERCENTAGE			100.00%

NOTES:

1. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, IN WHICH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, T. 5 N., R. 68 W. BEARS N00°15'50"E, A DISTANCE OF 1323.79'. SAID LINE BEING MONUMENTED ON THE SOUTH BY THE WEST QUARTER CORNER OF SECTION 24 BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 37065" AND ON THE NORTH BY THE NORTH 1/16 CORNER COMMON TO SECTION 23 AND 24 AS SHOWN HEREON.

2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FCIF25165359, DATED MAY 8, 2019 WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT. THE SAID COMMITMENT PROVIDED FOR ADDITIONAL LANDS THAN ARE SHOWN AND DESCRIBED IN THIS PLAT.

3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08069C1214F, EFFECTIVE DATE DECEMBER 19, 2006, AND LOMR 16-08-1159P, EFFECTIVE DATE NOVEMBER 16, 2017, PORTIONS OF THE PROJECT SITE RESIDE WITHIN REGULATORY FLOODWAY AND ZONE AE (WITH BFE OR DEPTH). A CLOSER AND SUBSEQUENT LOMR (ONCE EFFECTIVE) ARE PLANNED TO REMOVE ALL RESIDENTIAL LOTS FROM ZONE AE AND THE REGULATORY 1% PROBABILITY (100 YEAR) SPECIAL FLOOD HAZARD AREA. CONSTRUCTION OF BASEMENTS OR OTHER HABITABLE SPACE LOWER THAN 1' ABOVE THE BFE WILL NOT BE ALLOWED UNLESS LOTS ARE OFFICIALLY REMOVED FROM THE FLOODPLAIN THROUGH THE LOMR PROCESS.

4. EASEMENTS: 10' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG RIGHT OF WAY AND FRONT LOT LINES, 5' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG THE REAR LOT LINES AS SHOWN HEREON.

5. THE COMMON ACCESS DRIVES SHOWN IN DETAILS A-I, INCLUSIVE, ARE ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENTS TO BE MAINTAINED AS FOLLOWS:
- A. SANITARY SEWER MAIN AND MANHOLES BY TOWN OF JOHNSTOWN
 - B. WATER MAIN, BLOW-OFF, CORPORATION STOP SERVICE PIPING UP TO AND INCLUDING THE CURB STOP AND IS MAINTAINED BY THE TOWN OF JOHNSTOWN.
 - C. SURFACE MAINTENANCE INCLUDING PAVING AND LANDSCAPE WITHIN EASEMENT SHALL BE BY THE THOMPSON CROSSING METRO DISTRICT # 4.
 - D. ANY REMOVAL OR DAMAGES TO PAVING OR LANDSCAPE RESULTING FROM TOWN OF JOHNSTOWN UTILITY (WATER OR SANITARY) SERVICE IS RESPONSIBILITY OF THOMPSON CROSSING METRO DISTRICT # 4

PLAT NOTES

- 1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 3) THE EMERGENCY ACCESS EASEMENT TO THE TOWN PROPERTY WILL BE DEDICATED PER SEPARATE DOCUMENT

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS **THOMPSON RIVER RANCH FILING NO. 13**, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2022.

BY: GARY LEBSACK ATTEST: HANNAH HILL

SURVEYOR'S CERTIFICATION:

I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **THOMPSON RIVER RANCH FILING NO. 13** WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2022.

FRANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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THOMPSON RIVER RANCH FILING NO. 13
FINAL PLAT

#	Date	Issue / Description	Init.
1	6/12/2022	Revisions	ACS
2	7/26/2022	TOWN COMMENTS	AN
3	10/7/2022	TOWN COMMENTS	AN
4	11/30/2022	TOWN COMMENTS	AN
5	1/3/2023	TOWN COMMENTS	AN

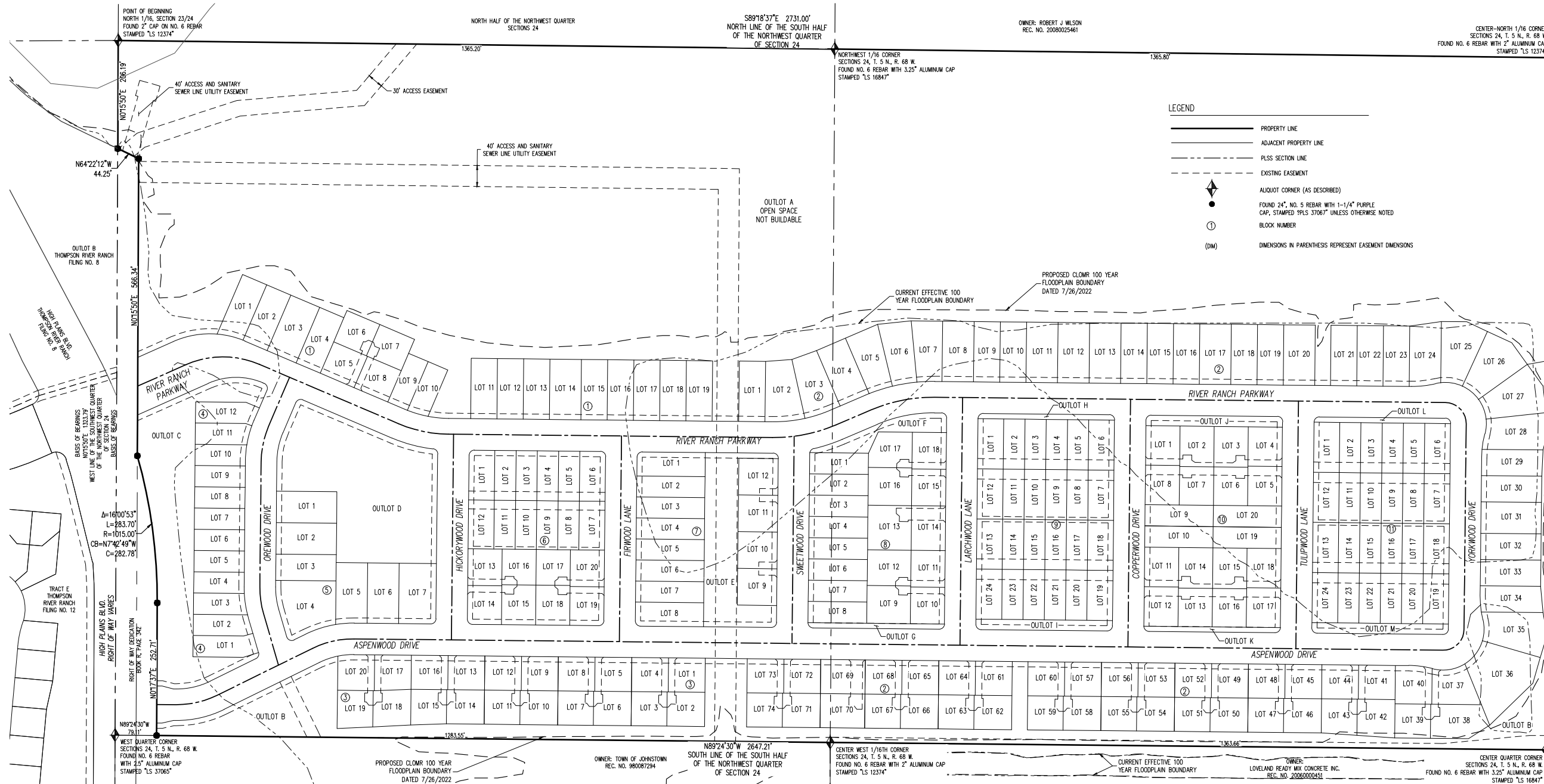
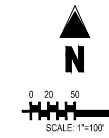
Project No: CPG00005.10
Drawn By: AN
Checked By: FAK
Date: 5/24/2022

THOMPSON RIVER RANCH FILING NO. 13

PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,

T. 5 N., R. 68 W. OF THE 6TH P.M.

TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	47°06'09"	140.58	171.00	N89°33'12"E	136.65
C2	22°30'29"	86.42	220.00	S78°08'58"E	85.87
C3	23°42'47"	111.74	270.00	N78°44'24"E	110.95
C4	23°42'47"	136.58	330.00	N78°44'24"E	135.60
C5	14°05'15"	46.22	188.00	N83°10'10"E	46.11
C6	118°10'31"	160.88	78.00	S44°24'13"E	133.84
C7	14°05'15"	46.22	188.00	S73°25'12"W	46.11
C8	14°05'15"	46.22	188.00	S78°25'00"E	46.11
C9	118°10'31"	160.88	78.00	S45°35'47"W	133.84
C10	14°05'15"	46.22	188.00	N82°11'35"W	46.11
C11	26°48'10"	67.83	145.00	S77°11'42"W	67.21
C12	26°30'00"	94.82	205.00	S77°02'37"W	93.97
C13	26°30'00"	67.06	145.00	N77°02'37"E	66.47
C14	80°00'00"	13.96	10.00	N23°47'37"E	12.86
C15	16°48'10"	60.12	205.00	N74°49'18"W	59.90
C16	22°30'29"	80.53	205.00	N11°51'02"E	80.01
C17	90°00'00"	15.71	10.00	N21°53'44"W	14.14
C18	47°06'09"	106.87	130.00	S89°33'12"W	103.89
C19	90°00'00"	15.71	10.00	N68°16'16"E	14.14
C20	16°29'49"	80.62	280.00	S79°08'38"E	80.34
C21	83°59'20"	14.66	10.00	N41°23'53"W	13.38

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C22	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C23	26°48'10"	95.90	205.00	S77°11'42"W	95.03
C24	100°00'00"	17.45	10.00	N66°12'23"W	15.32
C25	16°48'10"	42.52	145.00	N74°49'18"W	42.37
C26	22°30'29"	56.96	145.00	N15°10'22"E	56.60
C27	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C28	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C29	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C30	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C31	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C32	90°00'00"	15.71	10.00	N80°24'08"E	14.14
C33	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C34	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C35	76°10'36"	13.30	10.00	S38°41'05"W	12.34
C36	9°53'23"	56.96	330.00	S71°49'42"W	56.89
C37	23°42'47"	111.74	270.00	S78°44'24"W	110.95
C38	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C39	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C40	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C41	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C42	90°00'00"	15.71	10.00	N44°24'13"W	14.14

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C43	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C44	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C45	90°00'00"	15.71	10.00	S45°35'47"W	14.14
C46	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C47	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C48	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C49	90°00'00"	15.71	10.00	N45°35'47"W	14.14
C50	90°00'00"	15.71	10.00	N44°24'13"W	14.14
C51	90°00'00"	15.71	10.00	N45°35'47"E	14.14
C52	90°00'00"	15.71	10.00	S44°24'13"E	14.14
C53	28°44'01"	85.76	171.00	N80°24'08"E	84.86
C54	17°03'58"	50.93	171.00	S76°43'52"E	50.75
C55	178°09"	3.89	171.00	N67°32'49"W	3.89
C56	10°30'20"	40.85	220.00	S73°41'05"W	40.79
C57	107°49'48"	39.66	220.00	S84°31'49"E	39.61
C58	131°11'21"	62.14	270.00	N84°00'12"E	62.00
C59	103°31'35"	49.60	270.00	N72°08'48"E	49.53
C60	172°30'	8.50	330.00	S67°37'15"W	8.49
C61	87°06'28"	46.70	330.00	S72°24'44"E	46.66
C62	81°13'32"	47.18	330.00	N80°33'47"E	47.14
C63	5°56'17"	34.20	330.00	N87°37'39"E	34.19

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C64	71°04'02"	9.77	78.00	N80°05'53"E	9.77
C65	30°58'27"	42.17	78.00	N80°49'32"E	41.66
C66	29°33'33"	40.24	78.00	S50°33'32"E	39.80
C67	29°33'33"	40.24	78.00	S20°59'59"E	39.80
C68	20°54'15"	28.46	78.00	S41°35'57"W	28.30
C69	91°05'24"	29.83	188.00	S10°08'21"W	29.80
C70	45°59'14"	16.40	188.00	S37°05'43"W	16.39
C71	9°31'35"	31.26	188.00	S41°00'00"E	31.22
C72	4°33'41"	14.97	188.00	S11°23'08"E	14.96
C73	29°41'06"	40.41	78.00	S12°05'12"W	39.96
C74	41°39'11"	56.70	78.00	S37°01'14"W	55.46
C75	46°50'14"	63.76	78.00	S81°55'47"E	62.00
C76	07°49'04"	1.04	188.00	S75°28'29"E	1.04
C77	13°46'12"	45.18	188.00	N82°31'07"W	45.07
C78	12°09'06"	30.75	145.00	N84°31'44"E	30.70
C79	14°39'04"	37.08	145.00	N71°07'09"E	36.98
C80	16°05'35"	283.70	1015.00	N74°20'58"E	282.78
C81	9°58'43"	35.70	205.00	N85°36'26"E	35.67
C82	16°48'27"	60.20	205.00	S72°22'11"W	59.98
C83	1°42'47"	6.13	205.00	S15°20'59"E	6.13
C84	11°29'27"	41.11	205.00	S84°43'32"E	41.04

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C85	3°55'56"	12.88	205.00	S12°11'E	12.87
C86	8°55'30"	31.93	205.00	S5°03'32"W	31.90
C87	10°28'56"	37.50	205.00	N14°45'45"E	37.45
C88	3°06'04"	11.10	205.00	N21°33'14"E	11.09
C89	12°25'53"	2.17	10.00	N6°48'44"E	2.17
C90	63°44'43"	11.13	10.00	N44°54'02"E	10.56
C91	47°06'09"	143.87	175.00	S89°33'12"W	139.85
C92	22°30'29"	98.21	250.00	N78°08'58"W	97.58
C93	7°54'01"	41.37	300.00	N86°38'47"E	41.33
C94	15°48'45"	82.79	300.00	N74°47'23"E	82.53
C95	23°42'47"	124.16	300.00	S78°44'24"W	123.28
C96	90°00'00"	62.83	40.00	N44°24'13"W	56.57
C97	90°00'00"	62.83	40.00	N45°35'47"E	56.57
C98	26°48'10"	81.86	175.00	N77°11'42"E	81.12
C99	26°30'00"	80.94	175.00	N77°02'37"E	80.22
C100	16°48'10"	51.32	175.00	S74°49'18"E	51.14
C101	22°30'29"	68.75	175.00	S11°51'02"W	68.31

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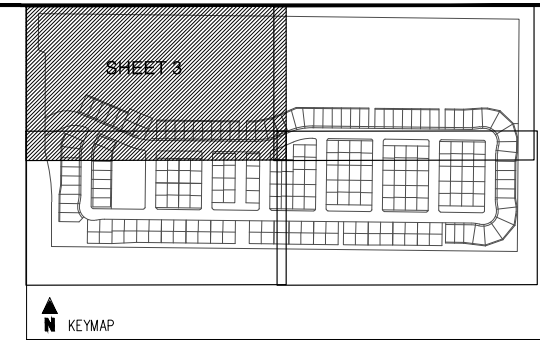
THOMPSON RIVER RANCH FILING NO. 13
FINAL PLAN

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5	1/3/2023	TOWN COMMENTS	AN

Project No: CPG000005.10
Drawn By: FAK
Checked By: FAK
Date: 5/24/2022

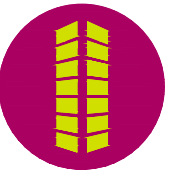
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PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
T. 5 N., R. 68 W. OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

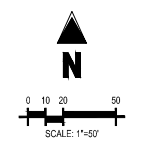
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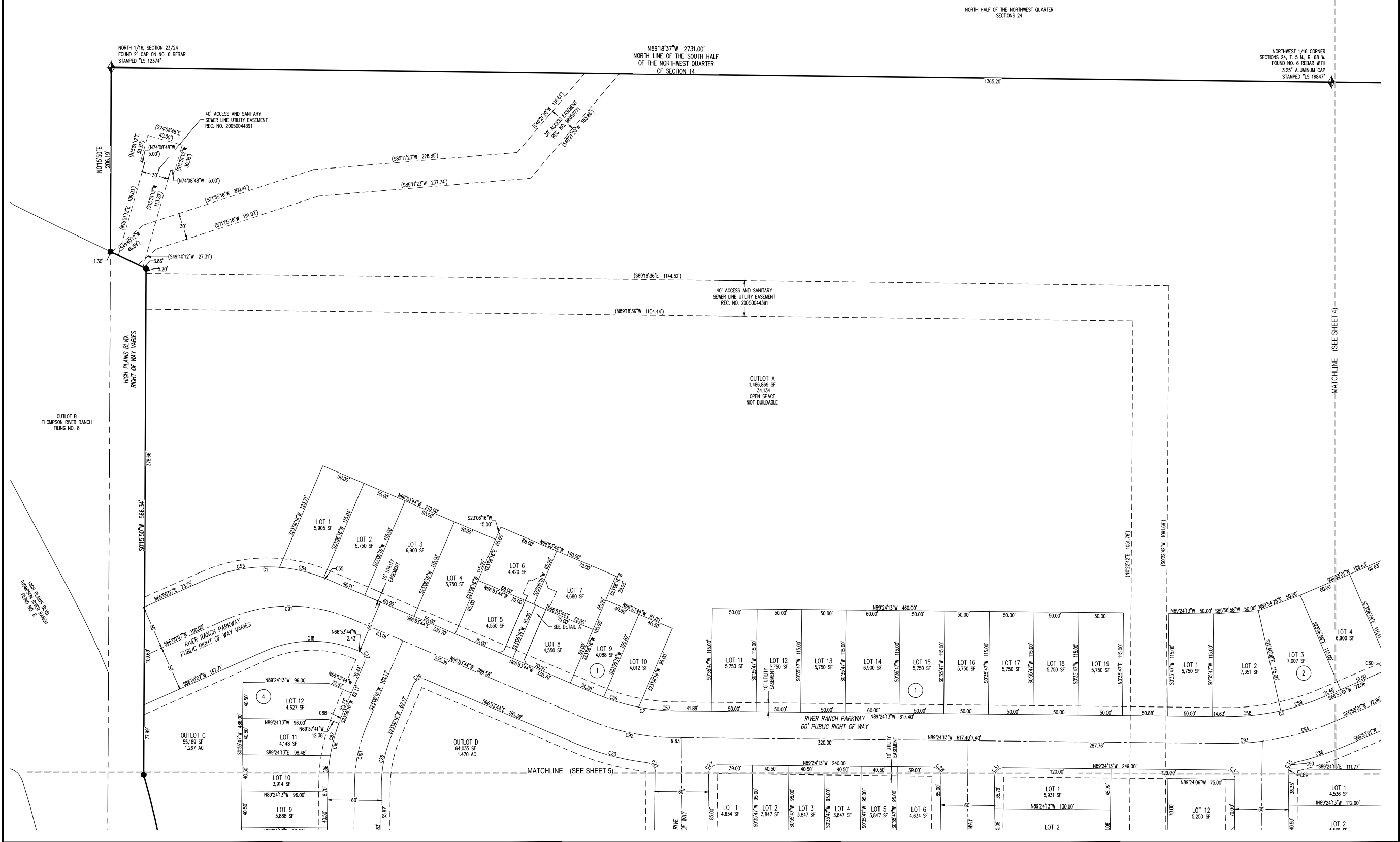
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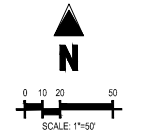
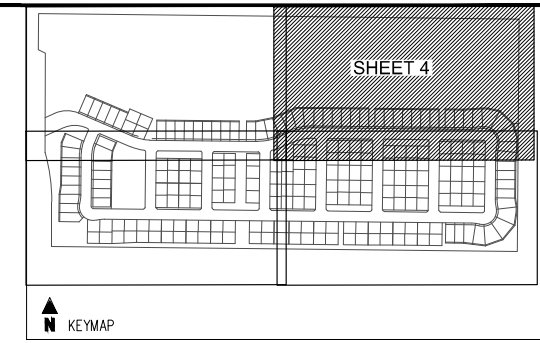


- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - - - PLSS SECTION LINE
 - - - - - EXISTING EASEMENT
 - ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 2", NO. 5 REBAR WITH 1-1/4" PURPLE CAP, STAMPED "PLS 37067" UNLESS OTHERWISE NOTED
 - ① BLOCK NUMBER
 - (DIM) DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
 - # NUMBER OF TIMES THE DETAIL IS USED



THOMPSON RIVER RANCH FILING NO. 13

PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
T. 5 N., R. 68 W. OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



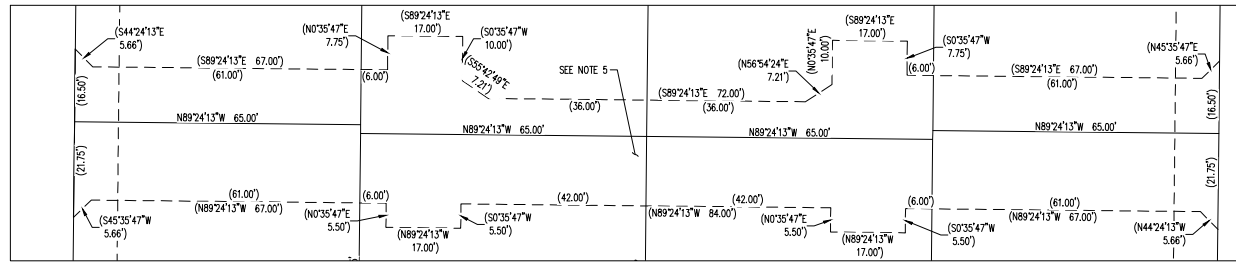
- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - PLS SECTION LINE
 - - - EXISTING EASEMENT
 - ◆ ALIQUOT CORNER (AS DESCRIBED)
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 - ① BLOCK NUMBER
 - (DIM) DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
 - # NUMBER OF TIMES THE DETAIL IS USED

OWNER: ROBERT J WILSON
REC. NO. 20080025461

NORTHWEST 1/16 CORNER
SECTIONS 24, T. 5 N., R. 68 W.
FOUND NO. 6 REBAR WITH
3/25" ALUMINUM CAP
STAMPED "LS 16847"

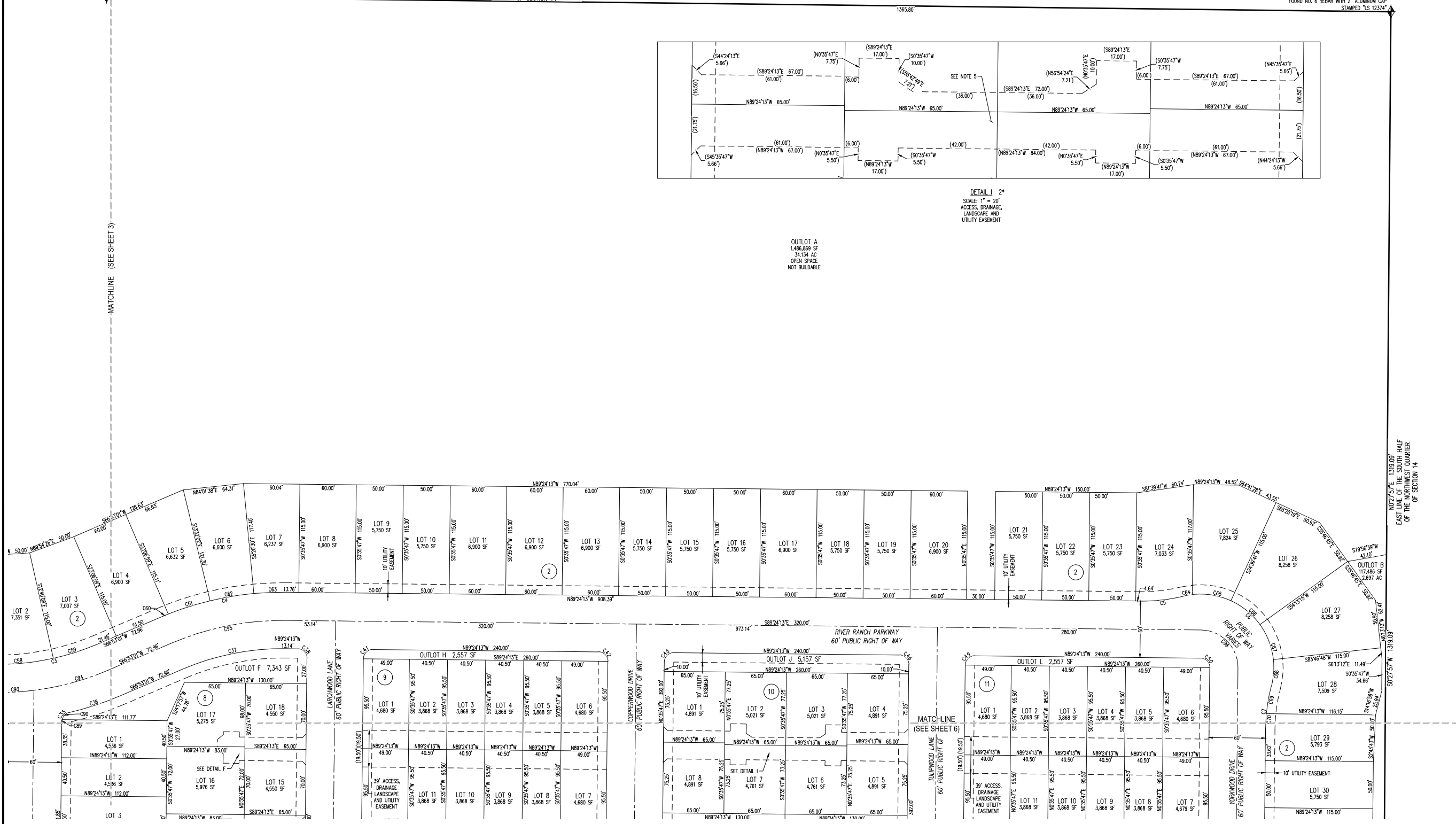
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NORTH LINE OF THE SOUTH HALF
OF THE NORTHWEST QUARTER
OF SECTION 14.

CENTER-NORTH 1/16 CORNER
SECTIONS 24, T. 5 N., R. 68 W.
FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP
STAMPED "LS 12334"



DETAIL 2'
SCALE: 1" = 20'
ACCESS, DRAINAGE,
LANDSCAPE AND
UTILITY EASEMENT

OUTLOT A
1,486,869 SF
34.134 AC
OPEN SPACE
NOT BUILDABLE



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FINAL PLAT

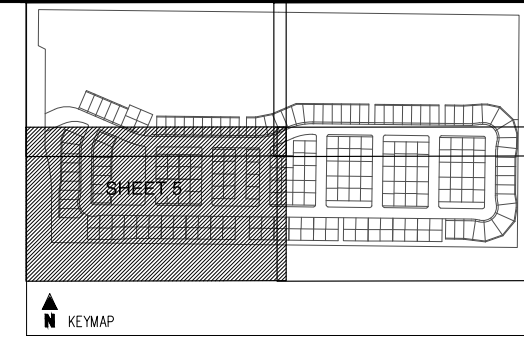
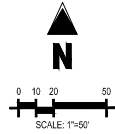
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Project No: CPG000005.10
Drawn By: AN
Checked By: FAK
Date: 5/24/2022

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PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
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TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

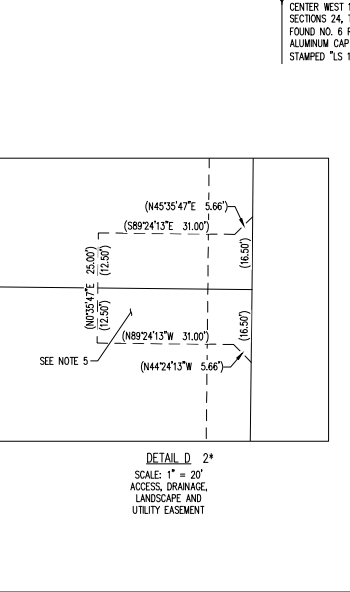
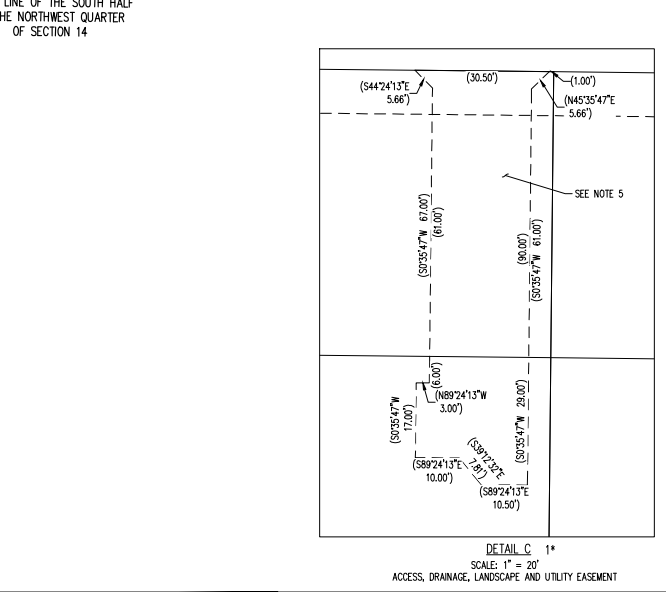
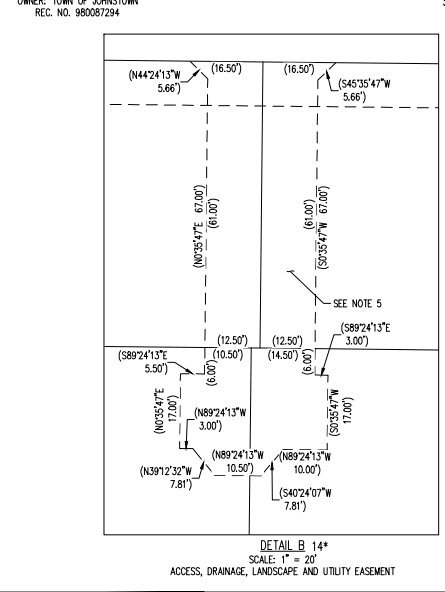
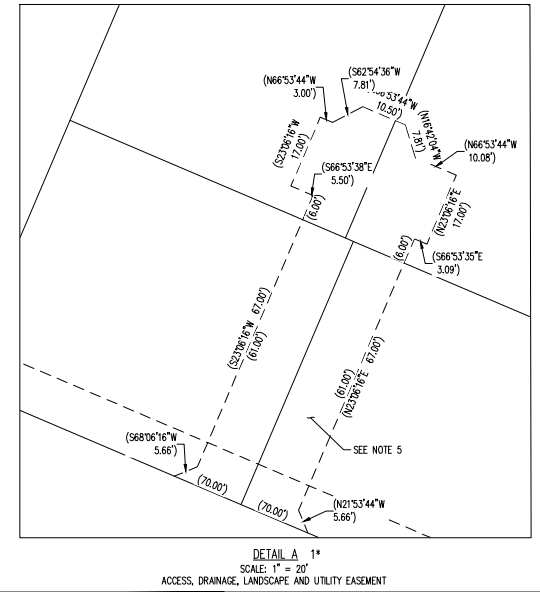
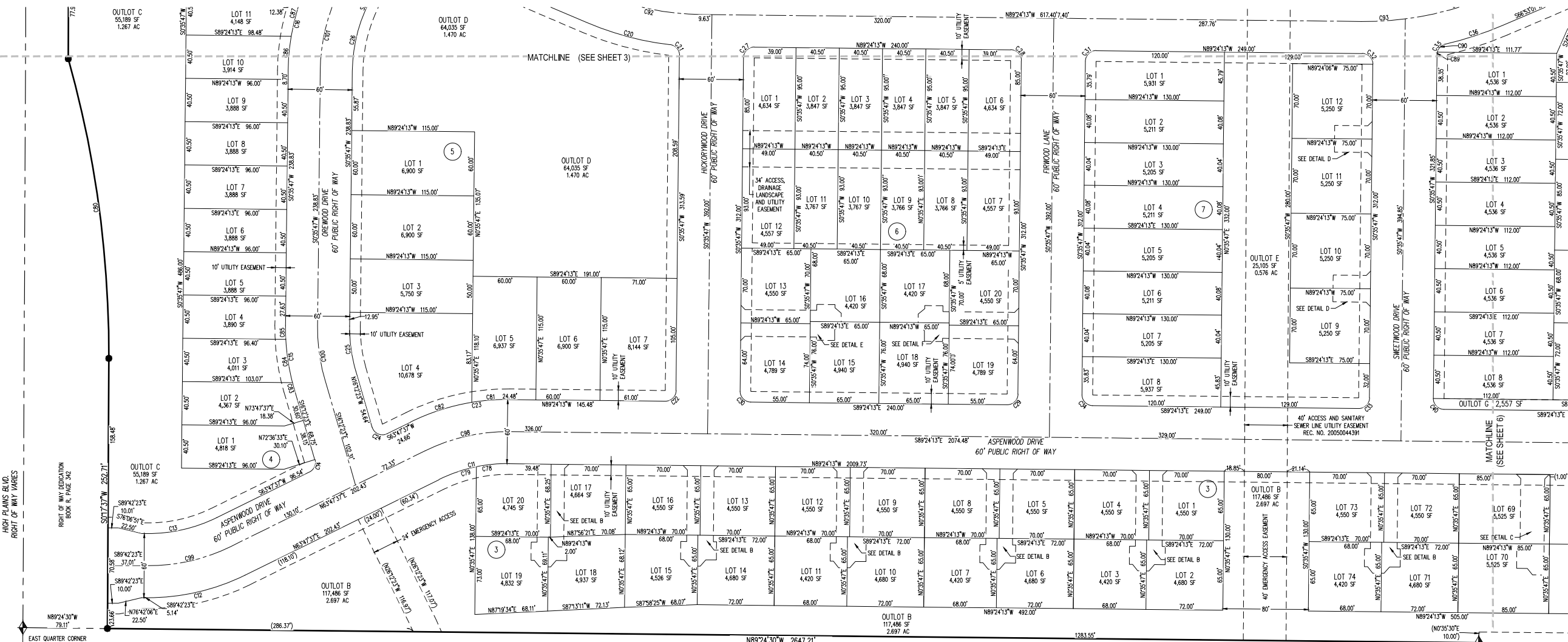
- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - PLS SECTION LINE
 - - - EXISTING EASEMENT
 - ◆ ADJUDICATED CORNER (AS DESCRIBED)
 - FOUND 24", NO. 5 REBAR WITH 1-1/4" PURPLE CAP, STAMPED "PLS 37067" UNLESS OTHERWISE NOTED
 - ① BLOCK NUMBER
 - (DIM) DIMENSIONS IN PARENTHESES REPRESENT EASEMENT DIMENSIONS
 - # NUMBER OF TIMES THE DETAIL IS USED



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THOMPSON RIVER RANCH FILING NO. 13
FINAL PLAN

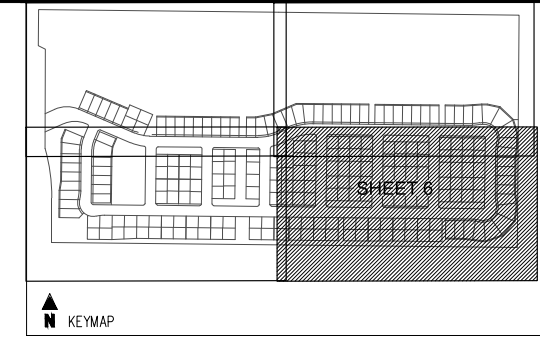


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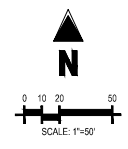
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Drawn By: AN
Checked By: FAK
Date: 5/24/2022

THOMPSON RIVER RANCH FILING NO. 13

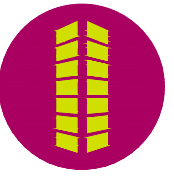
PART OF SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
T. 5 N., R. 68 W. OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - PLS SECTION LINE
 - - - EXISTING EASEMENT
 - ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 24", NO. 5 REBAR WITH 1-1/4" PURPLE CAP, STAMPED "PLS 37067" UNLESS OTHERWISE NOTED
 - ① BLOCK NUMBER
 - (DIM) DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
 - F NUMBER OF TIMES THE DETAIL IS USED



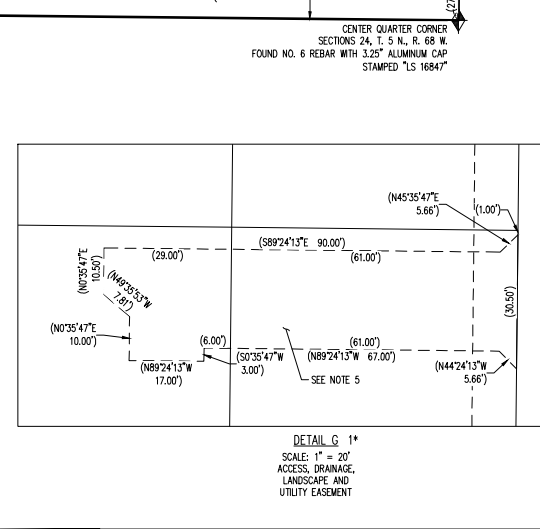
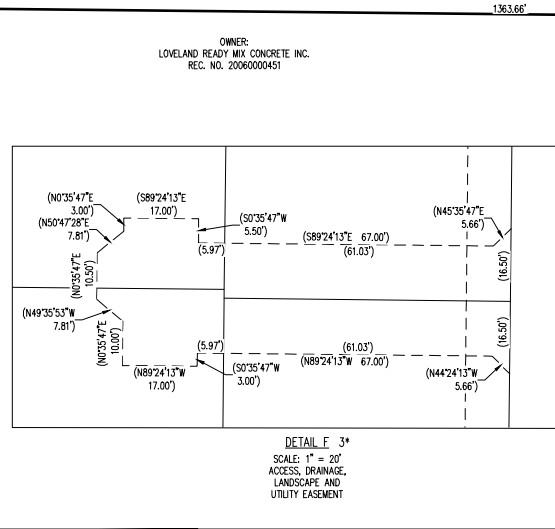
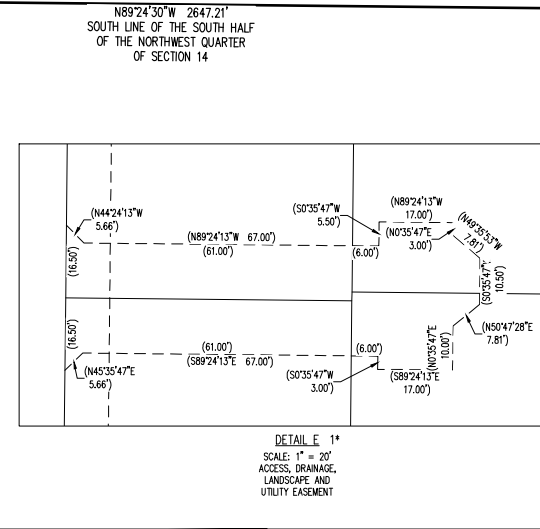
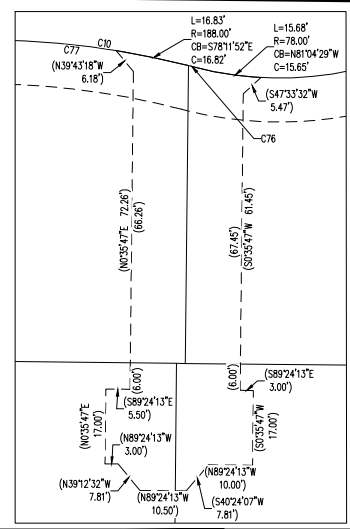
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THOMPSON RIVER RANCH FILING NO. 13
FINAL PLAT

#	Date	Issue / Description	Init.
1	6/12/2022	Revisions	ACS
2	7/26/2022	TOWN COMMENTS	AN
3	10/7/2022	TOWN COMMENTS	AN
4	11/30/2022	TOWN COMMENTS	AN
5	1/3/2023	TOWN COMMENTS	AN

Project No: CPG000005.10
Drawn By: AN
Checked By: FAK
Date: 5/24/2022





88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

OWNER/CLIENT

CLAYTON PROPERTIES
GROUP II, INC
4908 TOWER ROAD
DENVER, COLORADO
303-460-8800

THOMPSON RIVER RANCH
JOHNSTOWN, COLORADO
FILING 13 - FINAL DEVELOPMENT PLAN
CIRCULATION PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

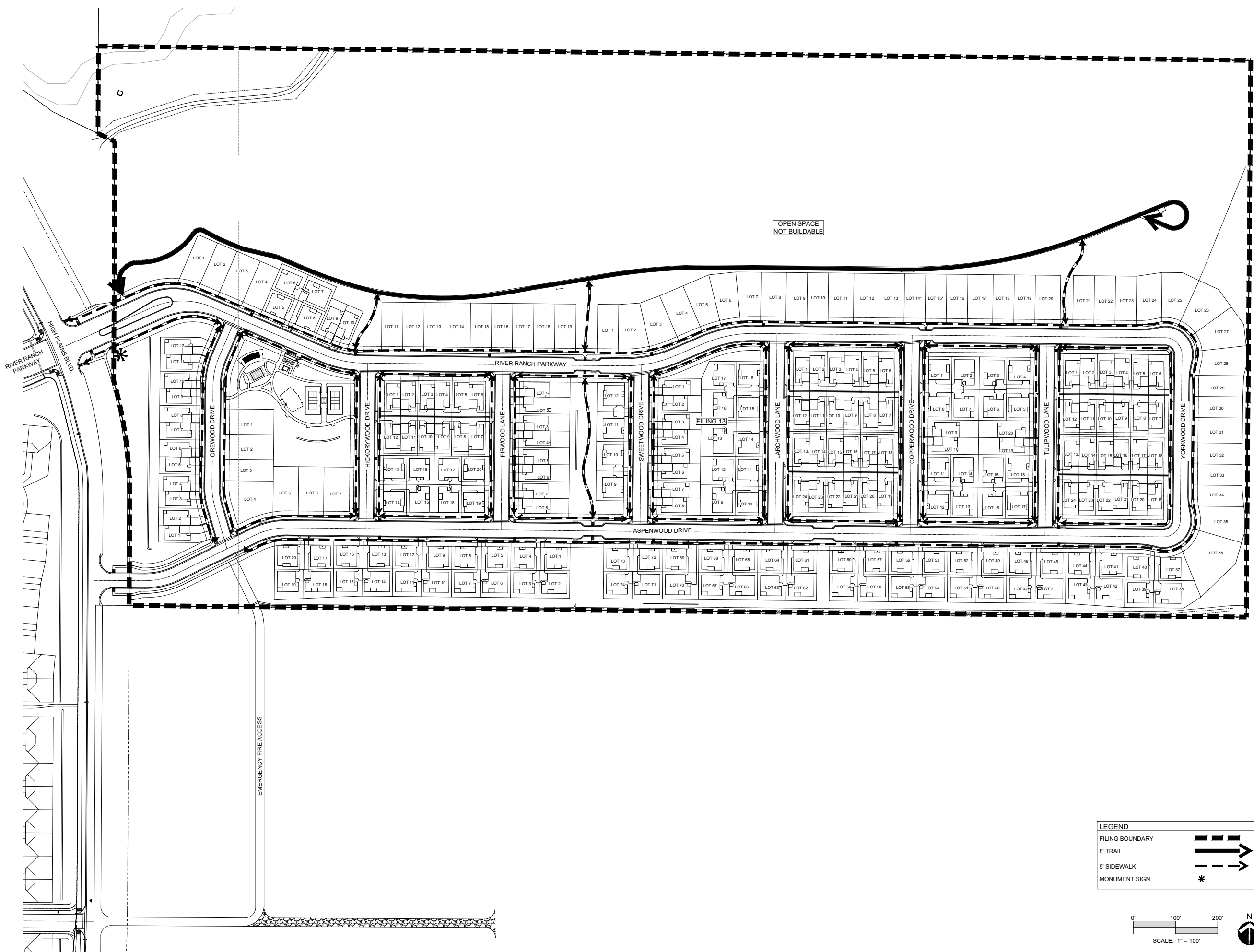
PROJECT #: 201024
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

1ST SUBMITTAL 10/20/2020
2ND SUBMITTAL 06/02/2022
3RD SUBMITTAL 08/01/2022
4TH SUBMITTAL 10/12/2022
5TH SUBMITTAL 01/05/2023

SHEET NUMBER

L0.3



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Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM: Public Hearing and consideration for the High Plains Estates Outline Development Plan (ODP)

PROJECT NO: ZON22-0009 **PARCEL NOS:** 106102100031 & 106102100021

DESCRIPTION: Proposed Outline Development Plan for 121 acres for a Mixed-Density Residential Neighborhood

LOCATION: South of Weld CR 50 (Veterans Pkwy), East of High Plains Boulevard

APPLICANT: High Plains Estates JV, LLC

STAFF: Kim Meyer, Planning & Development Director

HEARING DATE: January 25, 2023

ATTACHMENTS

- 1- Vicinity Map
- 2- Proposed High Plains Estates Outline Development Plan
- 3- Letter noting changed from Klein 125 to Proposed ODP
- 4- High Plains Estates Master Traffic Impact Study (no appendices)
- 5- Klein 125 ODP (current approved document)

EXECUTIVE SUMMARY

The Applicant, High Plains Estates JV, LLC, requests approval of the High Plains Estates Outline Development Plan (ODP) for a mixed density residential neighborhood on approximately 121 acres. This ODP will supersede prior plans for the site, including the ODP associated with the Klein 125 Annexation (Attachments 5).

ODP PROCESS NOTES

An Outline Development Plan (ODP) is utilized as a high-level “master planning” document that provides more defined land uses, may define planning areas, and provides some specific development standards if they deviate from typical town codes or regulations. The purpose is to provide an owner or developer with an approved set of uses and densities, and provide both the developer and the Town assurances of overall and general feasibility of the proposed intensity and density of a development, often including a review of a traffic study, a master drainage plan,

overall circulation plans, understanding of property encumbrances. This project will need additional review and hearings to review proposed subdivisions and development plans – which will include roadway and utility designs, stormwater facilities, and review of architecture, landscape design, and other development details.

PROPERTY DATA

Zoning / Land Use: PUD-R / Undeveloped agricultural uses

Surrounding Zoning / Land Use:

North: PUD-MU – Proposed Revere North PUD Residential (Great Plains Village ODP) / Weld County A (Agricultural) Zoning and large lot residential

East: Cito Annexation / PUD-R – current use undeveloped agriculture

South: Rocksbury Ridge single family neighborhood

West: Revere single family neighborhood (developing) PUD-MU

Floodplain: None

Oil & Gas: One plugged and abandoned well is located centrally on the property.

Ditch Co: Harry Lateral Ditch along NE corner

PROPERTY LAND USE HISTORY

Historically, this property has been utilized as an agricultural site. The east quarter-section was annexed into the Town of Johnstown in 2004 as the Klein 125 Annexation with PUD-R zoning designation by Ordinance Nos. 2004-720 and 2004-721. An ODP accompanied that Annexation and Zoning request, with residential uses approved from 3-12 units per acre throughout the site (Attachment 5)

SUBMITTAL AND REFERRALS

Based upon the changes proposed, this project submittal included the proposed ODP plan set, and master engineering (i.e., grading, drainage, utility) and traffic impact study that help the Town assess the feasibility of the intensity and density proposed within the project. These supplemental pieces are not “approved” with the ODP but provide a baseline of information so the Town can better assess the impact on our services and systems. The project was referred to and reviewed by:

- Town Public Works & Utilities Departments
- FHU (traffic engineer)
- IMEG (civil engineer)
- JUB (water model engineers) Helton & Williamsen (raw water engineers)
- Front Range Fire and Rescue
- LTWD
- Weld County Planning & Public Works

PROJECT DESCRIPTION & ANALYSIS

The proposed ODP (Attachment 2) provides for a large “bubble” land use plan that creates four Planning Areas indicating a range of densities for residential. The ODP also notes conceptual layouts for high-level (not detailed) street layouts, grading & stormwater/drainage feasibility, and major utilities. These all must undergo significant additional design, scrutiny, and revisions to reach final approvals with future, more detailed development plans. As with prior ODPs approved by the Town, a 30% minor modification is proposed as an administrative option between planning area acreages, which allows for design flexibility where engineering factors may impact site design or capacities. The maximum number of 725 residential units would be maintained overall. The “engineering” sheets included in the ODP also provide a high-level overview of grading, circulation, and utilities, with these details requiring additional documentation, analysis and review prior to final approved subdivision plats and development plans. Overall, the ODP appears to provide guidance on a proposed development that appears to be feasible and capable of meeting Town engineering and design standards and code requirements. Detailed development and engineering plans and reports, as well as subdivision plats will be forthcoming with future development proposals that the Town will review, at that time.

One design element of note is the planned extension of River Rock Drive from Rocksbury Ridge into the neighborhood to provide some basic street connectivity. Staff has worked with the Applicant on some of the conceptual plans to make it clear this will be a “T” type intersection with another small local street and not intended as a short cut or “straight shot” cut through, but more to facilitate overall connectivity between residential areas, and provide alternative options in an emergency or temporary situation such as offsetting a road closure or utility break. This is a platted right of way connection from the subdivision to the south.

Staff did note that with a recent update, this version of the ODP specifies on Sheet 4, Open Area, several definitions of Open Space that are contradictory to current Johnstown Municipal Code. In particular, #3 indicates privately owned-land is countable towards the open space percentage of the development without the needed clarification that this excludes yards and landscaped areas on private residential lots; and #4 indicates that the required open space is “net” of rights of way, while the Johnstown Municipal Code (Sec 16-306 and 17-133) requires 30% of the “total land area” and “gross acreage” be considered in that calculation. Staff would strongly recommend those sections be updated or deleted to be in compliance with current Johnstown Municipal Code prior to presentation to Town Council.

The Residential District Development Standards notes and table on Sheet 5 include references to a wide variety of housing types, including “Accessory Dwelling Units (ADU)” and “Carriage homes/units” which are typically a residential unit that may be a basement or mother-in-law suite, or located over a garage, and typically is indistinguishable and integrated into the primary residential and accessory structures. While these are new housing types in Johnstown, they

would count toward the overall maximum unit count within any of the designated planning areas and the overall PUD density. As a result, this may necessitate the future platting of some larger lot in order to average out in densities. Staff is supportive of these unit types and are curious to see what creativity they bring to the home builders. Most other housing types noted are more traditional within Johnstown neighborhoods. Single family detached homes and ADUs allowable in any of the Planning Areas. The higher density Planning Area 1 at the NW corner of the site provides the widest range of including those home types.

There is a remaining discrepancy in the ODP on the Sheet 5 Standards Table, with regard to the

<i>Planning Area</i>	<i>Acres</i>	<i>Density (Dwelling Units / Acre)</i>	<i>Maximum Units</i>	<i>Min Lot Sizes by Type</i>
1	34.6	3 – 12	328	SFD: 3,000 SF Townhome: 800 SF Pairs/Courts: 3,600 SF
2	28.1	3 – 5	131	SFD: 4,000 SF SFD alley-loaded: 3,000 SF Pairs: 3,600 SF
3	30.2	3 – 7	172	SFD: 6,500 SF Pairs: 3,600 SF
4	28.5	3 – 5	94	SFD: 6,500 SF (southern boundary) / 5,500 SF Pairs: 3,600 SF
TOTAL	121.4	AVE 6 DU/Ac.	725	

Summary of Residential Standards by Planning Area

maximum units permitted in each planning area, in relation to a separate, recently updated Land Use Summary on Sheet 3. Staff recommends that an update to rectify that to the lower maximum densities/unit counts of the Sheet 3 summary prior to Council hearings be included as a condition of approval.

The Applicant has also provided a Preliminary Lot Mix table on Sheet 7, with a variety of graphics illustrating possible lot configurations on Sheets 6 & 7. These sheets give the Town a range of possible housing units types and configurations that may be employed in this development. Final homebuilders have not yet been identified, and therefore Staff recognizes that the final product range and housing type mix may not yet be fully known.

Overall Staff’s analysis is that this updated High Plains Estates ODP, compared to the prior Klein 125 ODP, is in tight alignment with respect to previously-approved residential densities and intent for this area, and the updated ODP provides the Town with additional and more current information to facilitate future development of this site into a neighborhood that provides a logical and practical extension of infrastructure and residential development within the Town. The 2021 Johnstown Area Comprehensive Plan Future Land Use Map indicates this area may be best suited for low and medium density development, with more dense development along High Plains Boulevard and near the Veterans Parkway (WCR 50) intersection, which aligns with this proposed High Plains Estates ODP.

The requirement that the lots along southern boundary would be a minimum 6,500 SF – provides a comparable lot size to the existing lots in Rocksbury Ridge on Onyx Place, which allows for the thoughtful transition between defined neighborhoods. Furthermore, staff has worked with the Applicant to identify some opportunities for some significant green buffer areas along that boundary, as well. Those details will be better defined as future engineering, grading and lot layouts are reviewed with Development Plans and Subdivision applications. The four rural “estate”-type residential lots to the northeast of the site are larger, 2 to 5-acre, parcels. As such, there is significant space between structures and southern lots lines, which provides a buffer to the proposed High Plains Estates development.

With the changes noted in the preceding paragraphs indicated as recommended conditions of approval, Staff supports this Outline Development Plan and recommends a Recommendation of Approval to Town Council.

NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, January 5, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

A neighborhood meeting was held at Town Hall on October 13, 2022. The meeting was informal and provided information as well as responses to questions. The largest concerns related to densities and traffic impacts to High Plains Boulevard, and when a signal will be installed. As of the date of this staff report, Staff has received no additional comments from neighboring property owners or the public.

RECOMMENDED FINDINGS AND MOTIONS

Recommended Findings

1. The proposed ODP amendment is in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan.
2. The proposed ODP amendment appears serviceable by Town systems, services, and utilities, with required improvements that will be reflected in future development and construction plans.
3. The proposed ODP amendment is in compliance with all Town codes, regulations, and standards and specifications.

Recommended Motion

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the High Plains Estates Outline Development Plan, with the following condition:

1. Revised ODP Table on Sheet 5 and open space notes on Sheet 4, as detailed in this Staff Memo, and provide updated sheets to Town Staff prior to the Council hearing.

Alternate Motions:

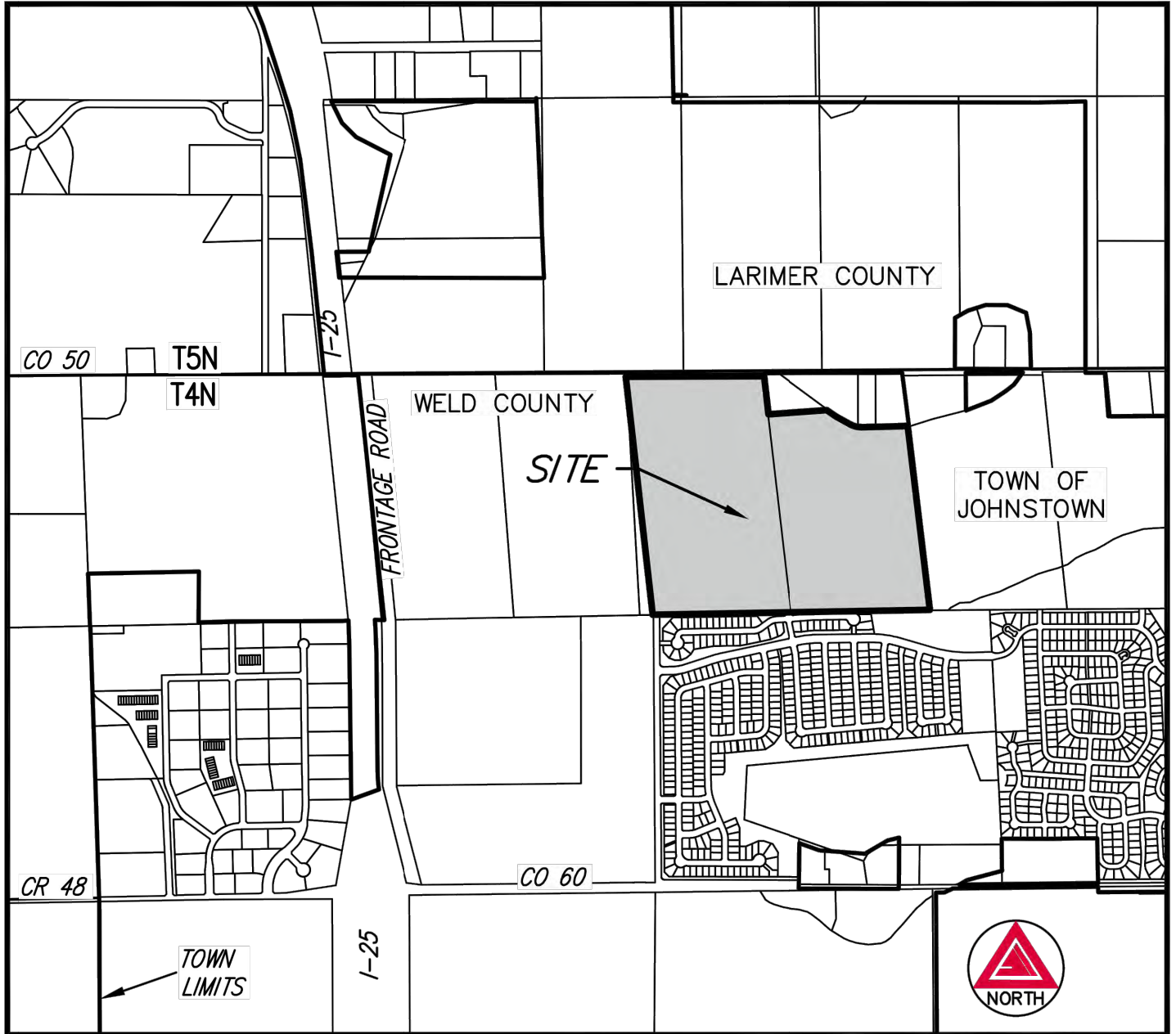
Motion to Recommend Approval (as is)

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the High Plains Estates Outline Development Plan, as presented.

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Denial of the High Plains Estates Outline Development Plan, based on the following findings,

HIGH PLAINS ESTATES



VICINITY MAP

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN
AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
 A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO
COVER SHEET

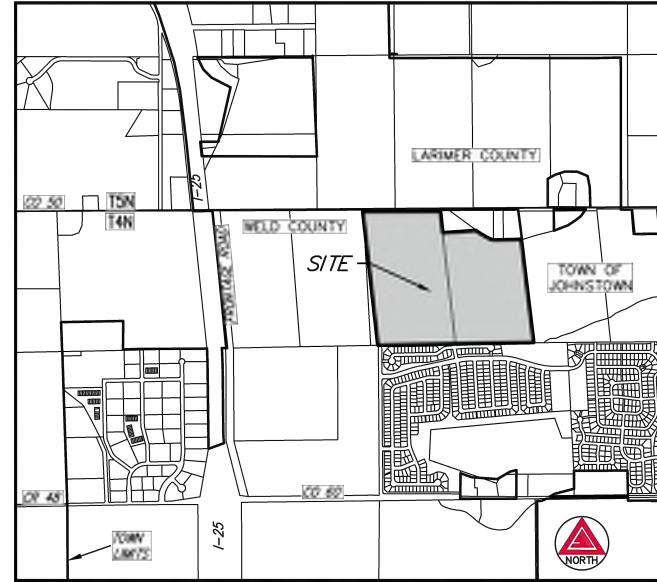
LEGAL DESCRIPTION

LOT B RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO. 2335286, BEING A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

AND

THE W 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. LESS THAT PORTION CONTAINED IN THAT DEED RECORDED AUGUST 11, 2003, AT RECEPTION NO. 3094025, AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF JOHNSTOWN IN DEED RECORDED JULY 22, 2021, UNDER RECEPTION NO. 4738022, COUNTY OF WELD, STATE OF COLORADO

TOTAL ACREAGE: 121.160



VICINITY MAP

GENERAL NOTES

1. ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATION TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
2. LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT TIME OF PLATTING, LOCAL AND COLLECTOR STREETS SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
3. ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS, FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE SHALL NOT EXCEED THE MAXIMUM DENSITY INDICATED WITHIN THE PLANNING AREA. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF SUBDIVISION PLATTING.
4. GROSS DENSITY SHALL NOT EXCEED 5 DU/AC.
5. AREAS OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
6. FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREAS AND STREETS MAY VARY FROM THAT SHOWN.
7. WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
8. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATION OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS A PART OF THE FINAL SUBDIVISION PLATTING.
9. LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTNING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY TOWN COUNCIL PRIOR TO IMPLEMENTATION.

DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, SITE ACCESS AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS OUTLINE DEVELOPMENT PLAN (ODP) SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE ODP OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

APPROVALS

OWNERSHIP CERTIFICATION

HIGH PLAINS ESTATE JV LLC

SIGNATURE _____

STATE OF COLORADO }
 COUNTY OF _____ }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY
 _____ AND _____ AS _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
 NOTARY PUBLIC

I, _____, ATTORNEY AT LAW, DULY QUALIFIED, INSURED OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED THEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY (ADD THE NAME) AT THE TIME OF THIS APPLICATION.

NAME OF ATTORNEY _____
 SIGNATURE AND REGISTRATION NUMBER _____

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS _____ IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____.

BY: _____ ATTEST: _____
 MAYOR TOWN CLERK

SHEET INDEX

- | | |
|----|---|
| 1 | COVER |
| 2 | EXISTING SITE CONDITIONS |
| 3 | ODP ZONING PLAN |
| 4 | PARKS, TRAILS, AND OPEN SPACE PLAN |
| 5 | ODP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES |
| 6 | LOT TYPICALS |
| 7 | LOT TYPICALS |
| 8 | CIRCULATION PLAN |
| 9 | PHASE 1 MASTER UTILITY REPORT/PLAN |
| 10 | PRELIMINARY MASTER GRADING PLAN |
| 11 | ODP ILLUSTRATIVE CONCEPT PLAN |

DEVELOPER

TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER

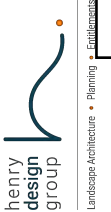
KEVIN LOVELACE
 LJA ENGINEERING, INC
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER

KAREN HENRY
 HENRY DESIGN GROUP
 1501 WAZEE ST
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR

JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898



REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 COVER

DESIGNED BY: AR
 DRAWN BY: AR
 CHECKED BY: KZH

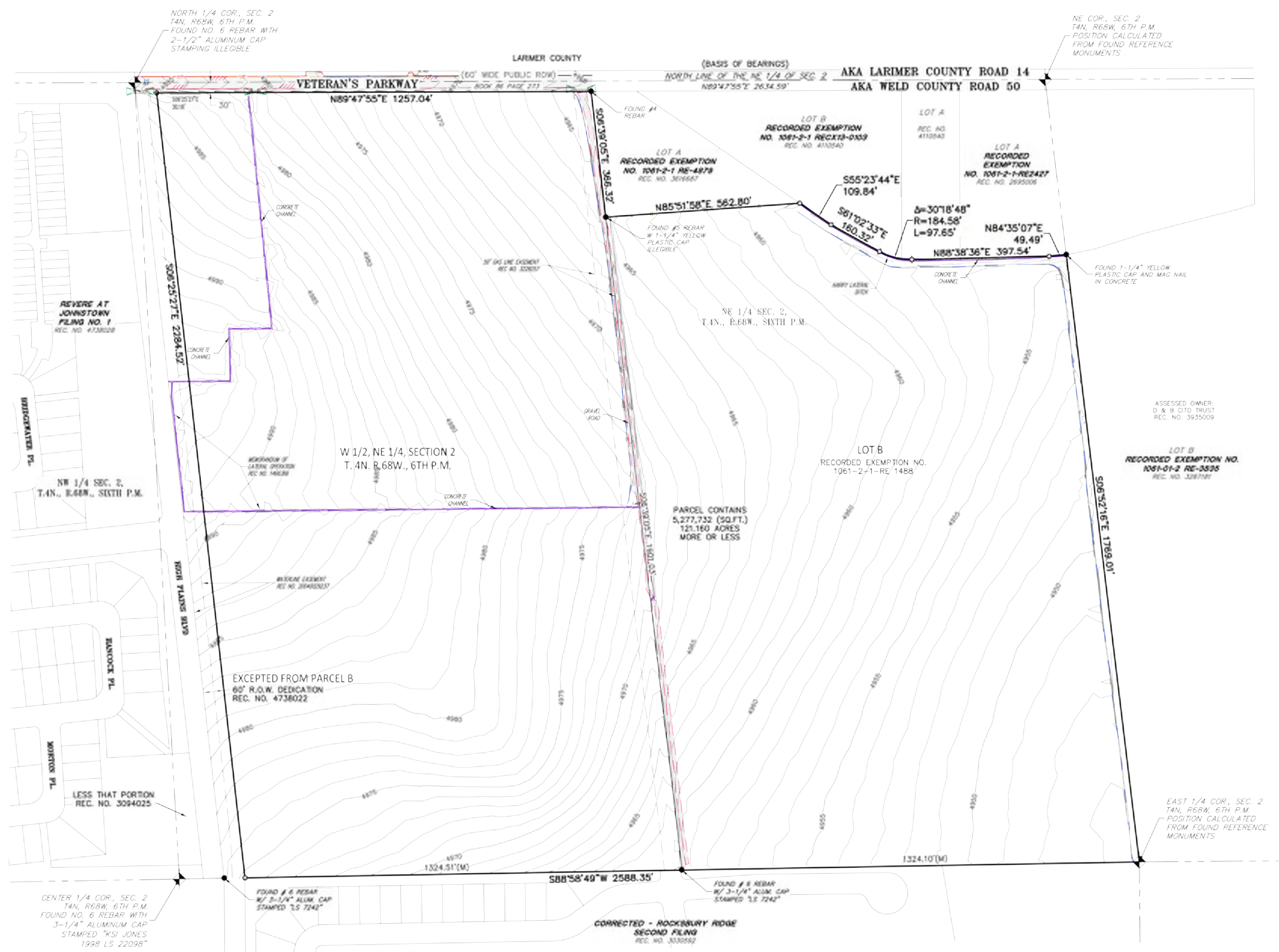
HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

- LEGEND**
- STORM LINE UNDERGROUND
 - WATER VALVE
 - TELEPHONE LINE UNDERGROUND
 - TELEPHONE PEDESTAL
 - GAS MTR POST
 - EX CONT-MJR
 - EX CONT-MNR
 - FENCE
 - EDGE ASPHALT
 - EDGE CONCRETE
 - EDGE ROAD
 - CURB TOP BACK
 - FLOWLINE
 - DITCH FLOWLINE
 - CONCRETE
 - ASPHALT PAVEMENT
 - GRAVEL ROAD

- MONUMENT SYMBOL LEGEND**
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
 - FOUND MONUMENT AS DESCRIBED
 - FOUND SECTION CORNER AS DESCRIBED
 - (M) MEASURED DISTANCE



DATE	REVISION DESCRIPTION

HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
EXISTING CONDITIONS SURVEY

DEVELOPER TIM BUSCHAR COLA, LLC / VIEW HOMES 719-306-2976	ENGINEER KEVIN LOVELACE LJA ENGINEERING, INC. 1765 WEST 121ST AVENUE SUITE 300 WESTMINSTER, CO 80234 303-421-4224	PLANNER KAREN HENRY HENRY DESIGN GROUP 1501 WAZEE ST UNIT 1-C DENVER, CO 80202 303-446-2368	SURVEYOR JIM LYNCH AZTEC CONSULTANTS, INC 300 EAST MINERAL AVENUE SUITE 1 LITTLETON, CO 80122 303-713-1898
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DESIGNED BY JEL
DRAWN BY JEL
CHECKED BY

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

ODP ZONING PLAN

1. Statement of Intent

- A. **Outline Development Plan Amendment**
High Plains Estates Outline Development Plan is the 1st Amendment to the Klein 125 Annexation Outline Development Plan. The overall project concept remains the same as originally intended.
- B. **Neighborhood Concept**
The High Plains Estate Residential PUD Outline Development Plan is proposed as a 124.3-acre residential neighborhood. This PUD Document describes the permitted land uses, development intent and development standards for the property to establish and enhance the envisioned community character of an interconnected community. The permitted uses, road network and pedestrian corridors will allow residents to live and recreate in a connected community. High Plains Estates will encompass a wide variety of residential housing types attractive to a variety of households. Housing may include single family detached homes, small lot single family homes, paired homes, single family attached or townhomes, cluster homes on auto courts and green courts. The intent is to provide a range of homes of various sizes and price points for a wide demographic. The housing types will be attractive to young professionals, first time home buyers and young families through all stages of life with the opportunity to move into larger homes within the same community. The community will be cohesively planned, with consistent streetscapes, unified architecture, and pedestrian connectivity between community gathering features.
- Features of the PUD include:
1. An interconnected public street system that is bicycle and pedestrian friendly. The collector and arterial streets will be tree lined with detached sidewalks. Trails are provided in all open space areas that connect to public and private park amenities within each sub-neighborhood.
 2. Homes facing the public streets and green courts will have interesting elevations, thereby enhancing the pedestrian experience.
 3. Common open space and parks provide areas for passive and active recreational opportunities.
 4. Covenants, conditions, and restrictions will be provided to ensure cohesive architecture and landscaping throughout the neighborhood.
- C. **General Community Framework**
Four Planning Areas are proposed in a four-square configuration with the east-west collector street and abandoned north-south gas line defining the boundaries of the four quadrants. Each planning area is unique based on the adjacent land uses and road network. The four Planning Areas will be unified into a cohesive neighborhood through internal connecting trail systems, parks and road network. A mix of residential types and lot sizes differentiate the four planning areas.
- D. **Site Design Details**
Various design details shall provide a distinguishing character and theme to the neighborhood. These include distinctive fencing, thematic street furnishings, play equipment, entry features, street names, and landscaping. Each sub-neighborhood will reinforce the overall theme of High Plains Estates.
- E. **Covenants**
Architectural design covenant shall provide a standard of quality throughout the neighborhood. High Plains Estates guidelines will complement the Town of Johnstown's design guidelines and will address the attractive placement of fencing, architectural variety and harmony, landscape requirements within private lots, and the prohibition of uses and construction that would undermine neighborhood quality and livability.
- The community association or metro district will be responsible for covenant enforcement and for the maintenance of common areas and elements.
- F. **Neighborhood Compatibility**
Compatibility with adjoining neighborhoods will be achieved through either similar residential types and appropriate buffering achieved by landscaping, fencing, and setback or a combination of the above.

1. General Notes

- A. **Introduction**
The purpose of this section is to state general provisions and clarify standards and requirements for development within High Plains Estates.
- B. **Conflicts**
The provisions of this ODP shall prevail and govern the development of the High Plains Estates PUD provided; however, where the provisions of this ODP do not clearly address a specific subject, the provisions of the Town of Johnstown Municipal Code as amended for the similar underlying Zone District shall apply.
- C. **Proposed Zoning**
The zoning for the property is PUD-R, Planned Unit Development Residential. The intent is for Residential - Medium (R-M) allowing for the development of a variety of single family detached and single family attached homes, cluster homes and lot types.
- D. **Density Ranges**
Residential density ranges are specified in each Planning Area. The preliminary number of dwelling units and density will be specified at the time of Preliminary Plat and Preliminary Development Plan. The final number of dwelling units and density within a Planning Area shall be determined at the time of Final Plat and must be within 20% of the density approved with this ODP and the Preliminary Development Plan. No minimum density is required in the Planning Areas.
- E. **Residential Density Transfer**
Transfer of residential dwelling units from Planning Area to Planning Area (Maximum transfer of dwelling units may not exceed 30% of the receiving Planning Area cap density) is permitted. Transfer of units shall be tracked by the developer and a summary shall be provided at time of Final Plat for the Planning Area receiving and the Planning Area receiving the transferred units.
- Once a Planning Area is fully platted through the Final Plat process any remaining dwelling units as designated on the High Plains Estates ODP, shall remain available for transfer to another Planning Area per the 30% maximum provision as stated above. In no case shall the maximum density of the PUD exceed the total permitted units as specified on the ODP.
- F. **Planning Area Boundaries**
Planning Area acreages and boundaries are conceptual and subject to change with detailed planning and engineering. Planning Area acreages and boundaries may change up to 30%. Such changes will result in corresponding changes to the maximum number of dwelling units for the affected Planning Area(s). Such changes may also result in changes to all street classifications as shown in this ODP document.



LAND USE SUMMARY

PLANNING AREA	ACREAGE	DENSITY RANGE	DWELLING UNITS	% OF TOTAL
1	34.6	3 - 12 DU/AC	328	28%
2	28.1	3 - 5 DU/AC	131	23%
3	28.5	3 - 5 DU/AC	94	23%
4	30.2	3 - 7 DU/AC	172	24%
Arterial/Collector	2.9	N/A	N/A	2%
Total	124.3	N/A	725	100%

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DEVELOPER

TIM BUSCHAR
COLA, LLC / VIEW HOMES
719-306-2976

ENGINEER

KEVIN LOVELACE
LJA ENGINEERING, INC
1765 WEST 121ST AVENUE
SUITE 300
WESTMINSTER, CO 80234
303-421-4224

PLANNER

KAREN HENRY
HENRY DESIGN GROUP
1501 WAZEE ST
UNIT 1-C
DENVER, CO 80202
303-446-2368

SURVEYOR

JIM LYNCH
AZTEC CONSULTANTS, INC
300 EAST MINERAL AVENUE
SUITE 1
LITTLETON, CO 80122
303-713-1898



REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022

HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
ODP ZONING PLAN

DESIGNED BY: AR
DRAWN BY: AR
CHECKED BY: KZH

SHEET
3 OF 11

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

PARK, TRAILS, AND OPEN SPACE PLAN

REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2023
3RD ODP SUBMITTAL	12-20-2023

HIGH PLAINS ESTATES JOHNSTOWN, CO	OUTLINE DEVELOPMENT PLAN PARKS, TRAILS, AND OPEN SPACE PLAN
DESIGNED BY: AR	DRAWN BY: AR
CHECKED BY: KZH	
SHEET	30
4 OF 11	

OPEN AREA, PARKS, AND PEDESTRIAN CONNECTIVITY






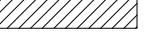

OPEN AREA

1. For the purposes of this PUD, Open Area shall include open space, landscape area, green courts, trail corridors, public and private parks/amenities, buffers, tree lawns, and landscaped detention areas.
2. Open space located in a green court, or common open area within a cluster development will be counted toward open space requirements.
3. Common Area Landscape will be counted toward Open Area.
4. A total of 30% of the site area net of collector and arterial street rights of way shall be provided in Open Area.
5. Public or private park/amenity will be counted toward Open Space.
6. Open area shall be determined at the time of Preliminary and Final Plats and Preliminary and Final Development Plans. The Open Area shall be provided on a community wide basis. However, each Final Plat does not need to stand alone in meeting Open Area requirements. A summary of proposed and provided Open Area shall be provided with each Final Plat or Final Development Plan application for tracking purposes.
7. Detention ponds may be counted toward Open Area but may not be counted toward park space.
8. Usable Open Area may be owned and maintained by the Town of Johnstown, homeowner's association, metro district or combination thereof. Ownership and maintenance shall be determined at the time of Preliminary and Final Plat and Preliminary and Final Development Plans.
9. Park/amenity locations are conceptual and will be finalized at the time of time Preliminary and Final Plats and Preliminary and Final Development Plans.

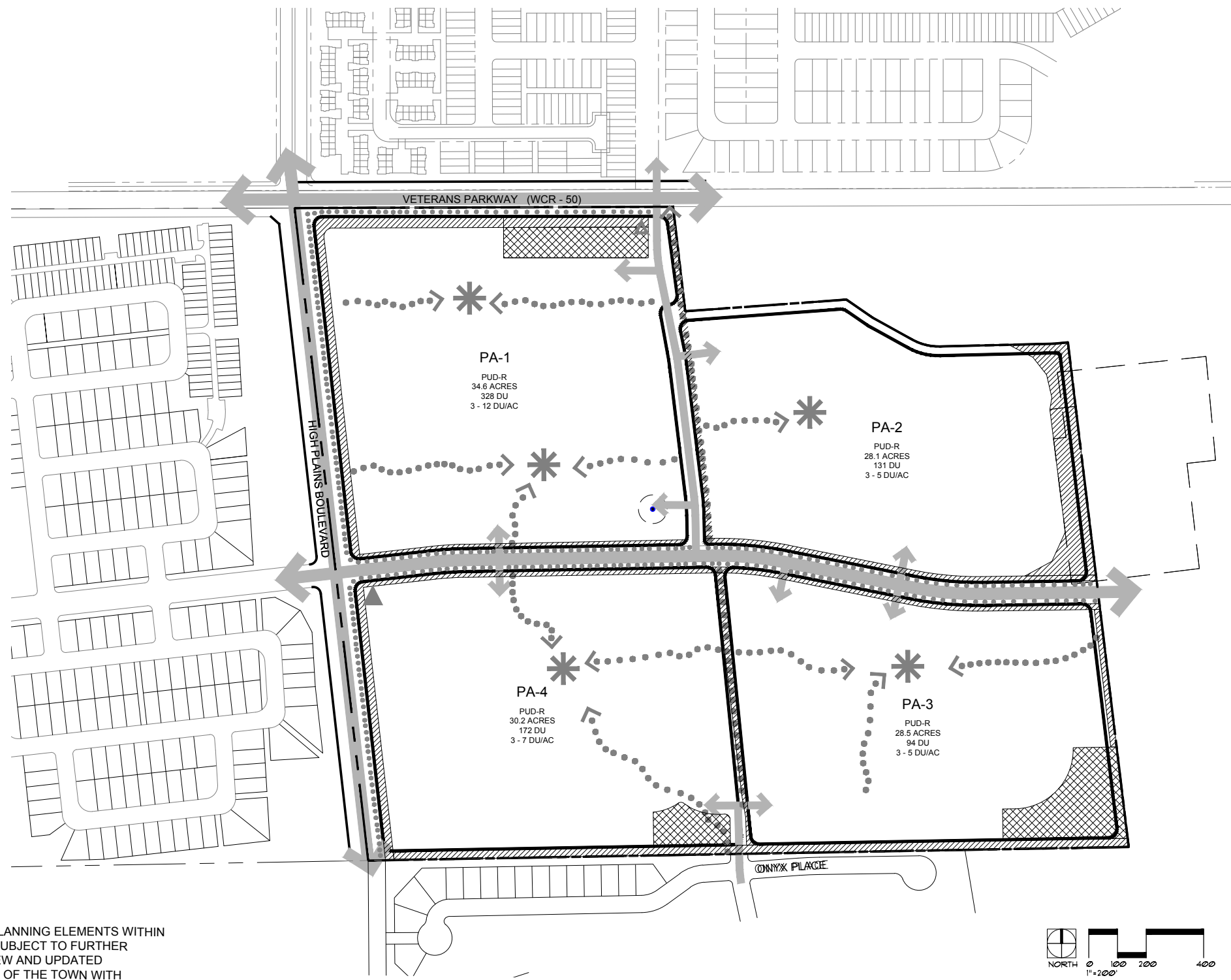
PEDESTRIAN CONNECTIVITY

1. Detached sidewalks shall be provided along all public streets.
2. Trail linkages will also be provided within portions of the internal open space/park areas of High Plains Estates with a 6 or 8- foot-wide paved trail depending on location. The focus of these trail connections will connect meandering walks adjacent to arterial and collector streets to the sidewalk linkages from the residential areas and into the parks/open space areas. Final trail locations will be determined at time of Final Development Plan and Final Plat.

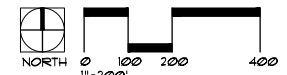
LEGEND

-  6' - 8' PEDESTRIAN TRAIL
-  DETACHED SIDEWALK
-  PUBLIC OR PRIVATE PARK / AMENITY
-  PRIMARY MONUMENT
-  SECONDARY MONUMENT
-  LANDSCAPE BUFFER / OPEN SPACE
-  DETENTION

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HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

ODP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-29-2023
3RD ODP SUBMITTAL	12-26-2023

HIGH PLAINS ESTATES
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
ODP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

DEVELOPMENT STANDARDS NOTES

A. Permitted Land Uses

Overall, residential neighborhood at a medium density is proposed for a range of 3 to 12 dwelling units per acre depending on the Planning Area. Land uses permitted within the High Plain PUD-R district include:

1. Traditional Single family detached homes front and rear loaded
2. Single family attached homes from 2 (paired home) to 6 attached
3. Paired Home
4. Auto court homes
5. Green Court
6. Cluster home
7. Accessory Dwelling Unit (ADU)
8. Carriage Unit

B. Definitions

1. *Single Family Detached Residential* is defined as a detached (freestanding and surrounded on all sides by open areas or yards) dwelling designed exclusively for occupancy by one family. Single family detached residential may be located on a fee simple lot or may be individual homes on a common lot.
2. *Single Family Attached/Townhome Residential* is defined as a dwelling containing three (3) to six (6) attached dwelling units, where each home is located side-by-side and totally separated from each other by an unpierced wall extending from ground to roof designed exclusively for occupancy by two or more families living independently of each other. Single family attached is typically on a common lot whereas a townhome sits on an individually owned lot for each dwelling. The different dwelling units are arranged on a side-by-side, rather than a stacked, configuration.
3. *Paired Home* is defined as two attached units sharing a common wall with separate entries and separate lots for each unit.
4. *Auto Court Home* is defined as an arrangement of single family attached or townhomes, single-family detached homes or paired homes sharing a common private access drive. Auto courts include relatively small areas of outdoor private space. The maximum length of a dead-end auto court shall be 150 feet or as permitted by fire code. An auto court private access drive shall gain access from an adjacent public street. Garages and driveways shall take access from the shared private access drive.
5. *Green Court* is defined as a form of development in which three or more single family attached, single family detached, or paired homes are arranged in a side by side lotting configuration and where the front door does not face a public or private street but instead faces a green court open space which acts as a communal front yard, is connected to a public street or private drive, and the development is oriented to direct pedestrian connectivity through the green courts rather than the street/valleys.
6. *Cluster Home* is any residential grouping of at least two (2) homes which access off a common/shared drive or alley. Cluster homes can be on individual lots or a common lot for all homes.
7. *Accessory Dwelling Unit (ADU)* is defined as a secondary dwelling unit located on the same lot as the primary dwelling unit and which functions as a fully capable dwelling unit with its own living, sleeping, cooking and bathing facilities. The ADU typically has separate access and may be referred to as a "backyard cottage" or "mother-in-law unit" and counts toward the maximum density in the Planning Area. An ADU may be located above a detached garage.
8. *Carriage Unit* is defined as a single-family dwelling located above a garage with separate access to the unit.

C. Development Standards Notes

1. Any housing type of a lower density may be developed within a higher density Planning Area as long as it follows the standards of the proposed use type.
2. Alley loaded single family residential may front on a collector or arterial street provided a buffer of 30-feet is provided.

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DESIGN GUIDELINES

1. Applicability

These guidelines are intended for use by builders, developers, residents, planners, architects and engineers for the design and construction of High Plains Estates. These guidelines shall work in concert with the Town of Johnstown codes and guiding documents.

2. Architecture

The intent of the architecture within High Plains Estates is to provide homes, including single family detached homes, single family attached homes and cluster homes of various architectural designs, colors and articulation which are complementary to one another but not monotonous. The homes shall relate to the street and create diversity and variety along streets. It is encouraged that the homes have a variety of private outdoor living spaces which may include patios, front porches or balconies. The elevations shall reflect traditional Colorado styles and neighborhoods, while also allowing complimentary modern designs.

3. Community Design Elements

Community design elements will contribute to making High Plains Estates a quality community. These elements will include internal park amenity areas, connecting open space corridors, landscaped entry features and monumentation, appropriate lighting, pedestrian and bicycle circulation paths, street trees in the front yards of each home, uniform perimeter fencing and other appropriate design features. The primary entry statement will be at the access point into the neighborhood from High Plains Boulevard and the secondary entry statement will be at Veterans Parkway. This area will include an entry monument sign with landscaping to provide a pleasing presentation from the street and to announce arrival to the neighborhood. Tertiary monuments with a similar theme of the primary monuments are permitted at the entry to each sub-neighborhood.

2. Buffering

The relationship to the perimeter arterial streets as well as the collector streets will be very important to establish the arrival sequencing of the neighborhood. Therefore, the rear lot lines that abut these major exterior street frontages will be setback from the street right-of-way to provide additional landscape area and visual buffer, and to allow the adjacent sidewalk to meander slightly. This is intended to create an attractive exterior streetscape for this community.

3. Streetscapes

- A. High Plains Estates entries will contain both signage and landscaping that tie into the overall development streetscape design. The land use plan illustrates the major and secondary entries into the site.
- B. In order to create an appropriate landscape along Veterans Parkway and High Plains Boulevard, large masses of trees and shrubs are required. The right-of-way (ROW) will be primarily drought tolerant and turf or irrigated native seed. This treatment will transition to drifts of shrub/perennial beds and tree groupings that meander from just inside the row to the edge of landscape buffers and back. The goal is to avoid a straight-line treatment at the edge of the row.
- C. Walks will be detached and meander within the right-of-way (ROW) and outside of the ROW into the landscape buffer if desired.
- D. Medians will be planted in a similar fashion or will be constructed of colored & stamped concrete.
- E. Collector & arterial streets planting will be treated in a similar fashion in order to create a unified and significant streetscape image.
- F. The streetscape design shall emphasize xeriscape principles and a unique look that sets High Plains Estates apart.
- G. Trees, shrubs, ground covers, and perennials shall be planted within the public ROW and adjacent landscape buffers. Medians will be planted in a similar fashion or will be constructed of colored & stamped concrete.
- H. Arterial street landscape buffer: A 30' minimum landscape buffer will be provided along Veterans Parkway and High Plains Boulevard.
- I. Collector street landscape buffer: A 20' average landscape buffer will be provided.
- J. Sight distance lines: No planting over 30" in height shall occur within a Sight distance lines. Refer to AASHTO requirements Regarding sight distance triangles.

4. Fencing

The fencing program for High Plains Estates will be consistent with a unified design theme throughout the neighborhood. All fencing will be determined at the time of Preliminary and Final Development Plan.

5. Signage

The intent of the signage within High Plains Estates is to create a unified sign program including primary monument signs, secondary and tertiary signs announcing arrival into the overall community and sub neighborhoods. The signage shall incorporate the neighborhood theme including logo, name, color scheme and materials as unifying design element. Signage locations and design shall be indicated at the time of Preliminary and Final Development Plan. All signage shall be permitted through the Town and in accordance with the Town's Sign Code.

6. Lighting

Lighting within High Plains Estates will include streetlights in accordance with Town of Johnstown Public Works requirements. Private lighting within the neighborhood shall consist of downcast varieties and shall not cast any glare on adjacent land uses or rights-of-way. Location, style, height, and function shall reinforce the neighborhood design theme. All lighting shall be indicated at the time of Preliminary and Final Plat and Preliminary and Final Development Plan.

PLANNED UNIT DEVELOPMENT – RESIDENTIAL DISTRICT (PUD – R) RESIDENTIAL DEVELOPMENT STANDARDS

PLANNING AREA	PA-1 Residential Medium	PA-2 Residential Medium	PA-3 Residential Medium	PA-4 Residential Medium	Johnstown Municipal Code	ACCESSORY USES AND DWELLING UNITS
Permitted Primary Land Use	Single family detached-SFD (front and rear loading); Multi-story Single Family Attached/Townhomes (3 – 6 Dwelling units in a row - front and rear loading); Paired Homes (front and rear loading); Auto Court and Green Court Homes (all home types)	Single family detached (front and rear loading); Paired Homes (Front and rear Loading)	Single Family Detached, Paired Homes (Front loading)	Single family detached (front and rear loading); Paired Homes (Front and rear Loading)	SF – 1 and SF – 2 Districts	
Secondary Permitted Use	ADU	ADU	ADU	ADU		
Land Area (Acres)	34.6	28.1	28.5	30.2		
Permitted Gross Density -Maximum (Dwelling units per acre – DU/Ac)	12 DU/Ac	7 DU/Ac	5 DU/Ac	7 DU/Ac	Not addressed	
Permitted Gross Density – Minimum (Dwelling units per acre – DU/Ac)	3 DU/Ac	3 DU/Ac	3 DU/Ac	3 DU/Ac		
Maximum number of Dwelling units	103-415	84-197	85-142	90-211		
Minimum lot size	Front or rear loading SFD Fee simple lot: 3,000 SF SFA (Townhomes): Fee simple lot: 800 SF each lot Pairs: Fee simple lot: 1,800 SF lot each half Auto or Green Court (Fee simple lot): SFD: 1,800 SF; Pairs: 1,800 SF each half All types of homes, SFD, SFA, pairs and similar on a Common lot (not subdivided) – No minimum lot size	Front loading SFD Fee simple lot: 4,000 SF Rear loading SFD Fee simple lot: 3,000 SF (rear loading) Pairs: Fee simple lot: 1,800 SF lot each half	Front loading SFD Fee simple lot: 6,500 SF Pairs: Fee simple lot: 1,800 SF lot each half	Front or rear loading SFD Fee simple lot: 6,500 SF for the first row of homes along the southern property line SFD Fee simple lot internal to PA-4 5,500 SF 3,000 SF for creative development, optional/alternate building types up to a maximum density of 7 DU/Ac. Must be located along the northern portion of the Planning Area adjacent to Water Birch Avenue Pairs Fee simple lot: 1,800 SF lot each half. Must be located along the northern portion of the Planning Area adjacent to Water Birch Avenue	SF-1: 6,000 SF SF-2: 4,500 SF	Per the Johnstown Municipal Code
Minimum Lot frontage as measured at the building setback for homes on a public street, private drive, auto court or green court for Fee Simple lots	Front loading SFD: 34 ft SFA: 22 ft Pairs: 25 ft each half Auto or Green Court: SFD: 28 ft; Pairs: 22 ft Rear loading SFD: 35 ft SFA: 16 ft Pairs: 25 ft each half Auto or Green Court SFD: 28 ft; Pairs: 25 ft	Front loading SFD: 35 ft Pairs: 25 ft each half Rear loading SFD: 35 ft Pairs: 25 ft each half	Front loading SFD: 50 ft Pairs: 25 ft each half	Front loading SFD: 50 ft Pairs: 25 ft each half Rear loading SFD: 35 ft Pairs: 25 ft each half	Not addressed	
Maximum Building Height	35 ft	35 ft	35 ft	35 ft	35 ft	
Minimum Building Setbacks						
Front	To face of front-loaded garage from back of walk or pavement edge of private drive 20 ft	20 ft	20 ft	20 ft		
	To primary structure or covered porch with recessed garage; side or rear loading garage from property line or pavement edge of private drive 10 ft	10 ft	10 ft	10 ft		
	Auto Court as measured from property line or pavement edge of private drive 6 ft to primary structure or covered porch 20 ft to face of garage	NA	NA	NA	Minimum setback of 20-foot Minimum offset is 5-foot	
Rear	No alley – to Property Line 10 ft	15 ft	15 ft	15 ft 20-ft adjacent to Roxbury Ridge		
	From alley to garage - minimum 5 ft	3 ft	3 ft	3 ft		
	Building/garage setbacks from the alley/private drive shall be less than 7 feet or 20 feet					
Side	Interior lot line SFD 3 ft	5 ft	5 ft	3 ft		
	Interior lot SFA/Pairs 0 ft on attached side 3 ft on external side	0 ft on attached side 5 ft on external side	0 ft on attached side 5 ft on external side	0 ft on attached side 5 ft on external side		
	Corner side from Alley or ROW 10 ft	10 ft	10 ft	10 ft		
Building Separation Fee Simple Lots: 10 feet ft						
Building Separation - all home types on a common lot						
Front to Front	20 ft					
Front to Side	10 ft					
Side to Side	6 ft					
Front to Back	15 ft					
Back to Back	15 ft					
Back to Side	6 ft					
Perimeter buffer adjacent the large lot homes		15-foot tract for drainage, landscape and, Harry Ditch lateral				
Encroachments permitted into Setbacks						
<ul style="list-style-type: none"> • Encroachments of up to two (2) feet are allowed into setbacks for roof eaves/overhangs, cantilevered window boxes brick ledges, bay/box windows, fireplaces/chimneys and entertainment center bump outs. • Encroachments of up to three (3) feet are allowed into setbacks for window wells, stoops, counterforts and like features of the structure. Ramps for handicap accessibility may encroach as needed. • Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot and including encroachments into public rights of way. • Uncovered or unenclosed patios and decks at less than 30-inches above ground level may encroach into any setback a maximum of five (5) feet may not encroach into easements without consent of the easement holder. • Uncovered or unenclosed patios and decks greater than 30-inches above grade may encroach into the rear yard setback only a maximum of seven (7) but may not encroach into easement without the consent of the easement holder. 						
Parking	Number of required spaces shall be per the Town of Johnstown Municipal Code. Guest parking may include on-street or off-street parking. Tandem garages and driveway aprons are permitted					2 spaces per dwelling unit
Parks and Open Space	30% of the site area net of arterial and collector street right-of-way					

DEVELOPER

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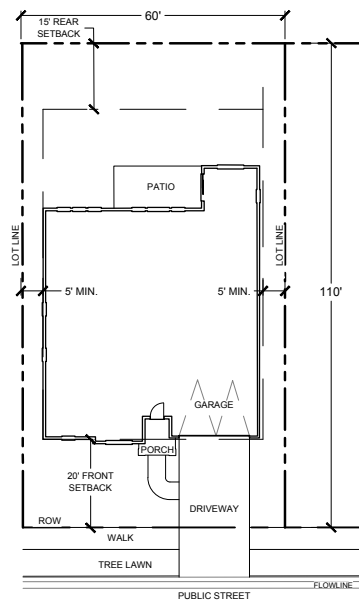
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HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

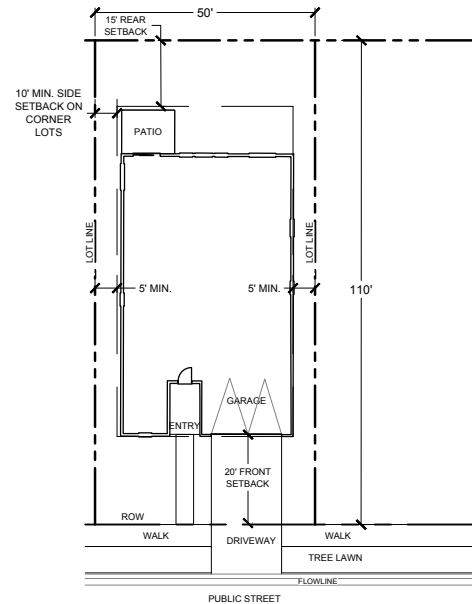
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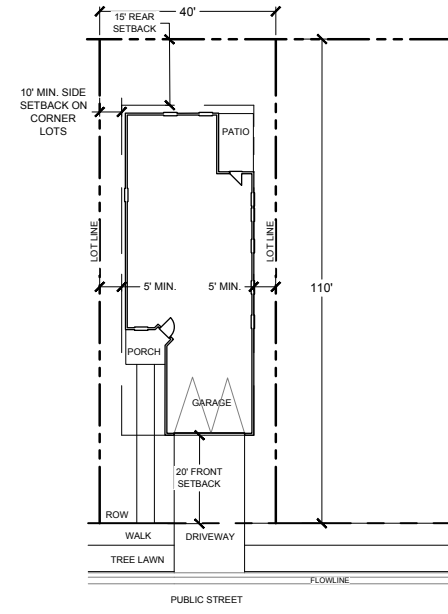
LOT TYPICALS



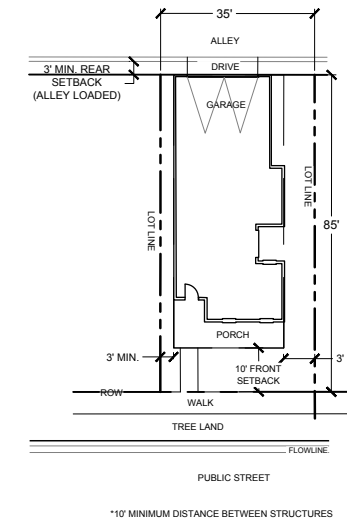
50' SINGLE FAMILY DETACHED
FRONT LOADED 60' LOT TYPE



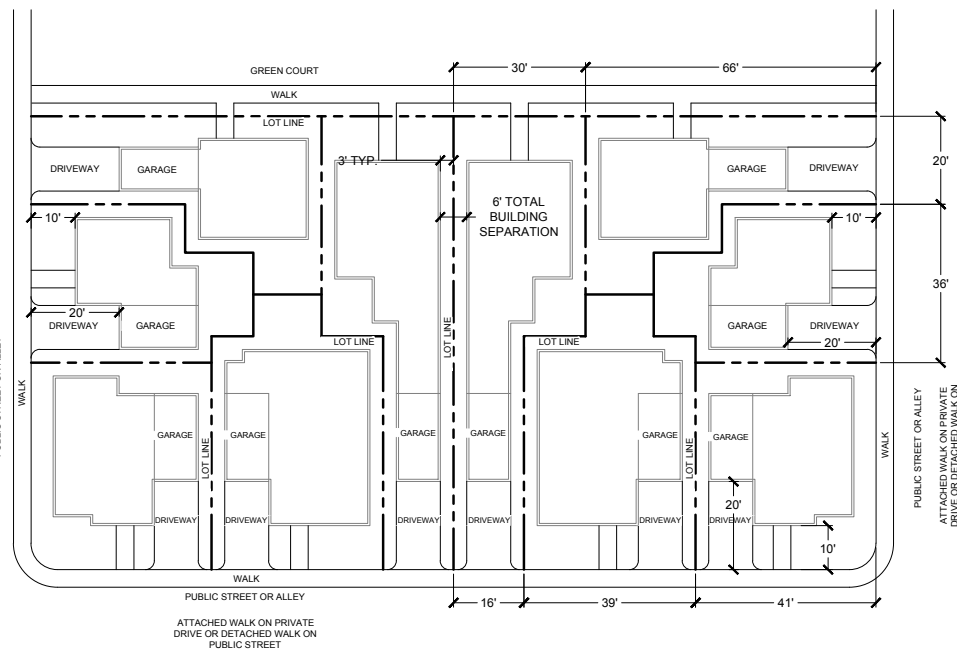
40' SINGLE FAMILY DETACHED
FRONT LOADED 50' LOT TYPE



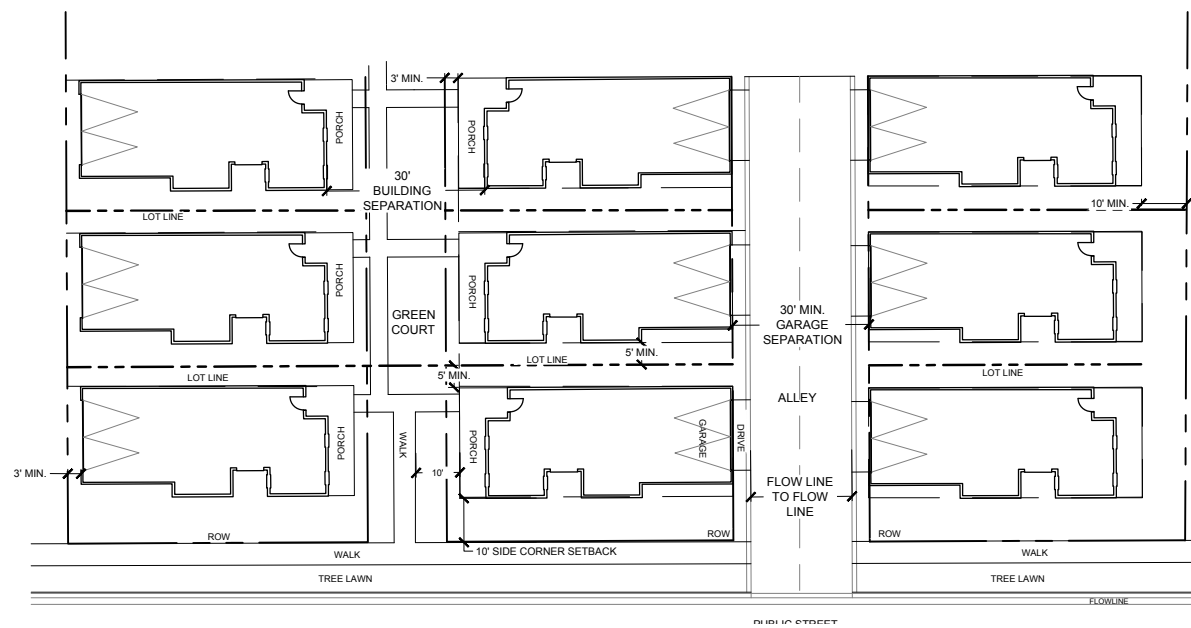
30' SINGLE FAMILY DETACHED
FRONT LOADED 40' LOT TYPE



SINGLE FAMILY DETACHED 'NOOK'
ALLEY LOADED 35' LOT TYPE



CLUSTER HOMES



GREENCOURT

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CONCEPTS ONLY.

DRAWINGS NOT TO SCALE, TYP.

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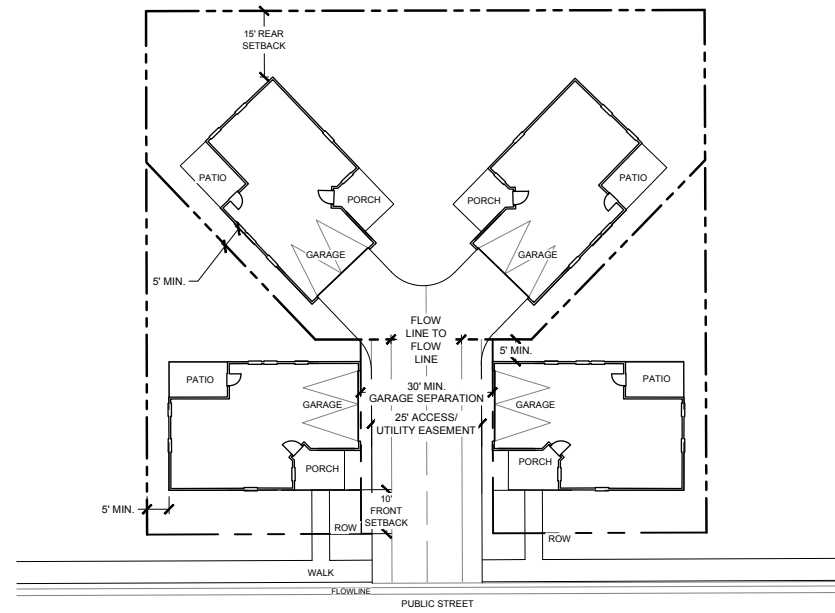
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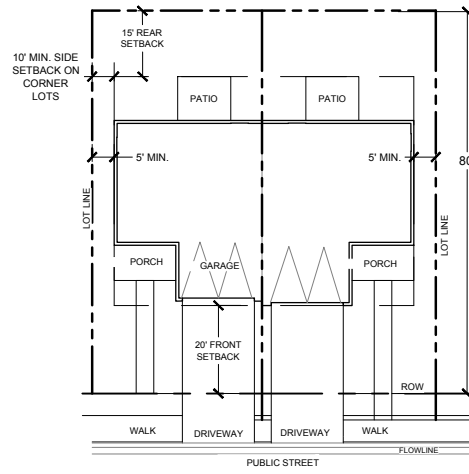
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LOT TYPICALS

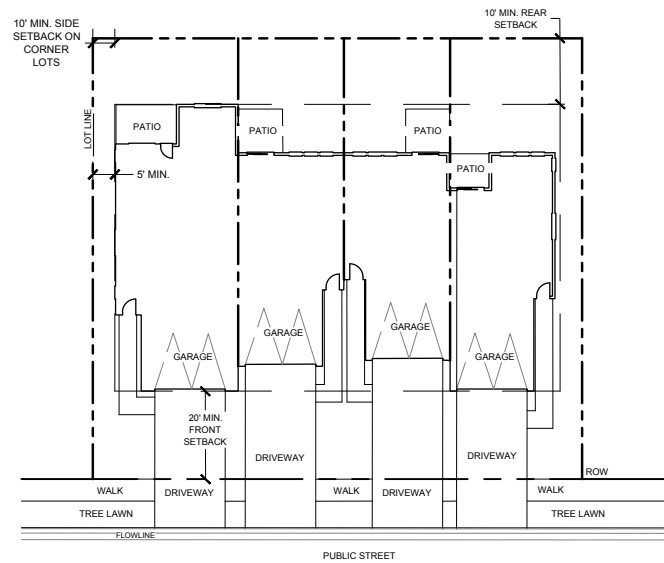


AUTO COURT

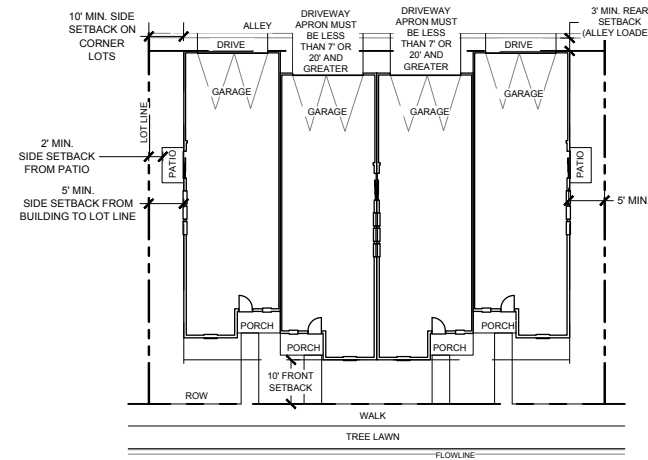


PAIRED HOME FRONT LOADED

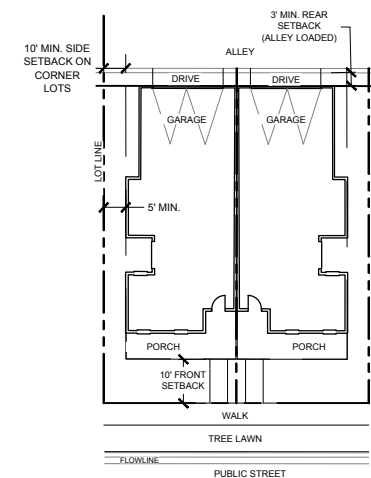
HIGH PLAINS ESTATES - PRELIMINARY LOT MIX					
Typical Lot Frontage	Lot Size	Home Type	Number of Dwelling units - Minimum	Number of Dwelling units - Maximum	Estimated Number of Dwelling Units
60-feet	6,000 SF and greater	SFD	50	120	94
50-feet	5,000 SF	SFD	70	120	107
40-feet	4,000 SF	SFD	80	150	131
35-feet	3,000 SF	SFD	50	150	121
25-feet- rear load 30-feet front load	2,000 SF 2,400 SF	Pairs	NA	300	272
20-feet	1,320 SF	Cluster			
22-feet	1,760 SF	Townhomes			
Max Number of Dwelling Units					725



TOWNHOME- SINGLE FAMILY ATTACHED FRONT LOADED FOUR PLEX



TOWNHOME- SINGLE FAMILY ATTACHED ALLEY LOADED FOUR PLEX



PAIRED HOME ALLEY LOADED

NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

DRAWINGS NOT TO SCALE, TYP.

DEVELOPER

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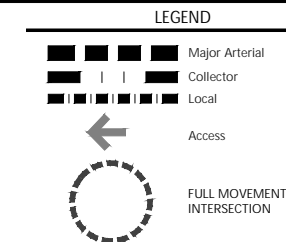
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2ND ODP SUBMITTAL	10-26-2022
3RD ODP SUBMITTAL	12-26-2022

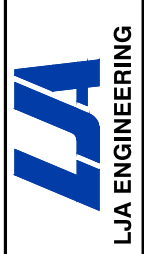
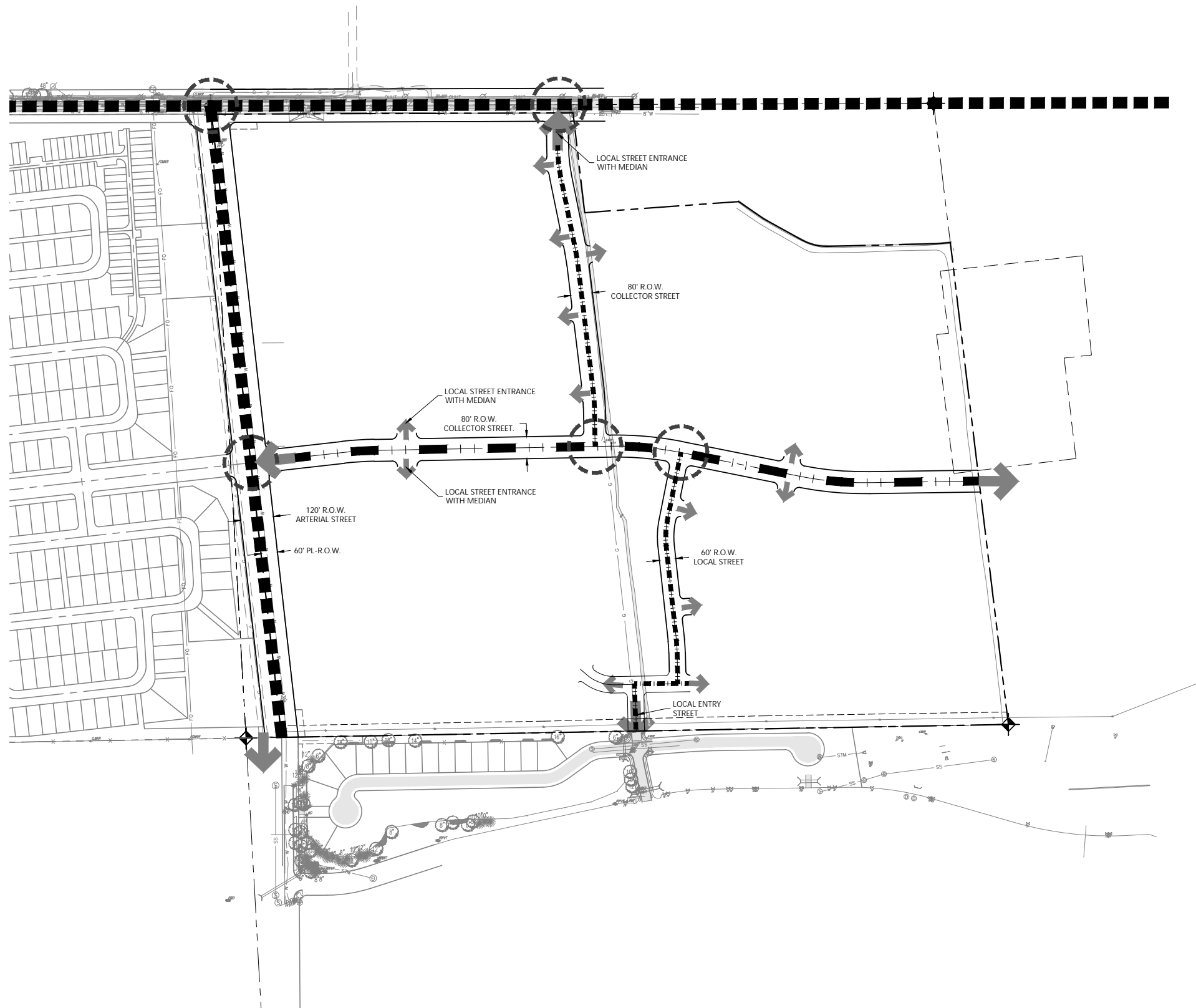
HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

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A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO



- CONCEPTUAL NOTES:**
- TOWN APPROVED TRAFFIC CALMING STUDIES AND ENGINEERING PLANS WILL DICTATE FINAL STREET CLASSIFICATIONS AND INTERSECTION CONFIGURATIONS.
 - CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



REVISION DESCRIPTION	DATE

HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
CIRCULATION PLAN & TYP. SECTIONS

DESIGNED BY: DKH
DRAWN BY: DKH
CHECKED BY: ROC

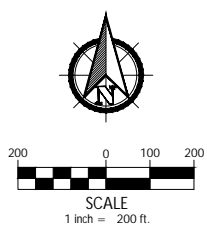
SHEET
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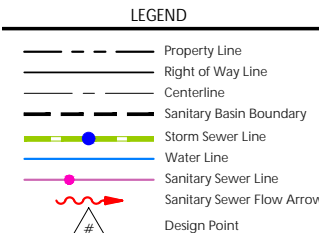
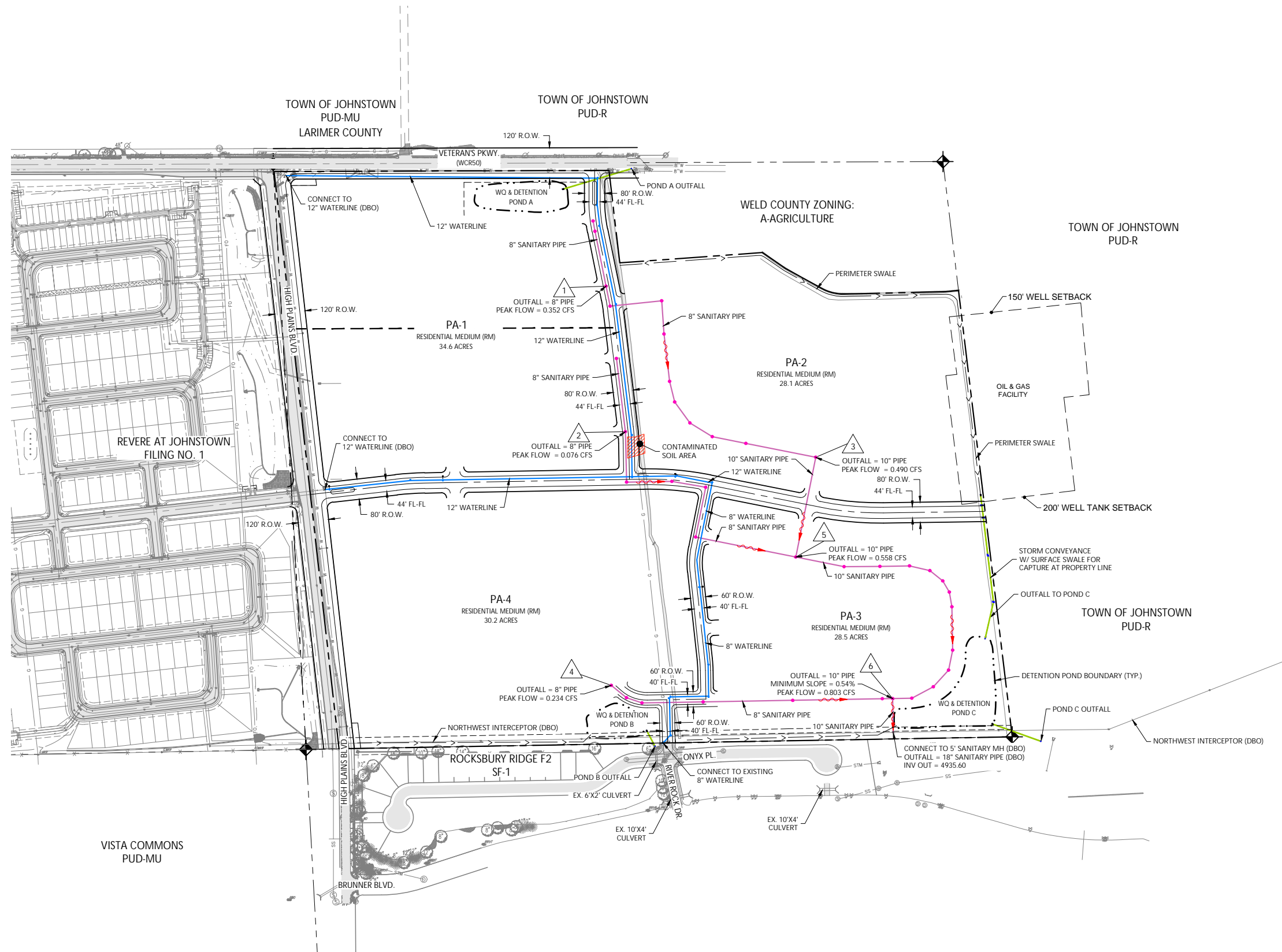
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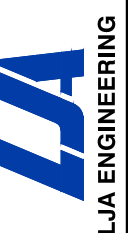
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TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO



- ### CONCEPTUAL NOTE:
- ALL UTILITIES SHALL BE DESIGNED TO MEET TOWN STANDARDS.
 - ALL WATER INFRASTRUCTURE UTILIZED TO SUPPORT THE DEVELOPMENT OF HIGH PLAINS ESTATES IS OWNED AND MAINTAINED BY THE TOWN OF JOHNSTOWN.
 - INFRASTRUCTURE BEING DESIGNED BY OTHERS IS LABELED 'DBO'.
 - CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



DATE	REVISION DESCRIPTION

HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

DESIGNED BY: DKH
DRAWN BY: WWB
CHECKED BY: ROC

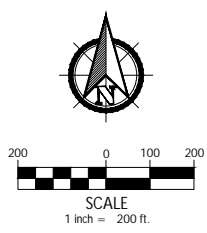
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HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

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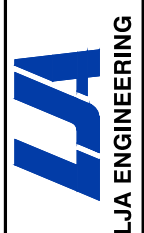
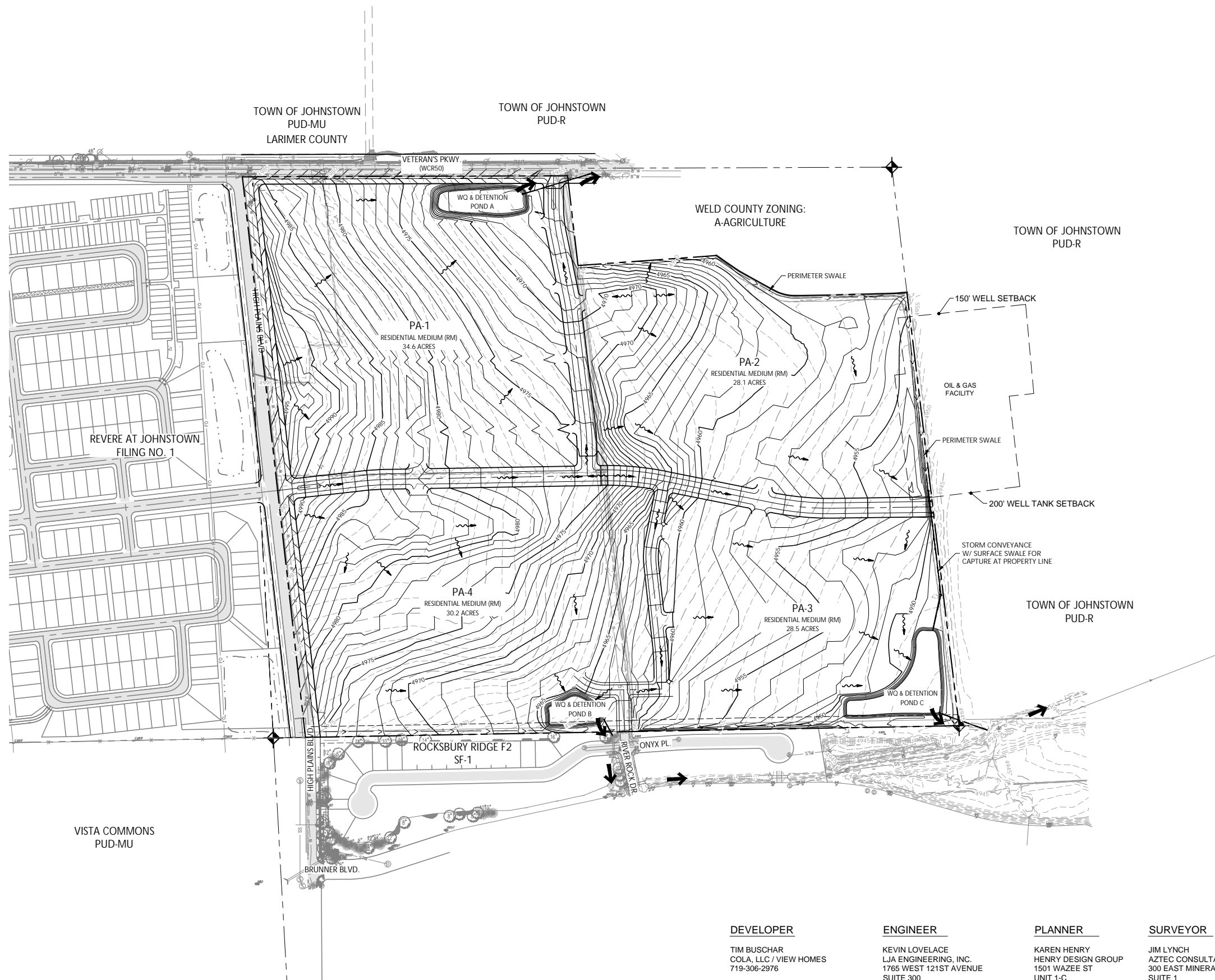
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COUNTY OF WELD, STATE OF COLORADO

LEGEND

- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Drainage Flow Arrow
- Pond Outfall Arrow

CONCEPTUAL NOTES:

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DATE	REVISION DESCRIPTION

HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY: DKH
DRAWN BY: DKH
CHECKED BY: ROC

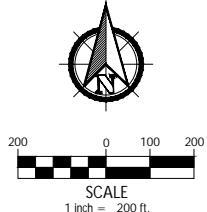
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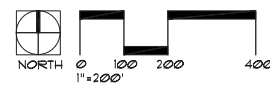
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 COUNTY OF WELD, STATE OF COLORADO
CONCEPTUAL SITE PLAN

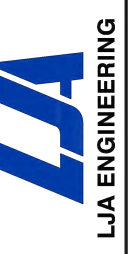


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DEVELOPER	ENGINEER	PLANNER	SURVEYOR
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REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 ODP ILLUSTRATIVE CONCEPT PLAN

DESIGNED BY:	AR
DRAWN BY:	AR
CHECKED BY:	KZH



Landscape Architecture • Planning • Entitlements

January 13, 2023

Ms. Kim Meyer, Planning and Development Director
 Town of Johnstown
 450 S. Parish Ave.
 Johnstown, CO 80534

RE: High Plains Estates - Outline Development Plan

Dear Ms. Meyer,

This letter is provided as an analysis of the proposed High Plains Outline Development Plan in relation to the approved Klein 125 Annexation - Outline Development Plan dated February of 2004.

STANDARD		PROPOSED HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN				KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN	
STATEMENT OF INTENT - Refer to High Plains Estates ODP Statement of Intent		Vision Statement, Site Design Layout, Site Design Details, Covenants, Irrigation Water, Architectural Variation remain generally similar to those stated in the Klein 125 Annexation ODP. Slight variations may be necessary but the stated intent of the ODP remains the same.					
LAND USE - PLANNING AREA DENSITY RANGE		Planning Area				Planning Area	
Planning Area		(PA-1) 3-12 DU/Ac				(PA-B) 3-12 DU/Ac	
		(PA-2) 3-5 DU/Ac				(PA-D) 3-5 DU/Ac	
		(PA-3) 3-5 DU/Ac				(PA-C) 3-5 DU/Ac	
		(PA-4) 3-7 DU/Ac				(PA-A) 3-7 DU/Ac	
Planning Area distribution based on east-west collector street and north-south gas line easement		4- planning areas				4- planning areas	
ZONING - PLANNED UNIT DEVELOPMENT		PUD-R				PUD-R	
RESIDENTIAL DEVELOPMENT STANDARDS							
PRELIMINARY LOT MIX						CONVENTIONAL SINGLE FAMILY LOT DISTRIBUTION	
Typical Lot Frontage	Typical Lot Size	Home Type	Number of Dwelling units - Minimum	Number of Dwelling units - Maximum	Estimated Number of Dwelling Units	A conventional single-family lot shall be defined as a residential lot for a detached single-family residence that is accessed from an individual curb cut off a public street. The total number of such conventional single-family lot within the annexation shall not exceed the following distribution:	
60-feet	6,000 SF and greater	SFD	50	120	94		

STANDARD		PROPOSED HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN					KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
	50-feet	5,000 SF	SFD	70	120	107	6,000 sf or less: 15% 6,001 to 7,000 sf: 10% 7,001 to 8,000 sf: 20% 8,001 or greater: balance
	40-feet	4,000 SF	SFD	80	150	131	
	35-feet	3,000 SF	SFD	50	150	121	
	25-feet-rear load 30-feet front load	2,000 SF 2,400 SF	Pairs	NA	300	272	There shall be no minimum percentage required and the maximum allowable percentage of any smaller lot size category can be added to a larger lot size category
	20-feet	1,320 SF	Cluster				
	22-feet	1,760 SF	Townhomes				
	Max Number of Dwelling Units						725
Livable area not addressed							
PARKS AND PRIVATE OPEN SPACE		30-percent of net site area					<u>Open Space per Article XVII, Section 16-306, 30%:</u> Private common open space areas will occur throughout the project in the form of interior trails, open space areas connection neighborhoods, tree lawns along the east-west collector, pocket parks, tot-lots, entryway features, and landscaped right-of-way setbacks. Additional open space may be created in conjunction with alleyways, landscape islands and landscaped separation between public and private roads.
NEIGHBORHOOD COMPATIBILITY		<u>South:</u> Similar lot sizes - PA-3-Minimum 6,500 SF lots. PA-4 -Minimum 6,500 SF lots for the first row of lots along the southern property line. <u>East:</u> Open space/landscape buffer					Compatibility with adjoining neighborhoods to the south and east will occur either through similar residential types; appropriate buffering through landscaping, fencing and setback or a combination of both.
PARKING STANDARDS		Per Town of Johnstown Municipal Code					
AUXILIARY USE STANDARDS		Sign, Fences, Pedestrian Paths and Trails, Lighting, Storage remain substantially as stated in the Klein 125 Annexation. All Auxiliary Standards will comply with the Town of Johnstown Municipal Code					

STANDARD	PROPOSED HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN	KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
LANDSCAPE REQUIREMENTS		
Per Town of Johnstown Municipal Code		
MISCELLANEOUS REQUIEIMENTS		
The intent of the Miscellaneous Standards remain substantially as stated including Pollution Control, Temporary Uses, Emergency Vehicle Access, Buffering, Architectural Standards. All Miscellaneous Standards will comply with the Town of Johnstown Municipal Code.		
DEVELOPMENT SCHEDULE		
	<ol style="list-style-type: none"> High Plains Estates will be developed in multiple phases. The initial phase will commence upon the completion of the entitlement process. Sequencing and timing of the phases will be based on market conditions. A Phasing Plan will be provided to the Town of Johnstown at time of Platting. The Phasing Plan may be revised with each Final Plat. 	<ol style="list-style-type: none"> It is proposed that this PUD be developed in multiple phases. Hopefully Phase 1 would begin in 2005 with additional phases the following year. A Phasing Plan shall be provided to the Town of Johnstown at the time of Platting.
USE REGULATIONS		
BUILDING SETBACKS		
<u>FRONT</u> to face of front-loading garage	PA-1, 2, 3, and 4: 20-feet	SF-1 DISTRICT (a) Minimum setback of 20-feet Offset of five (5) feet
<u>FRONT</u> to primary structure or covered porch on side or rear loading garage	PA-1, 2, 3, and 4: 10-feet	SF-2 DISTRICT (b) Minimum setback of 20-feet (c) Offset of five (5) feet
<u>FRONT</u> on an Auto Court as measured from property line or edge of pavement on a private drive	PA-1: 6-feet to primary structure or covered porch; 20-feet to face of garage PA-2, 3, and 4: Not Applicable	MF DISTRICT (a) Minimum Setback of 20-feet (b) Offset of six inches er every foot of building height
<u>REAR</u> to property line	PA-1: 10-feet PA-2, 3, and 4: 15- feet PA- 4: 20-feet adjacent to Rocksbury Ridge	NOT ADDRESSSD IN MUNICIPAL CODE OR ODP
<u>REAR</u> From alley to garage minimum	PA-1 and 4: 5-feet PA- 3, and 4: NA Building garage setback from alley or private drive shall be setback less than 7-feet or 20-feet or greater	
<u>SIDE</u> Interior lot line SFD	PA-1 and 4: 3-feet 0-feet on attached side -3 -feet on external side PA 2 and 3: 5-feet 0-feet on attached side - 5-feet on external side	
<u>CORNER SIDE</u> from alley or ROW	PA-1, 2, 3, and 4: 10-feet	



Landscape Architecture • Planning • Entitlements

STANDARD	PROPOSED HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN	KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
<u>MINIMUM BUILDING SEPARATION</u> For simple lots	PA-1, 2, 3, and 4: 10-feet	NOT ADDRESSED IN MUNICIPAL CODE OR ODP
<u>MINIMUM BUILDING SEPARATION</u> For homes on a common lot	PA-1: Front to front: 20-feet Front to side: 10-feet Side to side: 6-feet Front to back: 15-feet Back to back: 15-feet Back to side: 6-feet	

As always, we look forward to continuing to work with the Town to see this neighborhood to fruition.

Best regards,

Karen Z. Henry, Principal
Henry Design Group, Inc.

TRAFFIC IMPACT STUDY

For

High Plains Estates Weld County, Colorado

July 2022
Revised:
December 2022

Prepared for:

COLA, LLC
555 Middle Creek Parkway, Suite 500
Colorado Springs, CO 80921

Prepared by:



SM ROCHA, LLC
TRAFFIC AND TRANSPORTATION CONSULTANTS

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Project Engineer:
Stephen Simon, EIT

Engineer in Responsible Charge:
Fred Lantz, PE



22-051672

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I. Introduction

Project Overview

This traffic impact study is provided as a planning document and addresses the capacity, geometric, and control requirements associated with the development entitled High Plains Estates.

This traffic impact study has been revised to address jurisdiction review comments regarding additional description and detail of proposed site access connection to River Rock Drive.

This proposed development consists of a residential subdivision including a mix of single-family and multifamily housing. The development is located on the south side of E County Road 14 and east of High Plains Boulevard in Weld County, Colorado.

Study Area

The study area to be examined in this analysis encompasses High Plains Boulevard between E County Road 14 and State Highway 60, and E Count Road 14 from I-25 Frontage Road to High Plains Boulevard, as well as proposed site access drives.

Figure 1 illustrates location of the site and study intersections.

Site Description

Land for the development is currently vacant and surrounded by a mix of residential, agricultural, and open space land uses. The proposed development is understood to entail the new construction of a residential subdivision supporting as many as 226 multifamily dwelling units, and 401 single-family detached dwelling units.

Proposed access to the development is primarily provided at the following locations: one full-movement access onto High Plains Boulevard (referred to as Access A), and one full-movement access onto E County Road 14 (referred to as Access B). Additional access to the development area also includes connection to Onyx Place via extension of River Rock Drive, as well as future connection to the east. However, for analysis purposes said access locations were not directly analyzed given their internal nature to the overall residential development area and the conceptual nature of the site plan. Internal access operations are expected to provide levels of service equal to or better than those of the adjacent major study intersections.

For purposes of this study, it is anticipated that development construction would be completed by end of Year 2024. General site and access locations are shown on Figure 1. A conceptual site plan, as prepared by Henry Design Group, is shown on Figure 2. This plan is provided for illustrative purposes only.



HIGH PLAINS ESTATES
Traffic Impact Study

SM ROCHA, LLC
Traffic and Transportation Consultants

Figure 1
SITE LOCATION

NOTE:
 1. THIS IS AN ILLUSTRATIVE CONCEPTUAL PLAN TO SHOW HOW THE PROPERTY COULD DEVELOP, AS WELL AS INDICATE THE CURRENT OWNERS INTENT. ALL DETAILS SHOWN ARE CONCEPTUAL ONLY AND MORE DETAILED PLANS AND ENGINEERING ARE REQUIRED TO ENSURE COMPLIANCE WITH TOWN CODES, REGULATIONS AND STANDARDS.
 2. DIMENSIONS BETWEEN ACCESS POINTS ARE CONCEPTUAL. EXACT SPACING TO BE DETERMINED AT PLATTING.



HIGH PLAINS ESTATES
 Traffic Impact Study

SM ROCHA, LLC
 Traffic and Transportation Consultants

Figure 2
CONCEPTUAL SITE PLAN

Existing and Committed Surface Transportation Network

Within the study area, High Plains Boulevard is the primary roadway that will accommodate traffic to and from the proposed development. The secondary roadways include E County Road 14, State Highway 60, Brunner Boulevard, I-25 Frontage Road, and River Rock Drive.

High Plains Boulevard is a north-south arterial roadway having between two to four through lanes (one to two lanes in each direction) with a combination of shared and exclusive turn lanes at the intersections within the study area. High Plains Boulevard provides a posted speed limit of 35 MPH. High Plains Boulevard currently ends north of Brunner Boulevard and is anticipated to be extended north to intersect E County Road 14 upon continued area development.

E County Road 14 is an east-west arterial roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersections within the study area. E County Road 14 provides a posted speed limit of 55 MPH. E County Road 14 becomes State Highway 60 west of I-25 Frontage Road.

State Highway 60 is an east-west state roadway having two through lanes (one lane in each direction) with exclusive turn lanes at the intersection within the study area. The Colorado Department of Transportation (CDOT) categorizes State Highway 60 as a Non-Rural Principal Highway (NR-A) and provides a posted speed limit of 55 MPH.

Brunner Boulevard is an east-west collector roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersection within the study area. Brunner Boulevard provides a posted speed limit of 25 MPH.

I-25 Frontage Road is a north-south state roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersection within the study area. I-25 Frontage Road provides a posted speed limit of 55 MPH. I-25 Frontage Road is currently closed between E County Road 14 and State Highway 60 pursuant to CDOT's I-25 North Express Lanes Berthoud to Johnstown Project and is not anticipated to reopen in the future.

River Rock Drive is a north-south local roadway having two through lanes (one lane in each direction) with shared turn lanes at intersections within the existing adjacent subdivision. River Rock Drive does not provide a posted speed limit. However, based on the roadway classification, it is assumed to provide a posted speed limit of 25 MPH.

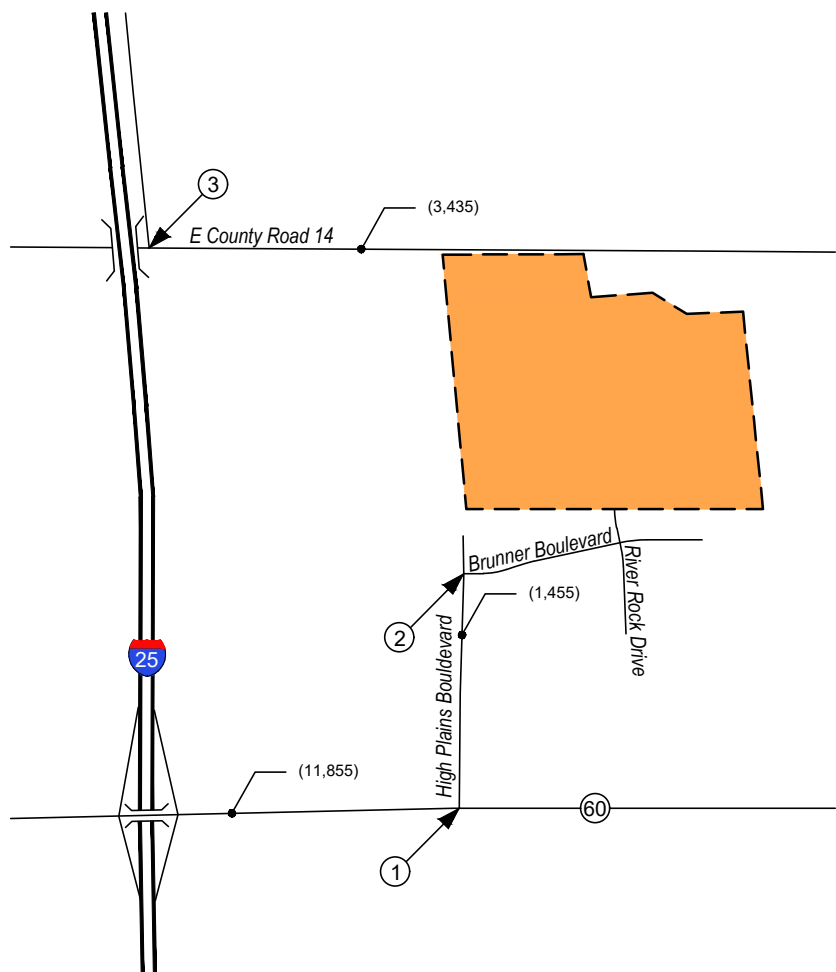
Study intersections operate under a stop-controlled condition. A stop-controlled intersection is defined as a roadway intersection where vehicle rights-of-way are controlled by one or more "STOP" signs.

No regional or specific improvements for the above-described roadways beyond that already discussed are known to be planned or committed at this time. It is anticipated that as area development continues to occur roadway and intersection improvements will be necessary dependent on specific capacity thresholds associated with each development area. For purposes of this analysis, the study area roadways are considered to be built to their ultimate cross-sections excluding future improvements associated with the proposed development and to accommodate regional transportation demands.

II. Existing Traffic Conditions

Morning (AM) and afternoon (PM) peak hour traffic counts were collected at the intersections of High Plains Boulevard with State Highway 60 and Brunner Boulevard, as well as E County Road 14 with I-25 Frontage Road. Average daily traffic (ADT) volumes were collected over a 24-hour period on High Plains Boulevard, State Highway 60, and E County Road 14. Counts were collected on June 1, 2022, with AM peak hour counts being collected during the period of 7:00 a.m. to 9:00 a.m. and PM peak hour counts being collected during the period of 4:00 p.m. to 6:00 p.m.

Existing volumes and intersection geometry are shown on Figure 3. Traffic count data is included for reference in Appendix A.



LEGEND

- Study Intersection Volumes
- Study Intersection Lane Geometry
- Development Site

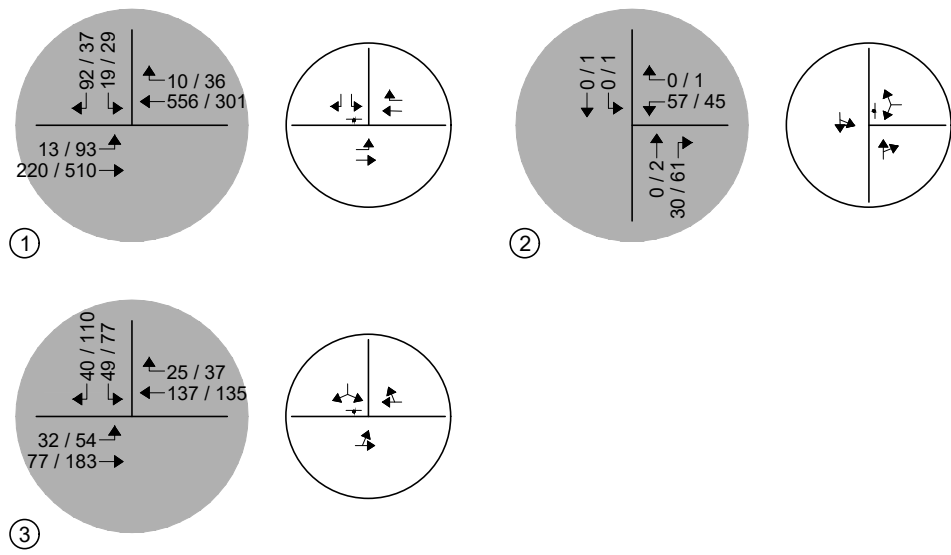


Figure 3
EXISTING TRAFFIC
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

Peak Hour Intersection Levels of Service – Existing Traffic

The Signalized and Unsignalized Intersection Analysis techniques, as published in the Highway Capacity Manual (HCM), 6th Edition, by the Transportation Research Board and as incorporated into the SYNCHRO computer program, were used to analyze the study intersections for existing and future traffic conditions. These nationally accepted techniques allow for the determination of intersection level of service (LOS) based on the congestion and delay of each traffic movement.

Level of service is a method of measurement used by transportation professionals to quantify a driver’s perception of travel conditions that include travel time, number of stops, and total amount of stopped delay experienced on a roadway network. The HCM categorizes level of service into a range from “A” which indicates little, if any, vehicle delay, to “F” which indicates a level of operation considered unacceptable to most drivers. These levels of service grades with brief descriptions of the operating condition, for unsignalized and signalized intersections, are included for reference in Appendix B and have been used throughout this study.

The level of service analyses results for existing conditions are summarized in Table 1.

Intersection capacity worksheets developed for this study are provided in Appendix C.

Table 1 – Intersection Capacity Analysis Summary – Existing Traffic

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
SH 60 / High Plains Boulevard (Stop-Controlled) Eastbound Left Southbound Left Southbound Right	A C B	A C B
High Plains Boulevard / Brunner Boulevard (Stop-Controlled) Westbound Left and Right Southbound Left and Through	A A	A A
E County Road 14 / I-25 Frontage Road (Stop-Controlled) Eastbound Left and Through Southbound Left and Right	A B	A B

Key: Stop-Controlled Intersection: Level of Service

Existing Traffic Analysis Results

Under existing conditions, operational analysis shows that the unsignalized intersection of State Highway 60 with High Plains Boulevard has turning movement operations at or better than LOS C during both the morning and afternoon peak traffic hours.

The unsignalized intersection of High Plains Boulevard with Brunner Boulevard has turning movement operations at LOS A during both the morning and afternoon peak traffic hours.

The unsignalized intersection of E County Road 14 with I-25 Frontage Road has turning movement operations at LOS B or better during both the morning and afternoon peak traffic hours.

III. Future Traffic Conditions Without Proposed Development

Background traffic is the traffic projected to be on area roadways without consideration of the proposed development. Background traffic includes traffic generated by development of vacant parcels in the area.

To account for projected increases in background traffic for Years 2024 and 2042, a compounded annual growth rate was determined using historical traffic data provided by CDOT's Online Transportation Information System (OTIS) along the adjacent segment of State Highway 60, which anticipates a 20-year growth rate of approximately two percent. Therefore, a growth rate of two percent was applied to existing traffic volumes. This annual growth rate provides for a conservative analysis and is assumed to account for regional growth projections and the level of in-fill development expected within the area.

To account for projected traffic from adjacent developments not yet built, trip generations from the Revere at Johnstown, Filing No. 1 traffic study¹ were added to background traffic volumes. It is noted that additional development to the west and north of the proposed development site is anticipated pursuant to conceptual land use plans referred to as Great Plains Village. However, given the conceptual nature of this area, no specific traffic analyses are currently available. Therefore, future traffic volumes associated with this additional development is assumed to be accounted for within the applied two percent annual growth rate.

Pursuant to the area roadway improvements discussed in Section I, Year 2024 background traffic conditions assume the extension of High Plains Boulevard north to E County Road 14 as part of the adjacent Revere development including site access along this extension located opposite proposed site Access A (referred to as Access Drive). Year 2042 assumes no additional roadway improvements to accommodate regional transportation demands. This assumption provides for a conservative analysis.

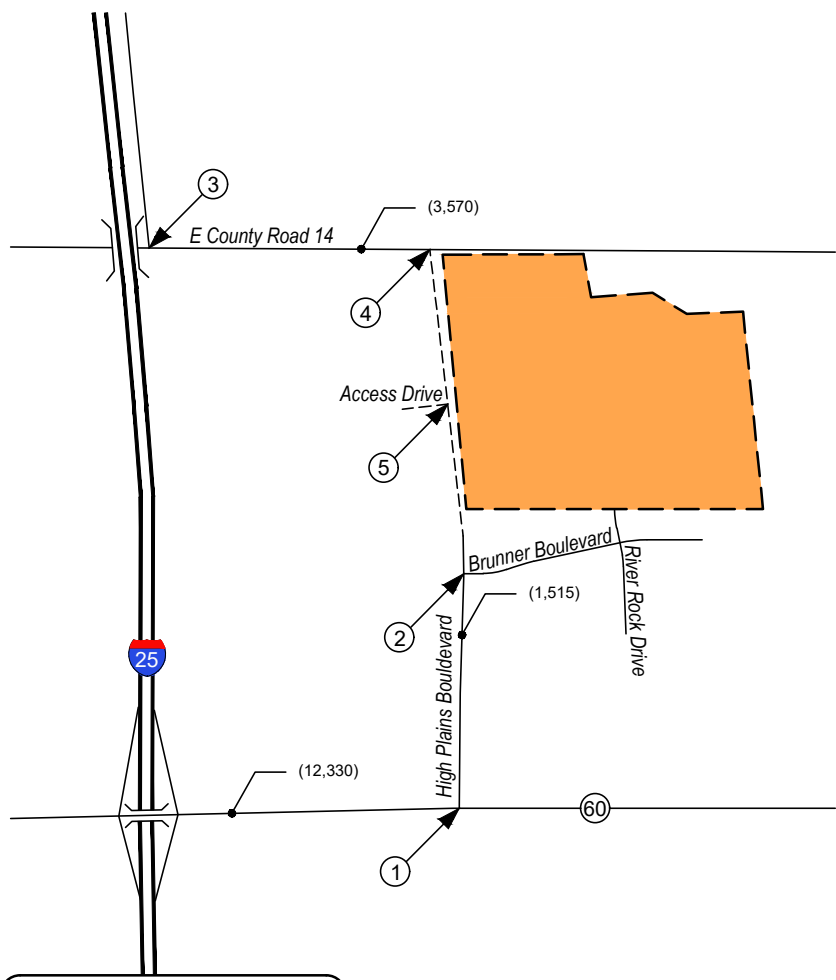
Background Traffic Signal Warrant

A signal warrant analysis, using Year 2024 and 2042 background traffic volumes, was conducted for the State Highway 60 intersection with High Plains Boulevard in order to review potential for traffic signal control. Year 2024 Analysis results conclude that the study intersection was found to be above the minimum vehicle volumes required to meet Warrant 3 – Peak Hour, from the Manual on Uniform Traffic Control Devices (MUTCD), for the installation of a traffic signal. It is noted however that warrants performed in the previous traffic study for adjacent development did not anticipate signalization by Year 2024. As such, the State Highway 60 and High Plains Boulevard intersection analysis remained a stop-controlled condition for Year 2024 but is assumed to be signalized by Year 2042. Warrant study worksheets are provided for reference in Appendix D.

¹ Revere at Johnstown, Filing No. 1 Transportation Impact Study, Delich Associates, September 2020.

Warrant 3 is intended for use at locations where traffic conditions are such that for a minimum of one hour on an average day, the minor-street (High Plains Boulevard) traffic suffers undue delay when entering or crossing the major street (State Highway 60). This assumption provides for a conservative analysis. Said study intersection should be monitored further by CDOT and County Staff as area development occurs to determine when signalization installation is appropriate.

Projected background traffic volumes and intersection geometry for Years 2024 and 2042 are shown on Figure 4 and Figure 5, respectively.



LEGEND

- Study Intersection Volumes
- Study Intersection Lane Geometry
- Development Site

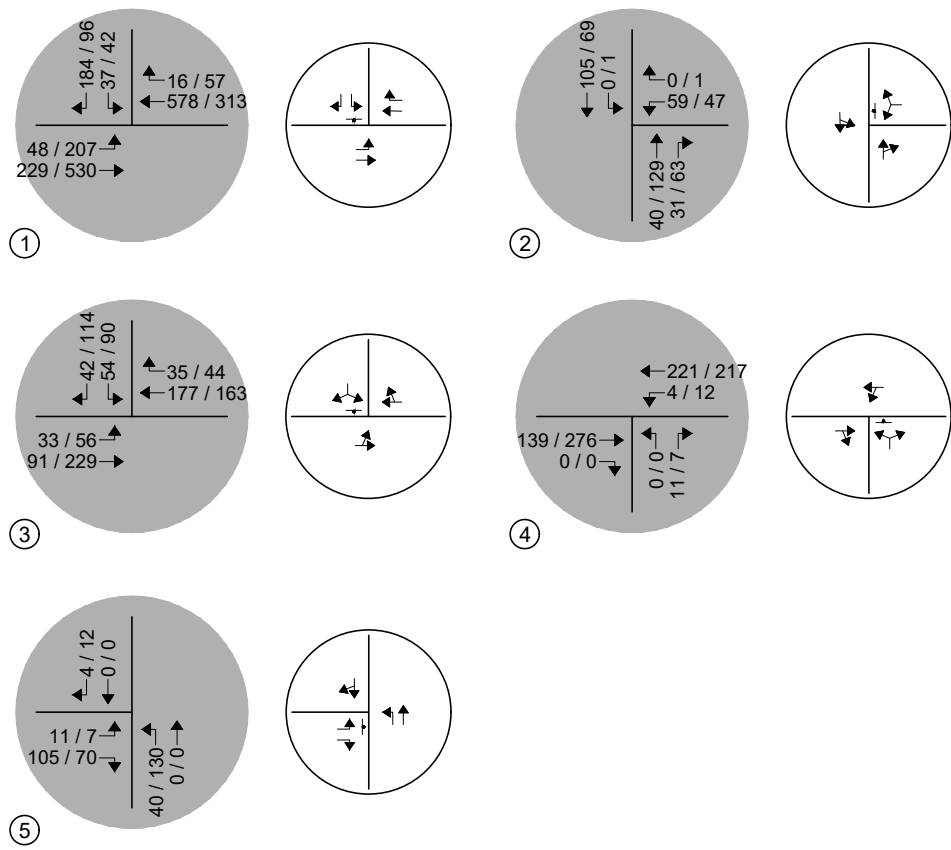
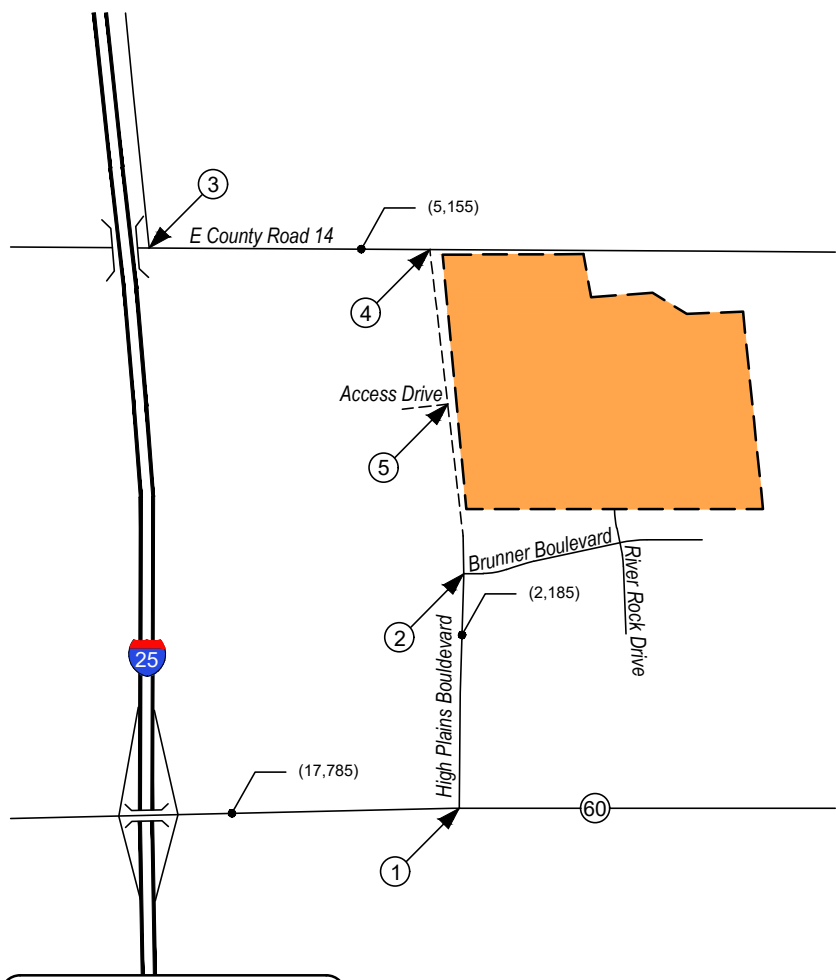


Figure 4
BACKGROUND TRAFFIC - YEAR 2024
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic



LEGEND

- Study Intersection Volumes
- Study Intersection Lane Geometry
- Development Site

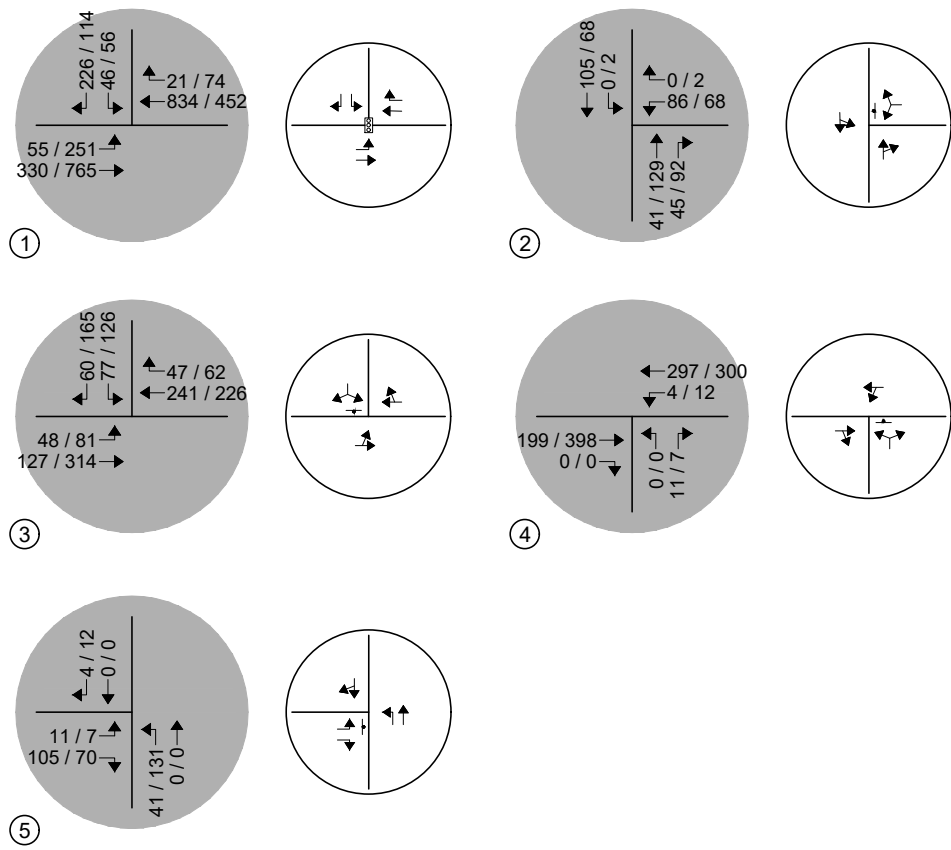


Figure 5
BACKGROUND TRAFFIC - YEAR 2042
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

Peak Hour Intersection Levels of Service – Background Traffic

As with existing traffic conditions, the operations of study intersections were analyzed under background conditions, without the proposed development, using the SYNCHRO computer program.

Background traffic level of service analysis results for Year 2024 are listed in Table 2. Year 2024 operational results are summarized in Table 3.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

Table 2 – Intersection Capacity Analysis Summary – Background Traffic – Year 2024

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
SH 60 / High Plains Boulevard (Stop-Controlled) Eastbound Left Southbound Left Southbound Right	A C C	A E B
High Plains Boulevard / Brunner Boulevard (Stop-Controlled) Westbound Left and Right Southbound Left and Through	A A	B A
E County Road 14 / I-25 Frontage Road (Stop-Controlled) Eastbound Left and Through Southbound Left and Right	A B	A B
E County Road 14 / High Plains Boulevard (Stop-Controlled) Westbound Left and Through Northbound Left and Right	A A	A A
High Plains Boulevard / Access Drive (Stop-Controlled) Eastbound Left Eastbound Right Northbound Left	A A A	B A A

Key: Stop-Controlled Intersection: Level of Service

Background Traffic Analysis Results – Year 2024

Year 2024 background traffic analysis indicates that the unsignalized intersection of State Highway 60 with High Plains Boulevard has turning movement operations at or better than LOS C during the AM peak traffic hour and LOS B or better during the PM peak traffic hour. Exceptions would include the southbound left turning movement which operates at LOS E during the PM peak traffic hour. The LOS E operation is attributed to the high through traffic volumes along State Highway 60 and the stop-controlled nature of the intersection.

The unsignalized intersection of High Plains Boulevard with Brunner Boulevard has turning movement operations at LOS A during the AM peak traffic hour and LOS B or better during the PM peak traffic hour.

The unsignalized intersection of E County Road 14 with I-25 Frontage Road has turning movement operations at or better than LOS B during both the AM and PM peak traffic hours.

The unsignalized intersection of E County Road 14 with High Plains Boulevard has turning movement operations at LOS A during both the AM and PM peak traffic hours.

The unsignalized intersection of High Plains Boulevard with Access Drive has turning movement operations at LOS A during the AM peak traffic hour and LOS B or better during the PM peak traffic hour.

Table 3 – Intersection Capacity Analysis Summary – Background Traffic – Year 2042

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
SH 60 / High Plains Boulevard (Signalized)	B (13.1)	A (8.1)
High Plains Boulevard / Brunner Boulevard (Stop-Controlled)		
Westbound Left and Right	B	B
Southbound Left and Through	A	A
E County Road 14 / I-25 Frontage Road (Stop-Controlled)		
Eastbound Left and Through	A	A
Southbound Left and Right	B	D
E County Road 14 / High Plains Boulevard (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	A	B
High Plains Boulevard / Access Drive (Stop-Controlled)		
Eastbound Left	A	B
Eastbound Right	A	A
Northbound Left	A	A

Key: Signalized Intersection: Level of Service (Control Delay in sec/veh)
 Stop-Controlled Intersection: Level of Service

Background Traffic Analysis Results – Year 2042

By Year 2042 and without the proposed development, the study intersection of State Highway 60 with High Plains Boulevard experiences LOS B operations during the AM peak traffic hour and LOS A operations during the PM peak traffic hour.

The study intersection of High Plains Boulevard with Brunner Boulevard experiences LOS B or better operations during both the AM and PM peak traffic hours.

The study intersection of E County Road 14 with I-25 Frontage Road experiences LOS B or better operations during the AM peak traffic hour and LOS D or better operations during the PM peak traffic hour.

The study intersection of E County Road 14 with High Plains Boulevard experiences LOS A operations during the AM peak traffic hour and LOS B or better operations during the PM peak traffic hour.

The study intersection of High Plains Boulevard with Access Drive experiences LOS A operations during the AM peak traffic hour and LOS B or better operations during the PM peak traffic hour.

IV. Proposed Project Traffic

Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the proposed land use in order to estimate average daily traffic (ADT), AM Peak Hour, and PM Peak Hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from a point of origin to a point of destination.

The ITE land use codes 210 (Single-Family Detached Housing) and 220 (Multifamily Housing (Low-Rise)) were used for estimating trip generation because of their best fit to the proposed land use descriptions.

Trip generation rates used in this study are presented in Table 4.

Table 4 – Trip Generation Rates

ITE CODE	LAND USE	UNIT	TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
210	Single-Family Detached Housing	DU	9.43	0.18	0.52	0.70	0.59	0.35	0.94
220	Multifamily Housing (Low-Rise)	DU	6.74	0.10	0.30	0.40	0.32	0.19	0.51

Key: DU = Dwelling Units.

Table 5 illustrates projected ADT, AM Peak Hour, and PM Peak Hour traffic volumes likely generated by the proposed development upon build-out.

Table 5 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	DU	TOTAL TRIPS GENERATED						
				24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
					ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
210	Single-Family Detached Housing	401	DU	3,781	73	208	281	237	139	377
220	Multifamily Housing (Low-Rise)	226	DU	1,523	22	69	90	73	43	115
<i>Total:</i>				5,305	95	276	371	310	182	492

Key: DU = Dwelling Units.

Note: All data and calculations above are subject to being rounded to nearest value.

Upon build-out, Table 5 illustrates that the proposed development has the potential to generate approximately 5,305 daily vehicle trips with 371 of those occurring during the morning peak hour and 492 during the afternoon peak hour.

Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Trip Distribution

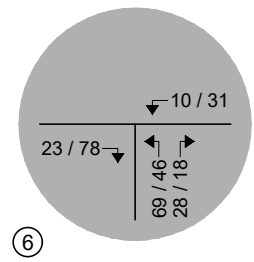
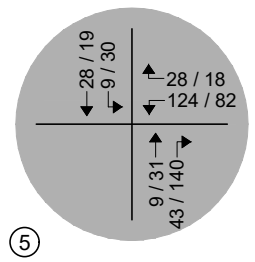
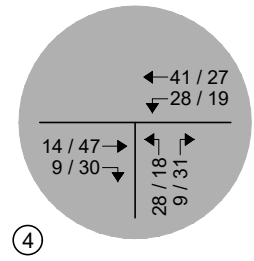
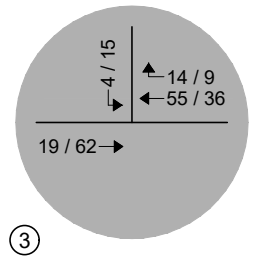
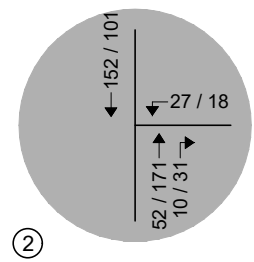
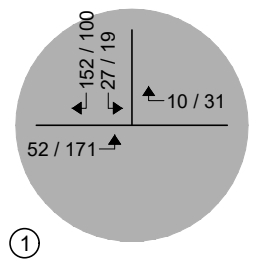
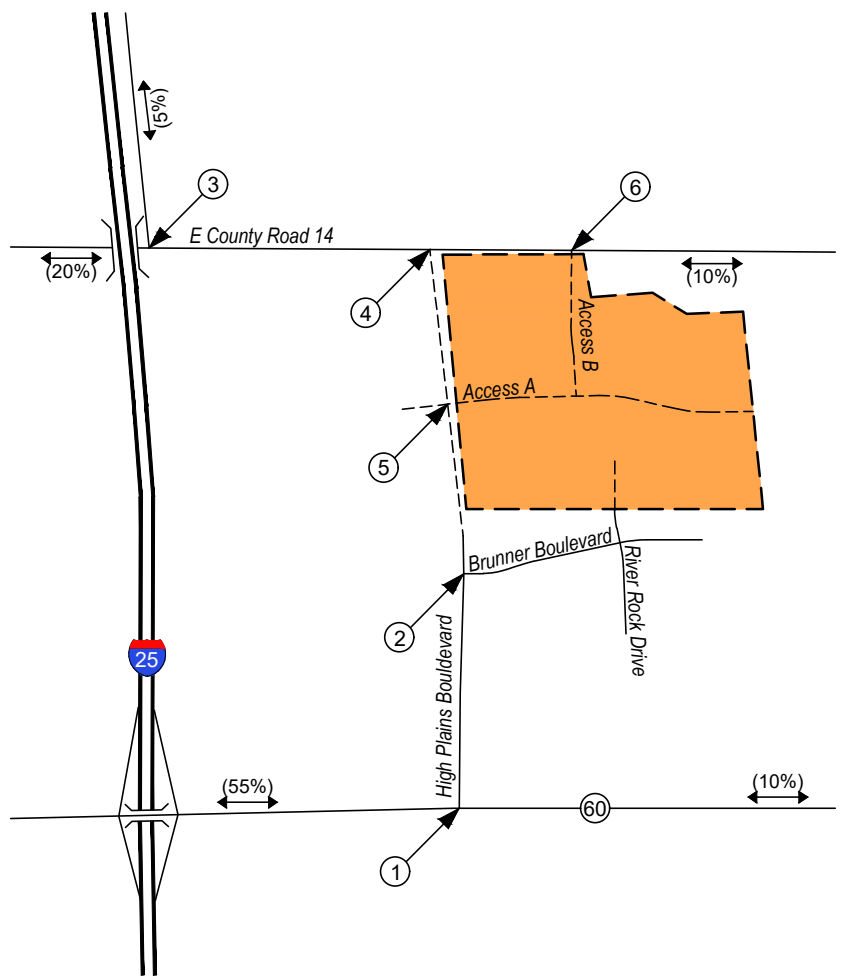
The overall directional distribution of site-generated traffic was determined based on the location of development site within the County, proposed and existing area land uses, allowed turning movements, available roadway network, and in reference to distribution patterns assumed in the previously prepared traffic study for the adjacent development.

Overall trip distribution patterns for the development are shown on Figure 6.

Trip Assignment

Trip assignment is how generated and distributed vehicle trips are expected to be loaded onto the available roadway network.

Applying trip distribution patterns to site-generated traffic provides the overall site-generated trip assignments shown on Figure 6.



LEGEND

- Study Intersection Volumes
- Development Site

Figure 6
SITE DEVELOPMENT DISTRIBUTION
(%) : Overall
SITE-GENERATED
AM / PM Peak Hour

V. Future Traffic Conditions With Proposed Developments

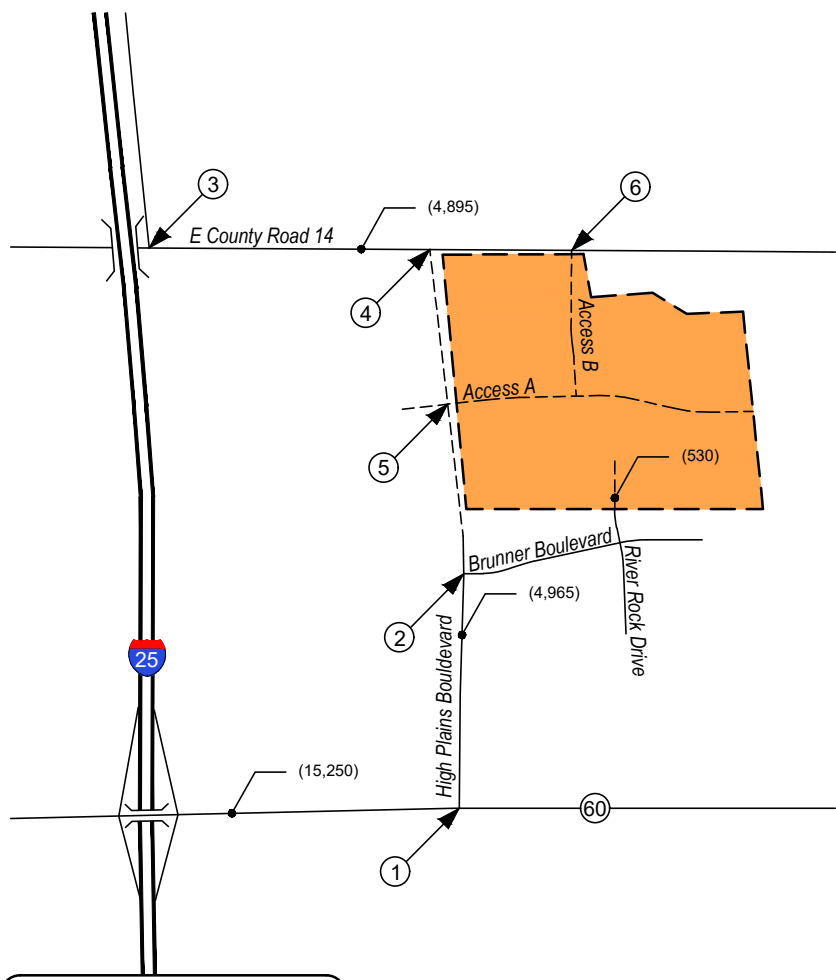
Total traffic is the traffic projected to be on area roadways with consideration of the proposed development. Total traffic includes background traffic projections for Years 2024 and 2042 with consideration of site-generated traffic. For analysis purposes, it was assumed that development construction would be completed by end of Year 2024.

Pursuant to area roadway improvement discussions provided in Section III, Year 2024 and Year 2042 total traffic conditions assume no additional roadway improvements to accommodate regional transportation demands. Roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency.

As previously discussed in Section III, Year 2024 and Year 2042 background traffic conditions indicate that the State Highway 60 and High Plains Boulevard intersection was found to be above the minimum vehicle volumes required to meet Warrant 3 – Peak Hour, from the MUTCD, for the installation of a traffic signal. To be consistent with background traffic assumptions, it is expected that signalization will have occurred after Year 2024. As such, the intersection was analyzed under a stop-controlled condition for Year 2024 and with traffic signal control by Year 2042.

Projected Year 2024 total traffic volumes and intersection geometry are shown in Figure 7.

Figure 8 shows projected total traffic volumes and intersection geometry for Year 2042.



LEGEND

- Study Intersection Volumes
- Study Intersection Lane Geometry
- Development Site

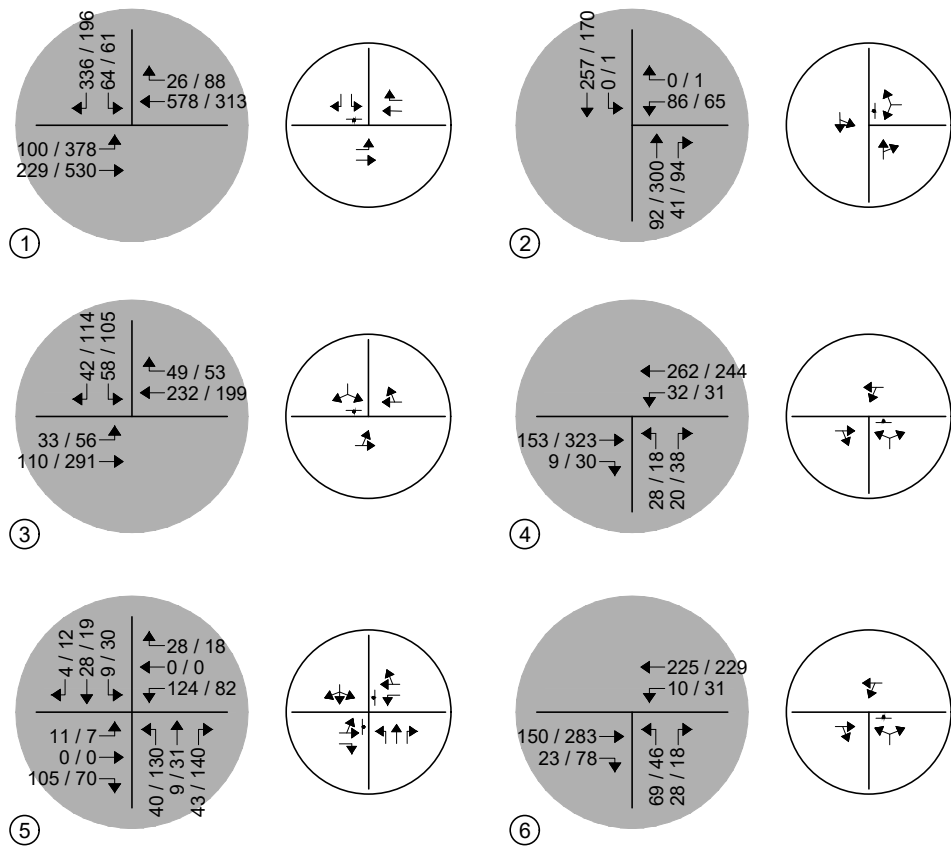
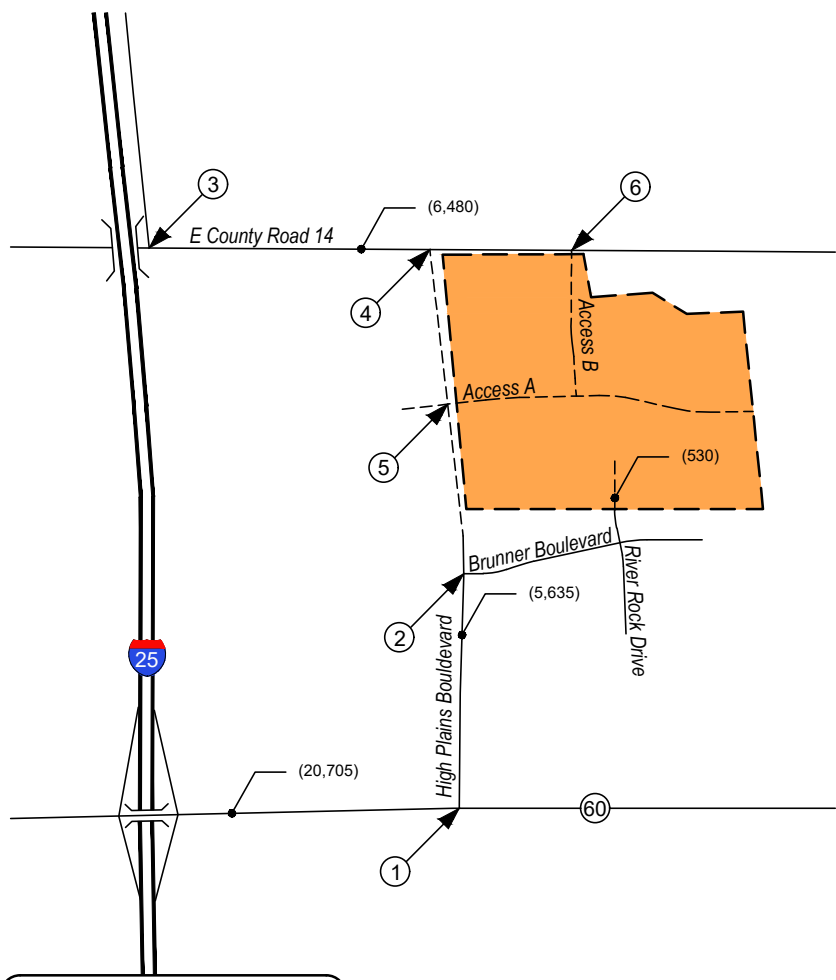


Figure 7
TOTAL TRAFFIC - YEAR 2024
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic



LEGEND

- Study Intersection Volumes
- Study Intersection Lane Geometry
- Development Site

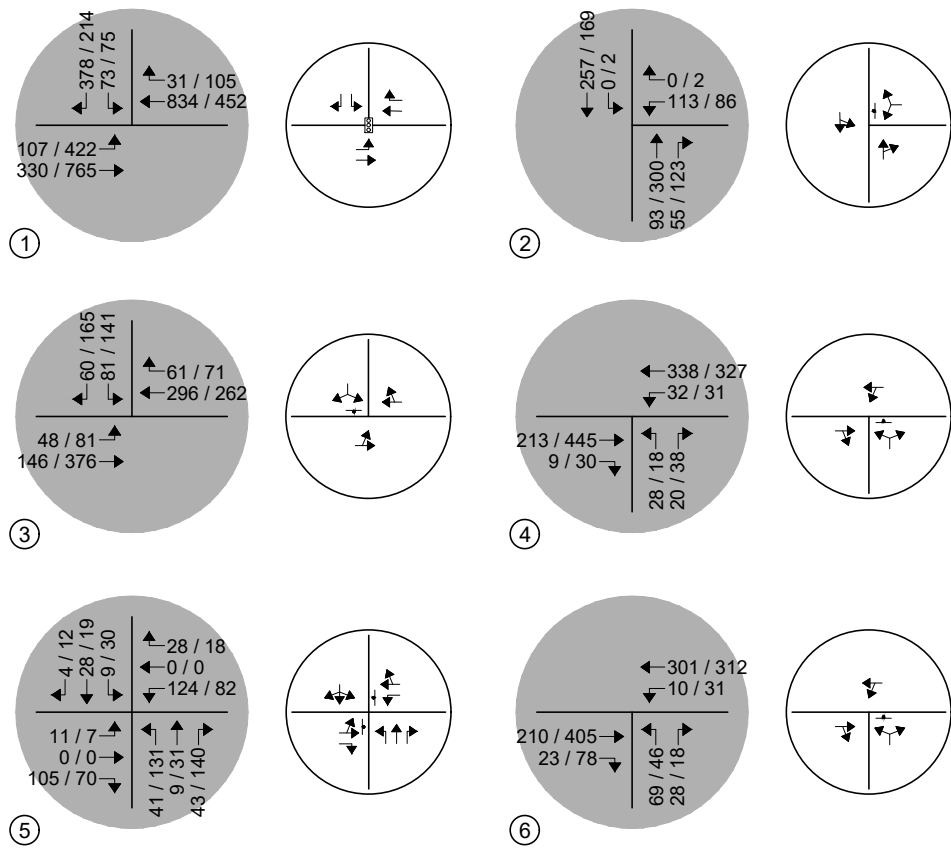


Figure 8
TOTAL TRAFFIC - YEAR 2042
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

VI. Project Impacts

The analyses and procedures described in this study were performed in accordance with the latest HCM and are based upon the worst-case conditions that occur during a typical weekday upon build-out of site development and analyzed land uses. Therefore, study intersections are likely to operate with traffic conditions better than those described within this study, which represent the peak hours of weekday operations only.

Peak Hour Intersection Levels of Service – Total Traffic

As with background traffic, the operations of the study intersections were analyzed under projected total traffic conditions using the SYNCHRO computer program. Total traffic level of service analysis results for Years 2024 and 2042 are summarized in Table 6 and Table 7, respectively.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

Table 6 – Intersection Capacity Analysis Summary – Total Traffic – Year 2024

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
SH 60 / High Plains Boulevard (Stop-Controlled) Eastbound Left Southbound Left Southbound Right	A D D	B F B
High Plains Boulevard / Brunner Boulevard (Stop-Controlled) Westbound Left and Right Southbound Left and Through	B A	B A
E County Road 14 / I-25 Frontage Road (Stop-Controlled) Eastbound Left and Through Southbound Left and Right	A B	A C
E County Road 14 / High Plains Boulevard (Stop-Controlled) Westbound Left and Through Northbound Left and Right	A B	A B
High Plains Boulevard / Access A (Stop-Controlled) Eastbound Left and Through Eastbound Right Westbound Left and Through Westbound Right Northbound Left Southbound Left, Through and Right	B A B A A A	B A C A A A
E County Road 14 / Access B (Stop-Controlled) Westbound Left and Through Northbound Left and Right	A B	A B

Key: Stop-Controlled Intersection: Level of Service

Table 7 – Intersection Capacity Analysis Summary – Total Traffic – Year 2042

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
SH 60 / High Plains Boulevard (Signalized)	C (23.3)	B (10.1)
High Plains Boulevard / Brunner Boulevard (Stop-Controlled)		
Westbound Left and Right	B	B
Southbound Left and Through	A	A
E County Road 14 / I-25 Frontage Road (Stop-Controlled)		
Eastbound Left and Through	A	A
Southbound Left and Right	C	E
E County Road 14 / High Plains Boulevard (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
High Plains Boulevard / Access A (Stop-Controlled)		
Eastbound Left and Through	B	B
Eastbound Right	A	A
Westbound Left and Through	B	C
Westbound Right	A	A
Northbound Left	A	A
Southbound Left, Through and Right	A	A
E County Road 14 / Access B (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	C

Key: Signalized Intersection: Level of Service (Control Delay in sec/veh)
 Stop-Controlled Intersection: Level of Service

Total Traffic Analysis Results Upon Development Build-Out

Table 7 illustrates how, by Year 2042 and upon development build-out, the signalized intersection of State Highway 60 with High Plains Boulevard shows an overall LOS C operation during the morning peak traffic hour and LOS B operation during the afternoon peak traffic hour. Compared to the background traffic analysis, the traffic generated by the proposed development is not expected to significantly change the operations of the study intersection.

The stop-controlled intersection of High Plains Boulevard with Brunner Boulevard is projected to have turning movement operations at LOS B or better for both the morning and afternoon peak traffic hours.

The stop-controlled intersection of E County Road 14 with I-25 Frontage Road is projected to have turning movement operations at LOS C or better for the morning peak traffic hour and LOS A for the afternoon peak traffic hour. Exceptions would include the southbound turning movements and which operate at LOS E during the PM peak traffic hour. The LOS E operations are attributed to the high through traffic volumes along E County Road 14 and the stop-controlled nature of the intersection.

It is to be noted that it is not uncommon for unsignalized movements to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours. It is recommended that CDOT and County Staff continue to monitor the E County Road 14 and I-25 Frontage Road intersection as area development occurs to determine when mitigation measures may be most appropriate.

The stop-controlled intersection of E County Road 14 with High Plains Boulevard is projected to have turning movement operations at LOS B or better for both the morning and afternoon peak traffic hours.

The stop-controlled intersection of High Plains Boulevard with Access A is projected to have turning movement operations at LOS B or better for the morning peak traffic hour and LOS C or better for the afternoon peak traffic hour.

The stop-controlled intersection of E County Road 14 with Access B is projected to have turning movement operations at LOS B or better for the morning peak traffic hour and LOS C or better for the afternoon peak traffic hour.

These intersection operations are similar to background conditions.

As discussed in Section I, it is noted that proposed internal site access to the existing adjacent subdivision via River Rock Drive is anticipated to provide operations comparable to or better than the adjacent study intersections. Due to the acceptable operations shown at the intersection of High Plains Boulevard with Brunner Boulevard, no significant impacts to intersections along Brunner Boulevard or River Rock Drive are anticipated. Furthermore, projected average daily traffic volumes at the River Rock Drive access, as shown on Figures 7 and 8, are estimated to be approximately ten percent of total daily traffic volumes generated by the development and are considered to be minor.

Auxiliary Lane Analysis

Auxiliary lanes for site development accesses are to be based on County's Engineering and Construction Criteria (Criteria)², and CDOT's State Highway Access Code (SHAC)³.

Considering development build-out, an evaluation of auxiliary lane requirements, pursuant to Section 8.7, Table 8-4 of the County's Criteria, as well as section 3.10 of the CDOT SHAC, reveals that left turn and right-turn deceleration lanes at Access A along High Plains Boulevard and Access B along E County Road 14 are required since the development's projected peak hour left turn and right turn ingress volumes exceed the County's thresholds of 10 and 25 vehicles per hour, respectively.

² Weld County Engineering and Construction Criteria, Atkins, January 2021.

³ State Highway Access Code, State of Colorado, March 2002.

VII. Conclusion

This traffic impact study is provided as a planning document and addresses the capacity, geometric, and control requirements associated with the development entitled High Plains Estates. This proposed development consists of a residential subdivision including a mix of single-family and multifamily housing. The development is located on the south side of E County Road 14 and west of High Plains Boulevard in Weld County, Colorado.

The study area examined in this analysis encompassed High Plains Boulevard between E County Road 14 and State Highway 60, and proposed site access drives.

Analysis was conducted for critical AM Peak Hour and PM Peak Hour traffic operations for existing traffic conditions, Year 2024 and Year 2042 background traffic conditions, and Year 2024 and Year 2042 total traffic conditions.

Under existing conditions, operational analysis shows that the unsignalized study intersections generally experience turning movement operations at or better than LOS C during both the morning and afternoon peak traffic hours.

Year 2024 background traffic analysis indicates that the unsignalized intersection of State Highway 60 with High Plains Boulevard has turning movement operations at or better than LOS C during the AM peak traffic hour and LOS B or better during the PM peak traffic hour. Exceptions would include the southbound left turning movement which operates at LOS E during the PM peak traffic hour. The LOS E operation is attributed to the high through traffic volumes along State Highway 60 and the stop-controlled nature of the intersection. The remaining unsignalized intersections have turning movement operations at or better than LOS B during either peak traffic hour.

By Year 2042 and without the proposed development, the signalized intersection of State Highway 60 with High Plains Boulevard experiences LOS B operations during the AM peak traffic hour and LOS A operations during the PM peak traffic hour. Stop-controlled study intersections experience LOS B or better operations during the AM peak traffic hour and LOS D or better during the PM peak traffic hour.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon consideration of the various roadway and intersection control improvements assumed within this analysis. With all conservative assumptions defined in this analysis, the study intersections are projected to operate at future levels of service comparable to Year 2042 background traffic conditions. Proposed site accesses have long-term operations at LOS C or better during peak traffic periods and upon build-out.

KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND A PART OF
THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

A. STATEMENT OF INTENT

THIS OUTLINE DEVELOPMENT PLAN (ODP) IS INTENDED TO SERVE AS A DEVELOPMENT CONCEPT FOR THE ZONING OF THE PROPERTY CONSISTING OF APPROXIMATELY 125 ACRES WITHIN THE KLEIN PUD ANNEXATION TO THE TOWN OF JOHNSTOWN, COLORADO. THIS ODP IS INTENDED TO CREATE A COMPATIBLE VARIETY OF LAND USES THAT PROVIDE FOR A HOMOGENEOUS DEVELOPMENT OF MIXED RESIDENTIAL USES. LOT LAYOUT, ROAD ALIGNMENT, AND SPECIFIC MULTI-FAMILY AND RESIDENTIAL BUILDING SITING WILL BE REFINED AT TIME OF PLATTING WITH ADJUSTMENTS ALLOWED FOR SPECIFIC SITE AND MARKET CONDITIONS.

VISION STATEMENT
THE KLEIN 125 ANNEXATION, JOHNSTOWN, CO.

GENERAL

THE KLEIN 125 ANNEXATION IS ENVISIONED TO CONTAIN A MIX OF RESIDENTIAL TYPES WITHIN SUB-NEIGHBORHOODS, EACH WITH ITS OWN IDENTITY AND SCALE AND INTEGRATED INTO A UNIFIED DESIGN FOR THE PROPERTY. A FUTURE EAST-WEST COLLECTOR ROAD THROUGH THE PROPERTY AND AN EXISTING NORTH-SOUTH NATURAL GAS PIPELINE EASEMENT DIVIDE THE PROPERTY INTO FOUR (4) PLANNING AREAS. THESE PLANNING AREAS (A, B, C AND D) PROVIDE A LOGICAL FRAMEWORK FOR DEVELOPMENT PHASING AND FOR THE ARRANGEMENT OF SUB-NEIGHBORHOODS.

SITE DESIGN LAYOUT

THE OVERALL SITE DESIGN SHALL OBTAIN A PLEASING SENSE OF SCALE BY EMPHASIZING THE SITE DESIGN FUNCTIONALITY AND UNIQUENESS OF EACH PLANNING AREA. EACH PLANNING AREA SHALL CONTAIN A PORTION OF THE PRIVATE OPEN SPACE FOR THE PROJECT AND SHALL INCLUDE A SITE DESIGN AND A MIX OF RESIDENTIAL TYPES THAT DIFFERENTIATE IT FROM THE OTHER PLANNING AREAS. THE ROAD SYSTEM WITHIN EACH PLANNING AREA SHALL PROMOTE DIFFERENTIATION BETWEEN AREAS.

THESE PLANNING AREAS SHALL BE UNIFIED INTO A COHESIVE NEIGHBORHOOD THROUGH SUCH ELEMENTS AS THE INTERIOR TRAIL AND STREET SYSTEM; CENTRAL PRIVATE AMENITIES THAT COULD INCLUDE A POOL; VEST POCKET PARKS AND TOT-LOTS; SHARED OPEN SPACE AREAS; AND THE PLACEMENT OF AND CONNECTIONS TO ON-SITE, PUBLIC PARKLAND.

SITE DESIGN DETAILS

VARIOUS DESIGN DETAILS SHALL PROVIDE A DISTINGUISHING CHARACTER AND A THEME TO THE PROJECT. THESE SHALL INCLUDE DISTINCTIVE EXTERIOR AND INTERIOR FENCING, CUSTOM STREET SIGNS AND THEMATIC STREET NAMES, STAMPED CONCRETE DETAILING, DECORATIVE LIGHTING, MAILBOX ENCLOSURES, AND THE STYLE OF FURNITURE AND PLAY EQUIPMENT IN PRIVATE OPEN SPACES.

THE MAIN ENTRY FEATURE SHALL BE SUBSTANTIAL, UNIQUE, AND ANNOUNCE THE THEME AND CHARACTER OF THE NEIGHBORHOOD. THIS MAIN ENTRY FEATURE MAY INCLUDE A LANDSCAPED MEDIAN, DECORATIVE LANDSCAPE LIGHTING AND LAMPPOSTS. INDIVIDUAL LANDSCAPED ENTRY FEATURES SHALL BE CONSIDERED FOR SUB-NEIGHBORHOODS WITHIN DIFFERENT PLANNING AREAS AND SHALL REINFORCE THE OVERALL DESIGN THEME.

COVENANTS

ARCHITECTURE DESIGN COVENANT SHALL PROVIDE FOR A STANDARD OF QUALITY THROUGHOUT THE PROJECT. GUIDELINES WILL ADDRESS THE ATTRACTIVE PLACEMENT OF FENCES AND PRIVACY WALLS, REQUIRED DESIGN ELEMENTS TO PROMOTE ARCHITECTURAL VARIETY AND HARMONY, LANDSCAPE REQUIREMENTS WITHIN PRIVATE LOTS, AND THE PROHIBITION OF PROPERTY USES AND CONSTRUCTION THAT WOULD UNDERMINE NEIGHBORHOOD QUALITY AND LIVABILITY. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR COVENANT ENFORCEMENT AND FOR THE MAINTENANCE OF COMMON AREAS AND ELEMENTS. A COMMUNITY ASSOCIATION SHALL BE FORMED CONSISTENT WITH THE STATE OF COLORADO CCIOA REGULATIONS.

PUBLIC PARKS AND PRIVATE OPEN SPACES

THE JOHNSON/MILLIKEN PARKS, RECREATION TRAILS AND OPEN SPACE MASTER PLAN IDENTIFIES A COMMUNITY PARK SITE ADJOINING THE KLEIN 125 ANNEXATION TO THE EAST, CURRENTLY REFERRED TO AS THE "CARLSON PROPERTY PARK". SUCH A COMMUNITY PARK WOULD ADDRESS MUCH OF THE PUBLIC PARK DEMAND FROM THIS ANNEXATION AND AVOID REDUNDANCY FROM A PUBLIC PARK WITHIN A NEIGHBORHOOD THAT ADJOINS A COMMUNITY PARK. AS PART OF THE TOWN'S PARKLAND DEDICATION REQUIREMENT FOR THE ANNEXATION, PETITIONERS SHALL ATTEMPT TO COOPERATE WITH JOHNSTOWN IN COMPLETING THE LAND ASSEMBLAGE FOR THIS COMMUNITY PARK. ALSO, A PORTION OF THE DETENTION AREA IN THE SOUTHEAST CORNER OF THE PROJECT AND CONTIGUOUS TO THE COMMUNITY PARK SITE MAY APPLY TOWARDS THE ANNEXATION'S PARKLAND DEDICATION REQUIREMENT. THE TOWN AND THE PETITIONERS WISH TO AVOID INEFFICIENTLY SIZED, PREMATURELY DEVELOPED AND PUBLIC PARKS REDUNDANCY WITHIN THIS ANNEXATION.

PRIVATE, COMMON OPEN SPACE AREAS WILL OCCUR THROUGHOUT THE PROJECT IN THE FORM OF INTERIOR TRAILS, OPEN SPACE AREAS CONNECTING NEIGHBORHOODS, TREE LAWNS ALONG THE EAST-WEST COLLECTOR ROAD, VEST POCKET PARKS AND TOT-LOTS, ENTRYWAY FEATURES, AND LANDSCAPED RIGHT-OF-WAY SETBACKS. ADDITIONAL OPEN SPACE AREAS MAY BE CREATED IN CONJUNCTION WITH ALLEYS, LANDSCAPED ISLANDS, AND LANDSCAPED

POOL AREA WOULD BE INCORPORATED WITH A COMMON OPEN SPACE AREA. ALL PRIVATE, COMMON OPEN SPACE AREAS SHALL BE MAINTAINED BY THE COMMUNITY ASSOCIATION.

IRRIGATION WATER

THE PROJECT WILL REDUCE IRRIGATION WATER DEMAND THROUGH THE USE OF NON-IRRIGATED AND LOW-IRRIGATED MATERIALS AND PLANTINGS. ALTHOUGH PREFERABLE, A RELIABLE NON-POTABLE, SECONDARY WATER SOURCE NEITHER TRAVERSES THE PROPERTY NOR IS CURRENTLY ACCESSIBLE TO THE PROPERTY. THIS MAY CHANGE IN THE EVENT THE TOWN BRINGS A SECONDARY WATER SOURCE TO THE COMMUNITY PARK SITE EAST OF THE ANNEXATION, AT WHICH TIME THE PROJECT MAY CONNECT TO THAT DELIVERY SYSTEM. SHOULD A POND BE CONSTRUCTED ON-SITE TO STORE DELIVERABLE WATER FOR IRRIGATION, A WATER TAP FROM THE TOWN WOULD BE NECESSARY AS A BACKUP. THE PROPERTY CURRENTLY DOES NOT INCLUDE SUFFICIENT WATER FOR BOTH RESIDENTIAL WATER TAPS AND OPEN SPACE IRRIGATION.

PHASING

THE PHASING OF DEVELOPMENT SHALL BEGIN IN PLANNING AREA A CLOSEST TO ROCKSBURY RIDGE AND WOULD INCLUDE THE EXTENSION OF HIGH PLAINS BOULEVARD TO THE FUTURE EAST-WEST COLLECTOR STREET. FOLLOWING THE DEVELOPMENT OF PLANNING AREA A, THE NEXT DEVELOPMENT PHASE WOULD EITHER BE TO THE NORTH (AREA B) OR EAST (AREA C), DEPENDING UPON SUCH FACTORS AS MARKET CONDITIONS AND THE STATUS OF THE COMMUNITY PARK. MULTIPLE DEVELOPMENT PHASES MAY BE IN PROCESS CONCURRENTLY.

NEIGHBORHOOD COMPATIBILITY

COMPATIBILITY WITH ADJOINING NEIGHBORHOODS TO THE SOUTH AND EAST WILL OCCUR EITHER THROUGH SIMILAR RESIDENTIAL TYPES; APPROPRIATE BUFFERING THROUGH LANDSCAPING, FENCING, AND SETBACKS; OR A COMBINATION OF BOTH.

ARCHITECTURAL VARIATION

ARCHITECTURAL VARIETY WILL FIRST BE INTRODUCED THROUGH THE INCLUSION OF A MIX OF ATTACHED AND DETACHED RESIDENTIAL TYPES AND VARYING LOT SIZES. FURTHER DIFFERENTIATION OF SUCH VARYING RESIDENTIAL TYPES SHALL BE THROUGH THEIR ARRANGEMENT INTO IDENTIFIABLE SUB-NEIGHBORHOODS. VARIATIONS IN DENSITIES, SCALE, AND ARCHITECTURE AND AN EMPHASIS ON DISTINCT IDENTITY DISTRICTS WITHIN THE LARGER NEIGHBORHOOD ARE A PRIMARY COMPONENT OF THE PROJECT VISION.

SITE DESIGN APPROACHES TO PROMOTE VARIATION COULD INCLUDE SUCH FEATURES AS ALLEYS, PRIVATE STREETS, SHARED CURB CUTS FROM PUBLIC STREETS, LANDSCAPING AND SIGNAGE. DIFFERENT UNIT TYPES (E.G. CONVENTIONAL SINGLE-FAMILY VS. TOWN HOMES, VS. PATIO HOMES) WOULD BE ENCOURAGED TO INCLUDE DIFFERENTIATING DESIGN ELEVATIONS AND DETAILS, INCLUDING DISTINGUISHING EXTERIOR MATERIALS, COLORS, ROOF PITCHES, OVERHANGS, TRIM, WINDOWS, AND SITE PLACEMENT. SIMILAR DISTINGUISHING DESIGN ELEMENTS WOULD BE INCLUDED WITHIN CONVENTIONAL SINGLE-FAMILY SUB-NEIGHBORHOODS IN ORDER TO FURTHER PROMOTE VARIETY WITHIN THE PROJECT.

CONVENTIONAL SINGLE-FAMILY LOT DISTRIBUTION:

A "CONVENTIONAL SINGLE-FAMILY LOT" SHALL BE DEFINED AS A RESIDENTIAL LOT FOR A DETACHED SINGLE-FAMILY RESIDENCE THAT IS ACCESSED FROM AN INDIVIDUAL CURB CUT OFF A PUBLIC STREET. THE TOTAL NUMBER OF SUCH CONVENTIONAL SINGLE-FAMILY LOTS WITHIN THE ANNEXATION SHALL NOT EXCEED THE FOLLOWING DISTRIBUTION:

SIZE (S.F.)	PERCENTAGE
6,000 OR LESS	15
6,001 TO 7,000	10
7,001 TO 8,000	20
8,001 OR GREATER	BALANCE

THERE SHALL BE NO MINIMUM PERCENTAGE REQUIRED, AND THE MAXIMUM ALLOWABLE PERCENTAGE OF ANY SMALLER LOT SIZE CATEGORY CAN BE ADDED TO A LARGER LOT SIZE CATEGORY. A RESIDENCE ON A CONVENTIONAL SINGLE-FAMILY LOT SHALL CONTAIN A MINIMUM 1400 SQ. FT. OF GROSS LIVABLE AREA.

B. PROPOSED ZONING

THE PROPOSED ZONING FOR THE PROPERTY IS: PUD-R, PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT.

C. LAND USE STANDARDS

REFERENCE TO ARTICLE XI SF-1, ARTICLE XII SF-2, AND ARTICLE XIII MF-1 OF THE TOWN OF JOHNSTOWN ZONING ORDINANCE. THE TOWN'S MINIMAL STANDARDS COULD VARY BASED UPON THE FINAL DEVELOPMENT PLAN.

D. PARKING STANDARDS

REFERENCE ARTICLE XVII, SECTION 16-306 ITEM I OF THE TOWN OF JOHNSTOWN ZONING ORDINANCE.

E. AUXILIARY USE STANDARDS

1. SIGNS - REFERENCE ARTICLE XVII, SECTION 16-306 ITEM M OF THE TOWN OF JOHNSTOWN ZONING ORDINANCE.

2. FENCES - REFER TO TOWN FENCE REQUIREMENT.

A. EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF ALTERNATIVE FENCING, VARYING FENCE HEIGHT AND STYLE, STAGGERED ALIGNMENT OF FENCING, LANDSCAPING AND BUFFERING TECHNIQUES. LANDSCAPE FEATURES SHALL BE INCORPORATED INTO THE STREETSCAPE ALONG AND WITHIN THE RESIDENTIAL AREAS.

3. PEDESTRIAN PATHS/TRAILS

SIDEWALKS, PATHS AND TRAILS SHALL BE PROVIDED WITHIN PARK/OPEN SPACE AREAS TO LINK WHERE FEASIBLE RESIDENTIAL AND COMMERCIAL USE AREAS AND OPEN SPACE. SUCH PATHS SHALL BE ASPHALT, CONCRETE OR CRUSHED LIMESTONE AND RANGE FROM 3 TO 10 FEET IN WIDTH. SUCH PATHS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR THE TOWN OF JOHNSTOWN, DEPENDING UPON LOCATION, SUBJECT TO APPROVAL BY SUCH ENTITY.

4. LIGHTING

PRIVATE LIGHTING WITHIN THE PROJECT SHALL CONSIST OF DOWNCAST VARIETIES AND SHALL NOT CAST ANY GLARE ON ADJACENT LAND USES OR RIGHTS-OF-WAY. LIGHT STANDARDS SHALL NOT EXCEED 15 FEET IN HEIGHT AND SHALL BE COORDINATED WITH THE TOWN OF JOHNSTOWN AS TO LOCATION, STYLE, AND FUNCTION. A PUBLIC/PRIVATE LIGHTING PLAN SHALL BE PREPARED AT THE TIME OF FINAL DEVELOPMENT PLAN IN ORDER TO INTEGRATE FACILITIES INTO THE VARIOUS USE AREAS.

5. STORAGE

A. BOATS, CAMPERS, AND TRAILER VEHICLES SHALL ONLY BE PERMITTED TO BE STORED WITHIN COMPLETELY CLOSED STRUCTURES OR WITHIN AREAS SPECIFICALLY DESIGNATED FOR SUCH STORAGE, PROVIDED SUCH AREAS ARE BEHIND BUILDING SETBACK LINES. SUCH STORAGE SHALL ONLY BE PERMITTED IN SINGLE-FAMILY USE AREAS.

B. NO OUTSIDE STORAGE OF MATERIALS OTHER THAN THOSE REQUIRED FOR THE INITIAL CONSTRUCTION OF THE STRUCTURES SHALL BE PERMITTED EXCEPT WITHIN THE AREAS PROVIDED IN THE TEMPORARY USE AREAS DESCRIBED BELOW.

C. TRASH SHALL BE KEPT IN SEALED CONTAINERS IN THE RESIDENTIAL UNITS UNTIL THE DAY OF COLLECTION AND WITHIN SCREENED AREAS IN THE MULTI-FAMILY AND COMMERCIAL USE AREAS.

6. COMMON AREAS - TYPICALLY PRIVATE

COMMON AREAS WITHIN THE PROJECT SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR SUCH PURPOSE.

7. UTILITIES

ALL UTILITIES (WATER, SANITARY SEWER AND STORM SEWER) SHALL BE CONSTRUCTED TO THE TOWN OF JOHNSTOWN SPECIFICATIONS AND APPROVED BY THE TOWN PRIOR TO CONSTRUCTION. UTILITY CONSTRUCTION MAY BE PHASED BASED UPON A PHASING PLAN THAT SHALL BE SUBMITTED AT THE TIME OF FINAL PLATTING.

B. SIGHT TRIANGLE - REFER TO SECTION 16-362; SIGN CODE AND DEVELOPER GUIDELINES.

F. LANDSCAPE REQUIREMENTS

REFERENCE TO ARTICLE XVII, SECTION 16-306, ITEM F OF THE TOWN OF JOHNSTOWN ZONING ORDINANCE.

G. OPEN SPACE REQUIREMENTS

REFERENCE TO ARTICLE XVII, SECTION 16-306, ITEM D OF TOWN OF JOHNSTOWN ZONING ORDINANCE.

H. MISCELLANEOUS REQUIREMENTS

1. POLLUTION CONTROL:
AREAS DISTURBED DURING CONSTRUCTION SHALL BE TREATED IN SUCH A MANNER SO AS TO MINIMIZE THE IMPACTS OF EROSION AND DUST POLLUTION. NO OTHER POLLUTING ACTIVITY SHALL BE PERMITTED ON A PERMITTED BASIS.

2. TEMPORARY USES:
TEMPORARY TRAILERS AND/OR RESIDENTIAL UNITS MAY BE USED AS SALES OR CONSTRUCTION OFFICES DURING THE SALES AND CONSTRUCTION PERIOD. TEMPORARY MATERIAL STORAGE, CONCRETE BATCH PLANTS AND OTHER TEMPORARY CONSTRUCTION USES MAY BE PERMITTED DURING THE PERIOD PROVIDED SUCH ACTIVITIES ARE SECURED AND NOT OFFENSIVE. SUCH TEMPORARY USES SHALL TERMINATE 90 DAYS AFTER CONSTRUCTION OF THE FINAL BUILDING WITHIN THE PROJECT.

3. EMERGENCY VEHICULAR ACCESS:
TWO (2) ALL WEATHER MEANS OF EMERGENCY VEHICULAR ACCESS SHALL BE

4. BUFFERING:

WHERE DIFFERING LAND USES ABUTT ONE ANOTHER, BUFFERING TECHNIQUES SHALL BE IMPLEMENTED TO DIFFUSE ANY NEGATIVE IMPACTS. THESE BUFFERING TECHNIQUES AND THEIR LOCATIONS SHALL BE DETERMINED AT THE TIME OF PLATTING.

5. ARCHITECTURAL STANDARDS:

ALL EXTERIOR WALL OF STRUCTURES SHALL BE DESIGNED AND FINISHED WITH ARCHITECTURALLY AND AESTHETICALLY PLEASING MATERIALS COMPATIBLE WITH THE NATURAL FEATURES OF THE PROPERTY. SPECIFIC MATERIALS SHALL INCLUDE MATERIALS SUCH AS BRICK, STONE, TEXTURED CONCRETE, WOOD, SIDING, MASONITE, HARDBOARD, OR VINYL SIDING, STUCCO, METAL ONLY WHEN EXPOSED SOFFITS ARE FINISHED, AND GLASS. THE USE OF EAVES, CANTILEVERS, PROTRUSIONS AND OTHER ARCHITECTURAL EFFECTS SHALL BE USED TO BREAK UP LONG EXPANSES OF WALL AREAS. COMPATIBLE MATERIALS AND STYLES SHALL BE USED TO MAINTAIN HARMONY WITH ADJACENT STRUCTURES WITHIN EACH USE AREA. ROOFTOPS SHALL BE DESIGNED TO SCREEN MECHANICAL EQUIPMENT, VENTS, AND DUCTS IN A MANNER THAT MINIMIZES OBSTRUCTION TO VIEWS AND PROVIDES AN ARCHITECTURALLY AND AESTHETICALLY PLEASING APPEARANCE. REFLECTIVE ROOFTOP ELEMENTS SUCH AS SOLAR COLLECTORS AND SKYLIGHTS, IF INSTALLED, SHALL BE INSTALLED TO MINIMIZE GLARE ON ADJACENT PROPERTIES.

BUILDING SHALL BE SENSITIVELY LOCATED TO MAXIMIZE VIEWS THEREFROM, VIEWS FROM OTHER LAND USES AND IN A MANNER THAT COMPLEMENTS THE SURROUNDINGS AND BLENDS WITH THE OVERALL PLAN. CLUSTERING OF BUILDINGS SHALL BE UTILIZED WHERE POSSIBLE TO PROVIDE THE MAXIMUM AMOUNT OF OPEN SPACE AND TO MINIMIZE THE IMPACT ON VIEWS WHERE POSSIBLE.

6. NO SINGLE-FAMILY RESIDENCE WITH THE SAME ELEVATION SHALL BE BUILT WITHIN THREE (3) UNITS FROM ITSELF.

I. DEVELOPMENT SCHEDULE

1. IT IS PROPOSED THAT THIS PUD SHALL BE DEVELOPED IN MULTIPLE PHASES. DEVELOPMENT OF PHASE 1 WOULD HOPEFULLY BEGIN IN 2005 WITH ADDITIONAL PHASES THE FOLLOWING YEAR.

2. A PHASING PLAN SHALL BE PROVIDED TO THE TOWN OF JOHNSTOWN AT THE TIME OF PLATTING.

Item 4.

KLEIN 125 ANNEXATION
OUTLINE DEVELOPMENT PLAN
TEXT SHEET

LES KAPLAN

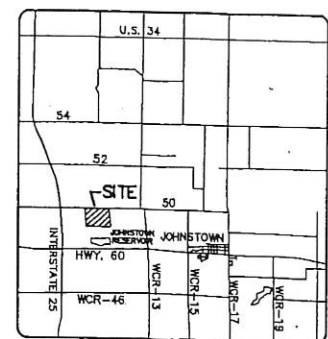
NO.	DESCRIPTION	DATE	BY

DRAWING NO. P204100P
DESIGNED BY PSD
CHECKED BY DEM
DATE JAN 22 2004
SCALE NONE

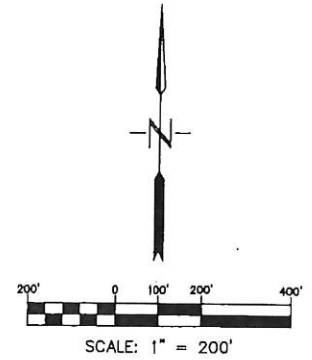
KLEIN ANNEXATION MAP TO THE TOWN OF JOHNSTOWN

(PRELIMINARY MAP)

A PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 5000'



SCALE: 1" = 200'

- NOTES:
- 1) BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NE1/4 OF SECTION 2 BEARS S 89°53'05" E, BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.
 - 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - 3) THIS ANNEXATION MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. BOUNDARY DETERMINATIONS ARE NOT A PART OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT JANET L. LINIGER AND JOYCE L. KLEIN, BEING THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND, TO WIT:

A PARCEL OF LAND BEING THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, AND LOT B, RECORDED EXEMPTION NUMBER 1061-2-1-RE 1488, COUNTY PUBLIC RECORDS, AND A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, AND THE NORTH HALF OF COUNTY ROAD LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSES OF THIS DESCRIPTION THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 2, AS BEARING N 89°53'05" E, MONUMENTED AS FOLLOWS: A FOUND 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 33642 AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2 AND A FOUND 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 7242 AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 2.

APPLICANTS:

IMAGO ENTERPRISES, INC. 140 PALMER DRIVE FORT COLLINS, CO 80525 970-226-8819	JANET L. LINIGER JOYCE L. KLIEN	DWD INVESTMENT GROUP LLC 4529 S STOVER FORT COLLINS, CO 80525 970-226-8819
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CONTIGUITY:

TOTAL PERIMETER OF THIS ANNEXATION	10005.63 FEET
1/6TH TOTAL PERIMETER OF THIS ANNEXATION	1667.61 FEET
PERIMETER CONTIGUOUS TO THE TOWN OF JOHNSTOWN	5415.11 FEET

TOTAL AREA BEING ANNEXED: 129.550 ACRES, MORE OR LESS

TOWN COUNCIL APPROVAL:

THIS IS TO CERTIFY THAT THE KLEIN ANNEXATION WAS APPROVED BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ A.D., 2003, AND THAT THE MAYOR OF THE TOWN OF JOHNSTOWN, ON BEHALF OF THE TOWN OF JOHNSTOWN HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____
ATTEST: _____
TOWN CLERK _____

SURVEYOR'S CERTIFICATE:

I, JAMES M. PECK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF JOHNSTOWN.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION IN SEPTEMBER 2003.

JAMES M. PECK
COLORADO R.L.S. 29425

OWNER: IMAGO ENTERPRISES, INC., AS TO THE W1/2, NE1/4 SEC. 2. OWNER: DWD INVESTMENT GROUP, LLC, AS TO PORTION OF E1/2, NW1/4 SEC. 2.

BY: LESTER M. KAPLAN, PRESIDENT. BY: JOHN DONALDSON, MANAGER.

STATE OF } SS STATE OF } SS
COUNTY OF } COUNTY OF }

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2003, BY _____ THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2003, BY _____

WITNESS MY HAND AND OFFICIAL SEAL. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____ MY COMMISSION EXPIRES _____

OWNER: JANET L. LINIGER AS TO LOT B, RE. NO. 1488. OWNER: JOYCE L. KLEIN AS TO LOT B; RE. NO. 1488.

BY: JANET L. LINIGER. BY: JOYCE L. KLEIN.

STATE OF } SS LEGEND: [Hatched Box] TOWN OF JOHNSTOWN CORPORATE LIMITS. [Solid Line] ANNEXATION BOUNDARY.

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2003, BY _____

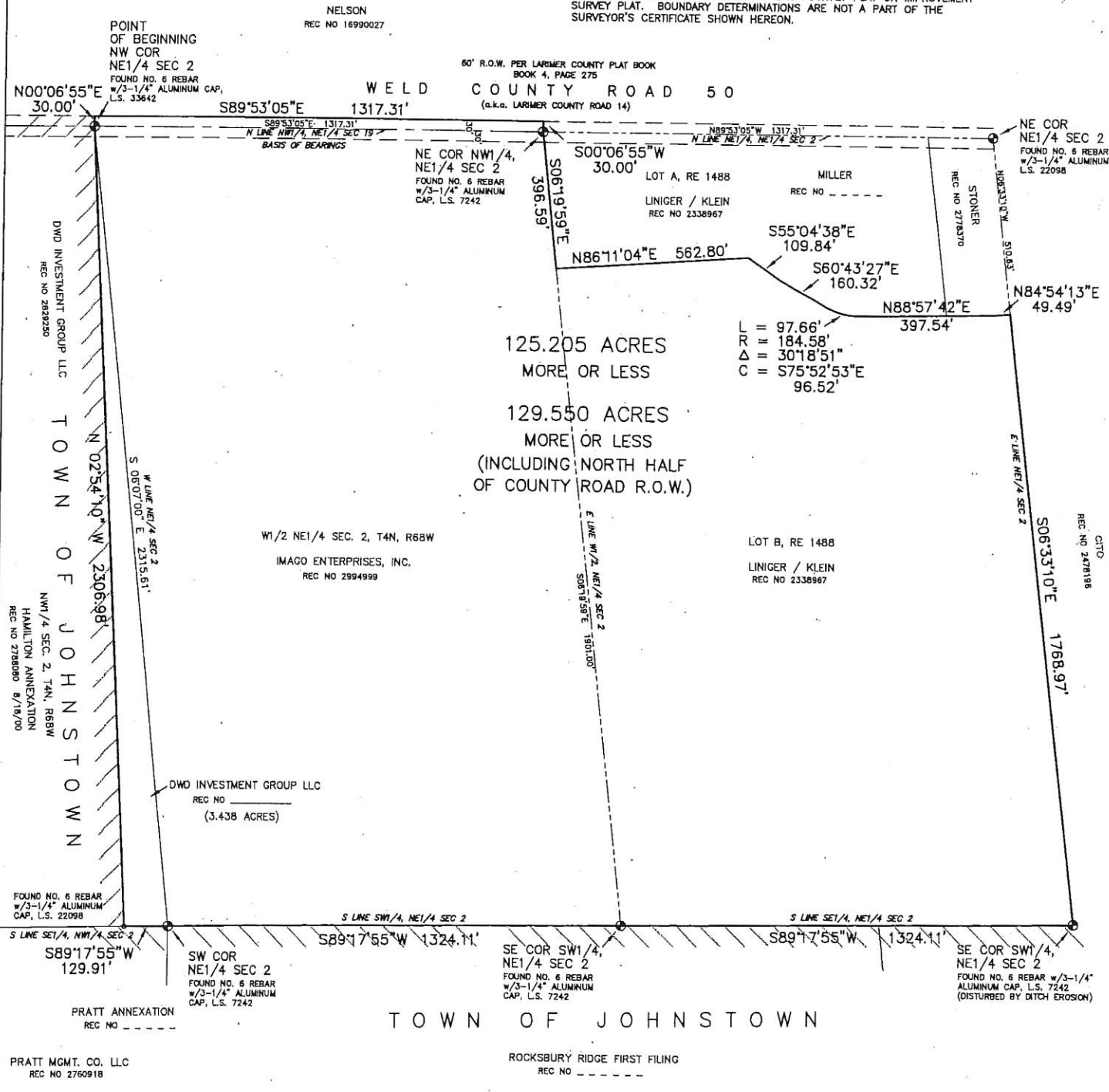
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____ MY COMMISSION EXPIRES _____

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ A.M./P.M. OF THE _____ DAY OF _____ A.D., 2003 IN BOOK _____, PAGE _____, MAP _____, RECEPTION _____

COUNTY CLERK AND RECORDER _____
BY _____ DEPUTY



125.205 ACRES
MORE OR LESS

129.550 ACRES
MORE OR LESS
(INCLUDING NORTH HALF OF COUNTY ROAD R.O.W.)

TOWN OF JOHNSTOWN

KLEIN ANNEXATION MAP TO THE TOWN OF JOHNSTOWN
A PART OF THE N1/2 HALF OF SEC. 2, T.4N., R.68W. OF THE 6TH P.M., COUNTY OF WELD, AND A PART OF THE SE1/4 OF SECTION 35, T.5N., R.68W. OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

*BoT Packet
5/3/04*

KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND A PART OF
THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION

THREE TRACTS OF LAND, THE FIRST BEING DESCRIBED AS THE WEST HALF OF THE NORTHEAST QUARTER SECTION TWO (2), T4N, R68W OF THE 6TH P.M., THE SECOND TRACT BEING DESCRIBED AS LOT 8 OF RECORDED EXEMPTION NO. 1061-2-1-RE 1488 AS RECORDED JUNE 2, 1993 IN BOOK 1385 AT RECEPTION NO. 2335286 BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, T4N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. THE THIRD TRACT AS DESCRIBED BELOW (***).

EXISTING DISTRICTS

1. JOHNSTOWN FIRE PROTECTION DISTRICT
2. WELD COUNTY LIBRARY DISTRICT
3. WELD COUNTY SCHOOL DISTRICT RE-5J
4. AIMS JUNIOR COLLEGE DISTRICT
5. NORTHERN COLORADO WATER CONSERVATION DISTRICT
6. LITTLE THOMPSON WATER DISTRICT
7. THOMPSON VALLEY RECREATION DISTRICT

LAND USE DATA

1. EXISTING ZONING: WELD COUNTY, A-AGRICULTURE
2. PROPOSED ZONING: TOWN OF JOHNSTOWN PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL
3. EXISTING USES: AGRICULTURE
4. PROPOSED USES: SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL.

LAND USE TABLE

LAND USE	GROSS AC.	GROSS DENSITY	% TOTAL AREA
PLANNING AREA "A" PUD-R	34.82	3-7	27.07
PLANNING AREA "B" PUD-R	34.07	3-12	26.49
PLANNING AREA "C" PUD-R	28.54	3-5	22.19
PLANNING AREA "D" PUD-R	27.77	3-5	21.58
* PARK AREA	*	N/A	*
** OPEN SPACE	**	N/A	**
*** TRACT DWD	3.438	N/A	2.67
TOTAL	128.64	N/A	100

* PARK AREA WILL BE DEDICATED IN THE AMOUNT OF 10%. LOCATIONS WILL BE DETERMINED AT THE PRELIMINARY PLAT SUBMITTAL.

** OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF JOHNSTOWN'S ZONING CODE FOR PUD-R DEVELOPMENTS ARTICLE D VII SECTION 16.305 D1.

*** A PARCEL OF LAND OWNED BY DWD INVESTMENT GROUP LLC BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6th P.M.), COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 2 AND ASSUMING THE WEST LINE OF SAID NE1/4 AS BEING NORTH 03°11'37" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/92, A DISTANCE OF 2306.94 FEET WITH ALL OTHER BEARINGS CONTAINED HERETO RELATIVE THERETO:

THENCE SOUTH 06°24'27" EAST A DISTANCE OF 2315.53 FEET TO THE SOUTH LINE OF SAID NE1/4;
THENCE SOUTH 88°59'29" WEST ALONG SAID SOUTH LINE A DISTANCE OF 129.91 FEET TO CENTER QUARTER (C1/4) CORNER OF SAID SECTION 2;
THENCE NORTH 03°11'37" WEST ALONG SAID WEST LINE A DISTANCE OF 2306.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.438 ACRES MORE OR LESS (±) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD OR AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND IS ZONED AG AND SHALL BE ZONED PUD-MU.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO. THIS _____ DAY OF _____ 200__

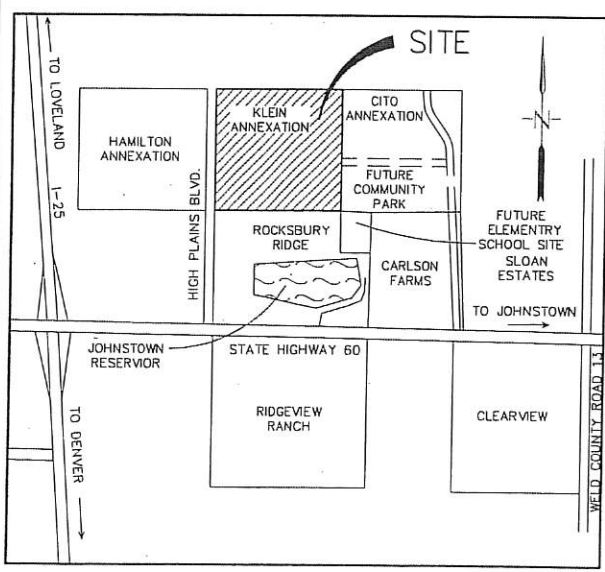
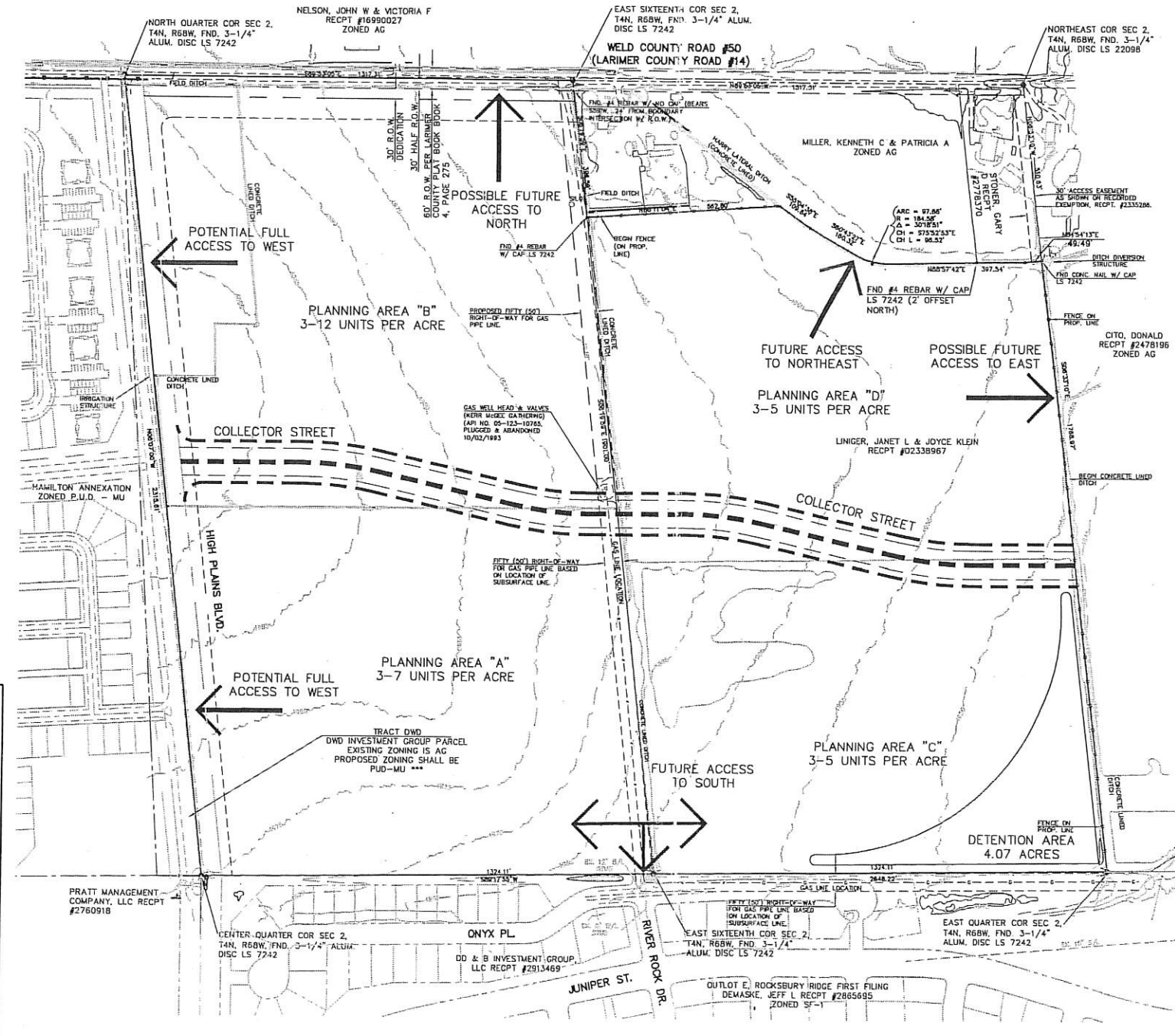
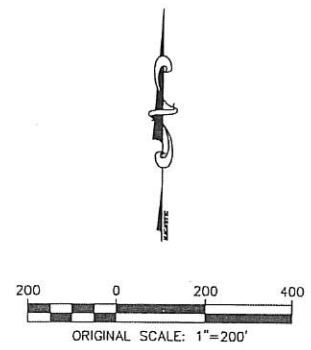
OWNER/PETITIONERS:

IMAGO ENTERPRISES
140 PALMER DRIVE
FT. COLLINS, CO. 80525

JOYCE KLEIN
A & H FARMS LLC
1014 N. 3RD
JOHNSTOWN, CO. 80534
970-587-2527

DWD INVESTMENTS GROUP LLC
4529 S. STOVER
FT. COLLINS, CO. 80525
AUTHORIZED REPRESENTATIVE:

JANET L. LINIGER
A & H FARMS LLC
23927 WCR RD 13
JOHNSTOWN, CO. 80534



VICINITY MAP
NOT TO SCALE

ENGINEER/PLANNER:
ALLIANCE DEVELOPMENT SERVICES
5440 WARD ROAD, SUITE 240
ARVADA, CO. 80002
(303) 898-0660

SURVEYOR:
EASTLAKE SURVEYING COMPANY
12520 FIRST STREET
EASTLAKE, CO. 80614
(303) 252-8881

Item 4.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
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call utility notification center of colorado
2-business days in advance before you dig.
1-800-922-1987
or 303-534-6700
for marking of underground member utilities.

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PLANNING "PLANNING" "ENGINEERING" "CONSTRUCTION" "FINANCING"

ADS
Alliance Development Services

5440 WARD ROAD, SUITE 240
ARVADA, COLORADO 80002
PHONE (720) 898-0660 FAX (303) 424-8134

NO.	DATE	REVISIONS

KLEIN 125 ANNEXATION
OUTLINE DEVELOPMENT PLAN

LES KAPLAN

DRAWING NO. P2041ODP
DESIGNED BY: PSD
CHECKED BY: DEM

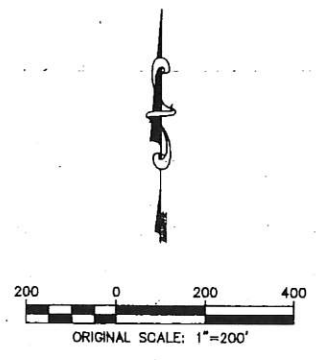
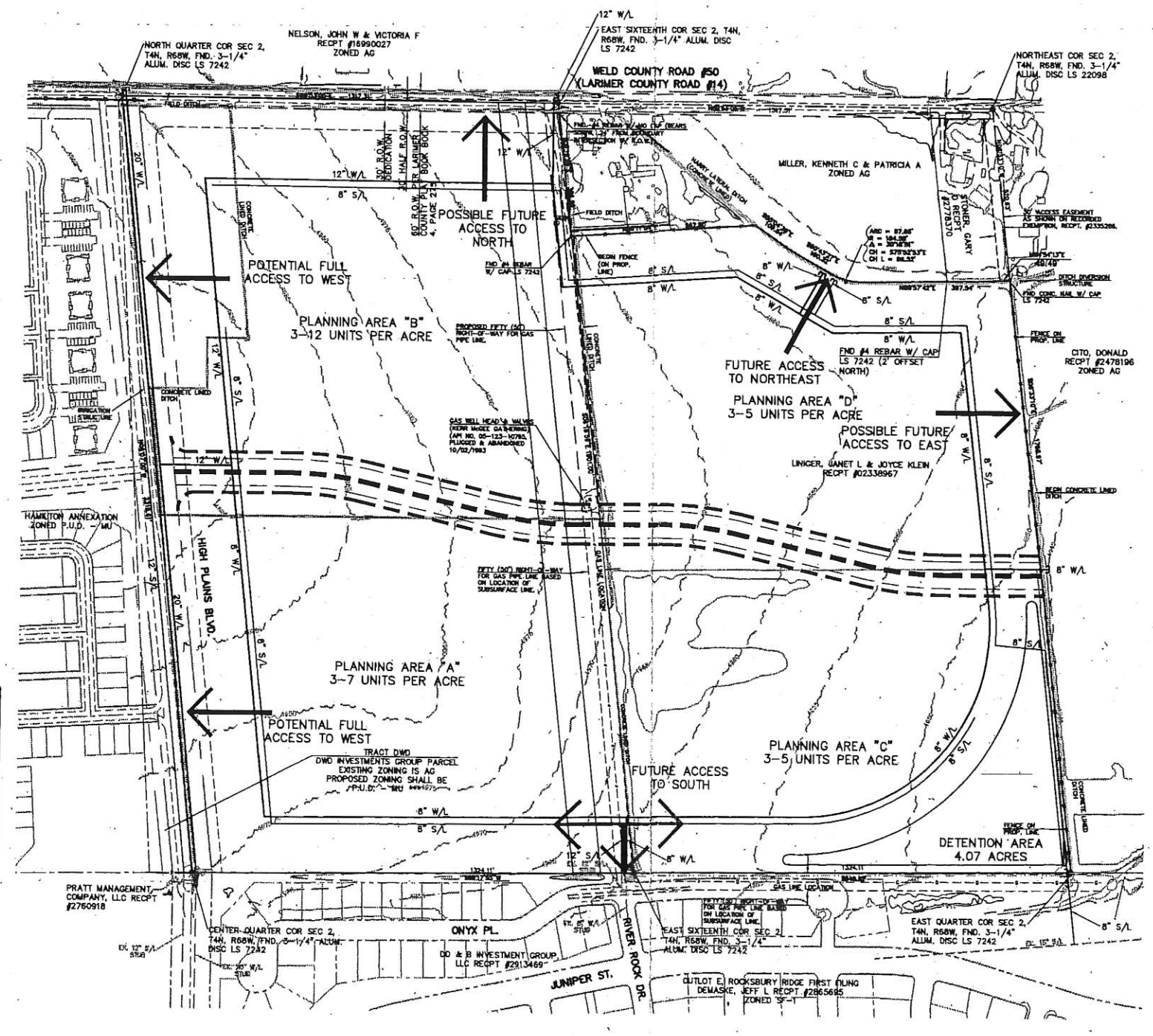
DATE: 090-202-041

SCALE: 1" = 200'

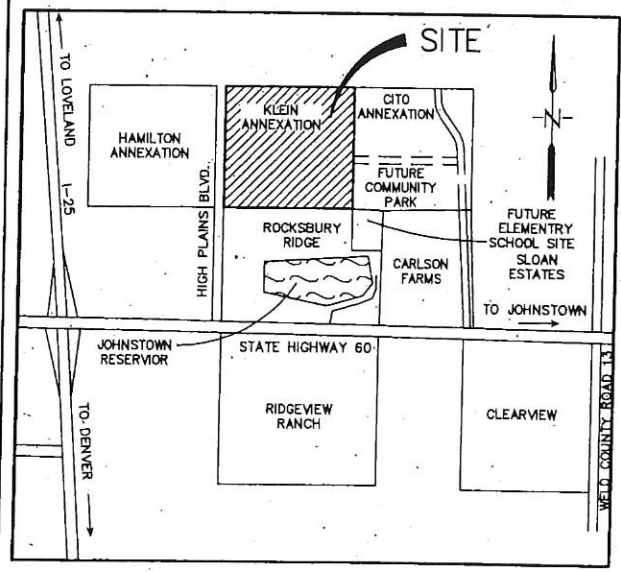
73

KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND A PART OF
THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



NOTE:
WATER AND SEWER LINE SHOWN ON SITE ARE SCHEMATIC ONLY
AND ARE INTENDED TO SHOW APPROXIMATE LOCATIONS OF
WATER AND SEWER LINES FOR OFF SITE CONNECTIONS.



VICINITY MAP
NOT TO SCALE

ENGINEER/PLANNER:
ALLIANCE DEVELOPMENT SERVICES
5440 WARD ROAD, SUITE 240
ARVADA, CO. 80002
(303) 898-0660

SURVEYOR:
EASTLAKE SURVEYING COMPANY
12520 FIRST STREET
EASTLAKE, CO. 80614
(303) 252-8881

OWNER/PETITIONERS:

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4529 S. STOVER
FT. COLLINS, CO. 80525
AUTHORIZED REPRESENTATIVE:

JANET L. LINIGER
A & H FARMS LLC
23927 WCR RD 13
JOHNSTOWN, CO. 80534

SCALE VERIFICATION
SCALE IS ONE INCH ON ORIGINAL DRAWING
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ADSD
Alliance Development Services

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AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN
AUTHORIZATION OF ALLIANCE DEVELOPMENT SERVICES.

NO.	DESCRIPTION	DATE	BY

KLEIN 125 ANNEXATION
PRELIMINARY UTILITY PLAN
LES KAPLAN

DRAWING NO. P2041ODP-UTIL
DRAWN BY: PSD
DESIGNED BY: DEM
090-202-041
JAN 22 2004



Town of Johnstown

LAND USE AND DEVELOPMENT CODE PUBLIC WORKING DRAFT VERSION: JANUARY 10, 2023

The Town is working to update our municipal code chapters related to development and land use (annexation, zoning, subdivision). The current code is quite dated and does not reflect the current vision of the Community and the Council and the ideas and concepts expressed in the [2021 Johnstown Area Comprehensive Plan](#).

This proposed code attempts to provide a range of flexible solutions that provide our residents and businesses, and the development community, with clear requirements and criteria through understandable and accessible words and graphics. This code covers a broad variety of topics related to land use, development, subdivision of land, and other similar issues.

The Planning Staff is happy to answer questions, accept feedback, and discuss these proposed code updates with you. The Planning & Zoning Commission and Town Council is reviewing this at the same time as the community, so it is likely changes will be made to this wording as we continue to review and work through this large document. A final draft will be issued and available on the Town's website prior to hearings.

Sincerely,

Kim Meyer, Director
Planning & Development Department

Department Contact Info:
planning@johnstowncolorado.gov
970-587-4664
<https://johnstown.colorado.gov/planning>

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141



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 - 17-1-2 Authority
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-

17-1-1 Title

This Chapter is known as the Johnstown Land Use and Development Code. References to “this code,” “the development code,” “the land use code,” or “these regulations” shall be considered a reference to the Johnstown Development Code.

17-1-2 Authority

- A. **Authority.** The Johnstown Development Code is adopted through the powers granted in the Johnstown Home Rule Charter (“Charter”), and in accordance with the general purposes and authority granted by Colorado Revised Statutes, Title 31, Article 23 Planning and Zoning. The Town of Johnstown recognizes that zoning is a local and municipal matter and intends that this code supersedes any conflicting general law of the State of Colorado within its jurisdiction.
- B. **Jurisdiction.** The Johnstown Development Code applies to all structures, uses, and land within the incorporated area of the Town of Johnstown. The provisions of this code that apply to subdivisions, and the planning and design of major streets, shall apply to all land within the legal boundaries of the Town and all land within three miles of the corporate limits of the Town, if not located in any other municipality’s authorized jurisdiction.

The development code shall also apply to the use of land following development, to the extent that the provisions of this code can be reasonably and logically interpreted as having such ongoing application.

17-1-3 Purposes

This development code is adopted to promote the public safety, health, and general welfare for the Town of Johnstown and its citizens and businesses. Specifically, the regulations have the following purposes:

- A. Implement the Comprehensive Plan, and other plans and programs authorized under the guidance of the Comprehensive Plan.
- B. Ensure long-term value and the physical, social, and economic well-being of residents and businesses through coordinated public and private investment.



- C. Promote planning and urban design that emphasizes distinct places and unique elements of community character throughout Johnstown.
- D. Provide parks, trails, natural areas, and civic spaces and organize development around systems of connected open spaces.
- E. Secure proper arrangement and design of streets to shape efficient development patterns, implement multimodal networks, coordinate with existing and planned streets, and improve mobility and access.
- F. Divide the Town into zones and districts that promote the character, intensity, and development patterns of distinct places identified in the Comprehensive Plan.
- G. Regulate and restrict the development and use of buildings and land within each zoning district to create compatibility within districts and transitions between complimentary districts, uses, and buildings.
- H. Secure adequate provisions for water, storm drainage, wastewater facilities and other public improvements based upon local, state, and federal requirements.

17-1-4 Applicability

- A. **General Applicability.** It shall be unlawful to conduct any development or use of land until all specified development review processes have been followed, all applicable standards have been fulfilled, and all required approvals, permits or other authorizations have been issued.
- B. **Transition Provisions.** The following rules shall determine the transition from previous regulations to this code:
 - 1. *Applications.* Any official application submitted prior to the effective date, and determined a complete application by the Director, shall be reviewed and processed according to the prior standards and procedures. An application submitted prior to the effective date, but determined incomplete, shall be resubmitted and processed according to the regulations in effect at the time of submittal of a complete application.
 - 2. *Prior Approvals.* All permits, site plans, or other approvals issued under an administrative capacity prior to the effective date of this code shall remain effective for the duration specified with that approval or as provided in the prior code. If no date is specified, they shall remain valid for six months. Any changes or amendments to a prior approval requested after the effective date of this code shall be subject to all provisions of this code.
 - 3. *Plats.* Any approved preliminary plat may continue to advance to final plat according to the standards, procedures, and time limits of the prior code. However, a new preliminary plat shall be required according to this code if:
 - a. The preliminary plat expires under the conditions of the prior approval or the duration specified for preliminary plats in **Section 17-2-6**, whichever is sooner; or
 - b. A major amendment is proposed to the preliminary plat; or
 - c. Any final plat proposes a substantial change to the preliminary plat.
 - 4. *Conditional Use Grant.* Any conditional use grant or other approval that may be limited to a specific duration or conditions under prior regulations may continue for that specified



duration or according to the conditions. Any changes or subsequent approvals of these uses upon expiration of that period shall be processed according to this code.

5. *Planned Unit Developments.* All Planned Unit Developments approved under the previous regulations shall remain in effect. Any subsequent approvals needed for future development under the PUDs shall be processed according to the standards previously applicable to PUDs. However, changes to approved PUDs, or future development or redevelopment within PUDs, may also be processed according to the terms of the development code.
6. *Continuation of Enforcement.* Any violations of a previously valid regulation that continues after adoption of this code may be enforced as provided by this code. The Town may, in its discretion enforce either the previous regulation or the standards of this Code.

D. Severability.

1. If a valid and final court decision declares any part of this development code to be invalid, that ruling shall not affect any other provisions of this development code not specifically included in that ruling.
2. If a valid and final court decision declares that the application of this development code to a particular property or structure is invalid, that ruling shall not affect the application of the regulations to any other property or structure, or to development with different circumstances.
3. No provision of this code shall enable any circumstance that is unlawful under superseding federal or state law. If any section, subsection, sentence, clause, phrase, or portion of this code is now or in the future superseded or preempted by state or federal law, or found by a valid final court decision unauthorized, such provision shall be interpreted and applied as required by law.

17-1-5 Administration

A. **Staff.** The following town staff positions are responsible for administering specific aspects of this code.

1. **Planning Director.** Pursuant to Article 8 and administrative authority granted by the Town Manager, the Planning Director (Director) is responsible for general administration of the development code and is the principal interpretation and enforcement official of these regulations. The Director may consult with any other department or relevant outside agencies to coordinate any plans, policies and programs that impact the Comprehensive Plan or this code.
3. **Johnstown Review Committee.** The Town Manager or Director may assemble the Johnstown Review Committee, for any applications that the Town Manager or Director determines require referral, review, and comment from any of the departments or agencies on the committee, or external agencies and interested parties. The committee generally includes the Public Works Director, Utilities Director, Town Engineer, Building Official, public safety representatives, and staff from any other relevant departments or their authorized representatives on a project-specific basis.



- B. **Planning & Zoning Commission.** The Planning and Zoning Commission is the appointed body of the Town responsible for long-range and comprehensive planning, as well as review, recommendations and decisions on implementation of the Comprehensive Plan. The Planning and Zoning Commission is established according to Article IX of the Municipal Code. In addition to all other general planning authority granted by statute, local ordinance, or bylaws, the Planning and Zoning Commission shall have the specific review responsibilities, act as an advisory board to the Council in certain matters, and provide final administrative decisions, as referred to the Planning and Zoning Commission under the procedures and standards of these regulations.

- C. **Board of Adjustment.** The Board of Adjustment is created under the authority of C.R.S. 31-23-307. The Board of Adjustment is established pursuant to these regulations according to the following provisions.
 - 1. **Appellate Power.** The Board of Adjustment is empowered to hear and decide appeals. Specifically, the Board is empowered to make the following decisions as specified in Article 2:
 - a. Grant variances to the strict application of the standards in this code; and
 - b. Hear and decide appeals when an error is alleged in any order or determination made by the Director in the interpretation or enforcement of this code.

17-1-6 Interpretation

- A. **Rules of Construction.** The following rules shall apply to the application and interpretation of these regulations, unless the context clearly indicates otherwise:
 - 1. All words shall have the customary dictionary meaning, as determined by the Town, unless specifically defined in these regulations.
 - 2. The present tense includes the future tense and the future tense includes the present tense.
 - 3. The singular includes the plural and the plural includes the singular.
 - 4. Lists of examples prefaced by “including the following,” “such as,” or other similar clauses shall not be construed as exclusive or exhaustive, and shall not preclude an interpretation of the list to include other similar and non-mentioned examples.
 - 5. The conjunctive “and” in a list means that all apply; the conjunctives “or” and “and/or” mean the provisions may apply singly or in any combination; and the conjunctive “either...or” means the provisions apply singly but not in combinations.
 - 6. When calculations to determine a requirement of something that cannot be divisible (i.e. parking space, trees) results in fractions, it shall be rounded up to the nearest whole number if the standard is expressed as a minimum requirement and rounded down to the nearest whole number if the standard is expressed as a maximum allowance.
 - 7. “Shall,” “will” or “must” is mandatory; “should” or “may” is permissive but recommended as a way to best meet the standard or achieve the intent of the standard.
 - 8. A reference to an administrative official shall refer to that official, or their official designee, and all references to specific town officials may also include any other designee of the Town Manager.
 - 9. Any reference to other official local, state or federal government rules or regulations shall include the current versions of those regulations, provided they remain binding on the Town, or where not binding, remain consistent with the purposes, intent, and objectives included in these regulations.
 - 10. References to a person shall include individuals, partnerships, agencies, corporations or other legal entities and the owner, tenant, occupant, principal, partners, officers, employees, agents, and representatives of any legal entity.



- B. **Conflicts.** All provisions shall be considered the minimum requirements to promote the public health, safety and welfare. In case of a conflict between these regulations and any other adopted rule, regulation or code of the Town, the higher standard shall apply. In making a determination of which standard is higher, the official may consider which is more specific; which is more consistent with the Comprehensive Plan; which is more consistent with the purposes, intent and objectives of these regulations; and which best promotes the public health, safety and welfare.

- C. **Computations of Time.** The following rules apply to any computation of time, unless a specific section of these regulations indicates otherwise:
 - 1. The day of the act that commences a time period shall not be counted.
 - 2. The last day of the time period shall be included, unless it is a Saturday, Sunday or legal town holiday, in which case the next working day shall end the time period. In all other cases Saturday, Sunday or legal town holidays count in the time period.
 - 3. Whenever any time period is expressed for a formal submittal to the Town, the time period shall end at 5:00 p.m. on the last day of that time period.
 - 4. Any time period expressed in years shall include a full calendar year from the act that commences the time period.

- D. **Interpretation of Zoning Map.** Where uncertainty exists with respect to any boundary on the zoning district map, the following rules shall apply:
 - 1. Boundaries approximately following streets or other rights of way or rivers or streams; the centerlines or extension of these centerlines shall be the boundaries.
 - 2. Boundaries indicated as approximately following property lines - the platted or other official legal line of that property shall be the boundaries, unless the property boundaries on the map have been substantially altered.
 - 3. Boundaries approximately following town limits shall be interpreted as following the actual town limits.
 - 4. Boundaries that split any platted lots - the lot shall be interpreted in the district designated to the majority of the lot. In the case of an equal split, the Director shall determine the appropriate zoning based on consideration of the Comprehensive Plan, the context, the surrounding existing uses, and the likelihood of change in context or existing uses in the future.
 - 5. Boundaries that split any unplatted property - any future platting of property may generally follow the zoning boundary and then each resulting property may assume the zoning applicable to the majority of the resulting lot actual platted boundary, or where any resulting lots have significant discrepancies with zoning boundaries, rezoning may be required.

- E. **Non-regulatory Provisions.** Intent statements, design objectives, graphics and commentary such as captions to graphics or notes in tables, are an aid to interpretation of the standards and criteria. In the event of a conflict between the intent statements, design objectives, graphics or commentary and a specific standard, the specific standard shall control unless the context and intent clearly indicate otherwise.

- F. **Resources, Guides and Industry Standards.** Resources, guides and industry standards that are recognized as a reputable authority in the planning, development and urban design professions, may be used to supplement interpretation of this code. They shall be subject to the approval of the Director upon a determination that the content is consistent with the policies of the Comprehensive Plan and the purposes, intent, and design objectives of these regulations. Any resource, guide, or industry standard approved by the Director shall be listed in Appendix A, and at least one copy shall be kept on file with the Planning Department. Use of these guides shall only be to the extent that it is consistent with the purposes, intent and design objectives



expressed in these regulations, and shall not be used to otherwise modify or conflict with any specific standard in these regulations.

17-1-7 Legally-existing Nonconformities

2. **Intent.** The Town permits existing uses, buildings and lots that were created legally and in conformance with then-applicable requirements, but do not conform to the current applicable requirements of these regulations, to continue to be put to productive use. It is the Town's intent to bring as many aspects of these nonconformities into compliance with current regulations as is reasonably practical. The intent of this section is to balance the interests of property owners in past investments, discourage investment that expands or reinforces non-conforming situations, and promote investment consistent with the Comprehensive Plan and these regulations.

2. **Nonconforming Uses.** Uses that were legally initiated or established prior to the adoption or amendment of this code, but which would otherwise not be continued under the current terms of this code, may continue to exist subject to the following:
 1. The use shall not be expanded beyond the current size and specific area of the site or lot where it was legally established, beyond any existing building or structure, or within any building or structure where any structural changes expand the exterior footprint of a building or structure. The Director may consider an exception based on the following findings:
 - a. The enlargement of the structure or buildings is only to facilitate conforming uses or activities, and does not otherwise allow, encourage or promote expansion or increase impacts of the nonconforming use;
 - b. The enlargement of the structure or buildings allows for an addition to a single family detached home that enhances livability, but that does not add more than 50% of the original building square footage.
 2. Any use accessory to a principal nonconforming use shall not be permitted absent the principal use, and continuation of accessory uses shall not avoid any abandonment period for the nonconforming principal use. No additional accessory building or use not present when the nonconforming use was established shall be permitted, unless in conformance with these regulations.
 3. If active and continuous operations are not carried on during a period of 12 months, the use shall not be reestablished and all subsequent uses shall be in conformance with the provisions of this code.
 - a. Intent to resume active and continuous uses shall not count towards reestablishing the use. Evidence of a continuous business license is not sufficient to maintain use for this purpose. A business use must be operational to be considered active.
 - b. A nonconforming home occupation shall be considered abandoned if the occupants of the dwelling who were conducting the use discontinue either their occupancy of the dwelling or the nonconforming home occupation.
 - c. At the time any nonconforming, individual mobile home existing on a private lot is removed or is vacated, the use shall be deemed abandoned and shall not be returned or occupied except in compliance with this code.



-
- d. A change of operator or sale of use shall not be considered discontinued, provided that neither the previous or current business or owner combined to cease operation for 12 months or more.
4. No person shall move a nonconforming use within the same parcel or to another parcel unless the relocation conforms to this code.
5. Any change of use shall be to a conforming use, and at that time the nonconforming use shall be abandoned. The Director may consider and authorize a change to a lessor nonconforming use considering the extent, intensity, or operations of the use, provided it does not otherwise include investments that extend the period that the property is not conforming to this code.
6. Any structure in which a nonconforming use is carried on that is damaged to the extent of more than 50% of the current replacement value shall not be restored to support the nonconforming use with the exception of a single-family detached or attached home, which may be replaced at its prior size as evidenced by records of the county assessor or other official record.
7. Any new activity that triggers specific site design standards shall require full compliance with that site design standard in order for the nonconforming use to continue, and the presence of a nonconforming use shall not be used to justify not meeting other applicable standards.
- C. **Nonconforming Structures.** Structures, other than signs, that were legally constructed prior to the adoption or amendment of this code, but which could not be constructed under the current terms of this code, may continue to exist subject to the following:
1. Rehabilitation or expansion of the structure that increases the degree of nonconformity is prohibited. Other rehabilitation or expansions may occur provided that they comply with all other requirements of this code; are not detrimental to the purposes, intent and objectives of the standards; and do not negatively impact development in conformance with this code on adjacent property. In general, no repairs or alterations that exceed 50% of the replacement value of the structure shall be permitted.
 2. If damaged by 50% or less of its total replacement cost, the structure may be restored to its original condition if work obtains a permit within 120 days and work is completed prior to expiration of the permit.
 3. If the structure is determined obsolete or substandard by virtue of any applicable code beyond this chapter, and the cost of improvement or restoration is 50% or more of the current replacement value, then the right to maintain the nonconformance shall terminate.
 4. Structures granted variances from the dimensional standards are not considered nonconforming and are not subject to the limitations of this section, provided that the structure and owner comply with any terms of the variance and the circumstances surrounding the variance have not substantially changed.
- D. **Nonconforming Site Conditions.** Any site condition associated with a conforming use or structure (such as parking, landscape, open space or other non-building site characteristic) in existence prior to these regulations, but which are not compliant with the standards of these regulations, may continue to exist subject to the following:
1. Any change of use or expansion of use shall require compliance with current development standards up to the maximum extent possible, considering the level of



investment needed to support the new use and the extent of area being impacted by work to support the new use.

2. Any site development activity on a portion of a site shall require compliance with the new standards up to that proportion that is subject to the development activity. For example, a site that is not compliant with the landscape standards must meet the landscape standards prorated to the portion of the site where development activity occurs, but the remainder of the site may remain nonconforming.
 3. Any change of use, building or site design element that triggers a screening requirement shall require 100% compliance with all screening standards applicable to the site.
 4. Where any investment is greater than 50% of the current replacement value of the site or can reasonably be interpreted as impacting more than 50% of any one component of the site, the site or that component shall be brought into full compliance with these standards.
- E. **Nonconforming Lots.** Any lots platted legally prior to the adoption or amendment of this code, but which could not be platted under the current requirements of this code, may continue to exist and be used for the uses permitted in the current zoning district provided development can meet other current standards.
- F. **Nonconforming Signs.** Existing signs which do not conform to the specific provisions of these regulations are designated as nonconforming signs. Nonconforming signs must be brought into compliance with this code or must be removed when any of the following conditions exist:
1. When the property or premises upon which the sign is located is vacant for a period of at least 120 days.
 2. When a sign and/or sign structure is damaged or destroyed in a monetary amount which exceeds 50% of its total replacement cost or becomes a hazard or potential hazard.
 3. When there is a zone change initiated by the business or property owner.
 4. When a sign and/or sign structure is abandoned for more than 120 days, including empty frames.
 5. When an existing structure upon which the sign is located is relocated, replaced, or changed in size, location, height or setback.
 6. When the sign itself is relocated, replaced, or changed in size, location, height or setback.
 7. The structure or size of the sign is altered in any way except towards compliance with these regulations. This does not refer to change of copy or normal maintenance.
 8. When improvements are being made to 50% percent or more of the facade of a building on which a nonconforming sign is located.
- G. **Burden of Proof.** The burden shall be on the applicant to establish that the nonconformity was established lawfully and the entitlement to continuation of nonconforming situations or completion of nonconforming projects according to this section. Owners of nonconformities may request a “certificate of legal nonconforming status” by filing an application with the Director.

17-1-8 Enforcement

- A. **Violations.** It shall be unlawful for any building, structure, site element or use of land to be constructed, altered, maintained, or otherwise initiated in violation of these regulations. It shall be unlawful for any person to do or cause:
1. Any act or thing prohibited by these regulations;
 2. Omit any act or thing required by these regulations; and



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- 3. Interfere in any manner with persons in performance of a right or duty granted or imposed by these regulations, maintained, or otherwise initiated in violation of these regulations.

 - B. **Enforcement.** The Town may investigate and initiate proper actions or proceedings to prevent or terminate any activity or condition that is in violation of these regulations, including withhold any permits or licenses, revoke or suspend any permits or licenses previously granted, issue stop work orders, cease action on pending development applications or permit reviews, correct or abate the nuisance, withhold any public improvements, or penalize and initiate legal proceedings to prevent the continuance of unlawful actions or conditions.

 - C. **Penalty.** Any person violating any of the provisions of this code shall be deemed guilty of such violation and, upon conviction, shall be penalized as provided in Article IV of Chapter 1 of the Johnstown Municipal Code. Each day of a violation shall constitute a separate offense, and any owner or other person employed in connection with a violation shall be guilty of a separate offense. The Town shall further have the right to maintain suits or actions in any court of competent jurisdiction for the purposes of enforcing these regulations and to abate any potential nuisance, including preliminary or permanent injunctions. These penalties are not exclusive of any other remedy available under any applicable local, state, or federal law, and it is within the discretion of the Town to seek alternative and/or cumulative sanctions or remedies.



Article 2. Applications & Procedures

- 17-2-1 General – All Applications
- 17-2-2 Annexation & Establishment of Zone District
- 17-2-3 Zone Change
- 17-2-4 Subdivision Platting
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- 17-2-5 Site Plan - Administrative
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- 17-2-11 Text Amendments
- 17-2-12 Vested Property Rights
- 17-2-13 Change of Use

Table 17-2-1: Procedures Summary

	Eligible Applicants			Pre-application Conference	Neighbor-hood meeting	Notice			Review Body			
	Owner	PC	TC			Post	Publish	Mail	Staff	PC	TC	BoA
Annexation & Establish Zone District	■		■	☑	☑	☑	☑	☑	R	R/PH	D/PH	
Administrative Plat (17-2-2.C)	■			☑					D		A	
Preliminary Plat (17-2-2.D)	■			☑	☑	☑	☑	☑	R	R/PH	D/PH	
Final Plat (17-2-2.E)	■			☑					R	R/PH	D/PH	
Change of Zone (17-2-3)	■	■	■	☑	☑	☑	☑	☑	R	R/PH	D/PH	
Planned Development – Regulating Plan (17-2-4)	■	■	■	☑	☑	☑	☑	☑	R	R/PH	D/PH	
Site Plan – Administrative (17-2-5)	■			☑					D	A		
Site Plan – Full Review (17-2-6)	■			☑		☑			R	D	A	
Alternative Compliance (17-2-7)	■			☑		Based on procedures of related application						
Conditional use grant (17-2-8)	■			☑	☑	☑	☑	☑	R	R/PH	D/PH	
Variance (17-2-9)	■			☑		☑	☑	☑	R			D/PH
Appeal of Administrative Decision (17-2-10))	■	■	■			--	--	--			A	D/PH
Text Amendment (17-2-11)		■	■				☑		R	R/PH	D/PH	
Vested Property Right (17-2-12)	■			☑					R	R	D/PH Bri	

☑ = Required
 ■ = Authorized
 PC = Planning & Zoning Commission
 TC = Town Council
 BoA = Board of Adjustment

R = Review and Recommending Authority
 D = Decision Making Authority
 A = Appeal of Decision
 PH = Public Hearing Required



17-2-1 General – All Applications

A. Applications and Fees

- 1. *Forms.* Applications required under this code shall be submitted to the Planning Department on forms supplied by the Department. The Director is authorized to establish application forms and submittal requirements in order to ensure all applications can be evaluated for conformance with this code. The Director may waive the requirement for any information on standard forms at the time of application, due to the routine nature of the application or due to the context of a particular application making the information inapplicable for review against the criteria.
- 2. *Fees.* Applications shall be accompanied by a non-refundable fee established by the current Town’s Fee Schedule. Any application that does not include the required fee shall be returned to the applicant as incomplete. Fees shall not be required with applications initiated by the staff on behalf of the Planning and Zoning Commission or Town Council.
- 3. Development cost reimbursement and agreement. Per JMC Chapter 4, Article VI, such deposit and agreement shall be required, in an estimated amount based on development project type, to cover direct expenses of the required review.
- 3. *Eligible Applicants.* Table 17-2-1 indicates applicants eligible for each particular application under this code, which may include the following:
 - a. *Owner.* The record owner of property that is the subject of the application or that owner’s agent authorized by written permission of the owner.
 - b. *Planning and Zoning Commission.* The Planning and Zoning Commission, acting on its own initiative or through recommendations brought to it by town staff.
 - c. *Town Council.* The Town Council acting on its own initiative or through recommendations brought to it by town staff.

B. **Concurrent Applications.** When a project requires approvals under more than one type of application, or required a series of individual approvals of differing project types, the Director may determine that each application may run concurrently based on the following:

- 1. The similarity of information required for each type of application, or where they require different information, the ability to coordinate information, review criteria and decisions under each application.
- 2. The similarity of notice, timing, procedures, meetings and review bodies required for each application.
- 3. The ability of the staff and review bodies to make effective decisions when reviewing the applications concurrently.

In cases where the Director determines applications may run concurrently, the application shall be processed through the highest review level of any of the associated application, and where one approval may be fully or partially contingent or conditioned upon subsequent approval of a concurrent application, no decision shall be considered final until the last of the related decisions has been made. Where project approvals may stand as individual, non-contingent decisions, each approval may be considered final.

C. **Pre-application Meeting.** Pre-application meetings may be requested for any application and shall be required as indicated in Table ##. A required pre-application meeting may be waived at the Director’s discretion and upon the applicant’s request, for any application that is routine in nature and where the topics below can be addressed by general correspondence. Applicants shall confer with the Director and other town staff or officials designated by the Director, to discuss the general nature of the proposal, including:



1. How the proposed project meets the goals of the Comprehensive Plan, or other specific plans or policies applicable to the area.
2. The applicant’s vision and understanding of the market for the proposed project.
3. The proposed uses, general site layout, and conceptual or anticipated design of buildings, including how the project relates to surrounding sites and public spaces.
4. How the project will contribute to the area and further the intent of the zoning district.
5. Planning and infrastructure demands and impacts
6. Development review processes and review criteria
7. Opportunities to improve designs or coordinate the preliminary concepts with other private or public investments in the area.

Pre-application discussions shall be considered informational and non-binding, given the incomplete nature of the information available for consideration. Due diligence by the applicant is required to ensure all codes, standards, and requirements are met with project submittals, and all fees are known.

D. **Neighborhood Meeting.** A neighborhood meeting shall be required as indicated in Table ##, and for any application involving oil, gas or mineral extraction as specified in Section ####. The Director may require a neighborhood meeting for other projects where the nature of the project is particularly complex or presents potential for potential impacts on property in the vicinity. Neighborhood meetings shall be scheduled and noticed per current Town requirements.

1. *Content.* The applicant is responsible for all content of the meeting, which at a minimum shall include:
 - a. The general nature and scope of the proposed project;
 - b. A summary of the proposed land use, including planned or all potential future uses under the request;
 - c. The most recent plans and submittals available for the project, depicting the scale, location and design of any buildings and the relation of all site improvements to the streets and adjacent property; and
 - d. Identify and explain the subsequent formal review steps with the Town, and note that official and formal review by the Town may result in changes from the initial concepts.
2. *Summary.* The applicant shall prepare summary minutes of the meeting including evidence of the notice, attendance, content and presentation, issues and discussion summary, and outcomes of the meeting. These minutes shall be provided to town staff within one week of the meeting.

E. **Staff Review.** Upon receipt of an application or resubmittal, the Director shall take the following steps:

1. *Determination of Complete Application.*
 - a. If an application is determined incomplete, the Director shall notify the applicant of the specific ways in which the application is deficient. No further processing of the application shall occur until the deficiencies are corrected. If a deficient application is not corrected within 30 days of the notice, the incomplete application may be considered withdrawn.
 - b. If an application is complete it shall be processed for formal review.
2. *Staff Review.*
 - a. Applications may require review by the Johnstown Review Committee as established in Section 17-1-5.A.3, and the Director may determine that any application can be reviewed by the JRC when it affects issues or facilities significant to other departments and outside agencies.



- b. The Director may determine if other referral agencies are appropriate based on the application and has discretion to add any other relevant or applicable agency to the list. In general the following agencies may be requested to review and comment:
 - (1) Neighboring county & municipal governments
 - (2) State of Colorado offices
 - (4) Gas and electric utilities;
 - (5) Telecommunications and cable providers;
 - (6) Public safety agencies (police, fire, EMS, health);
 - (7) School district(s);
 - (8) Water and sewer utilities;
 - (9) Ditch companies;
 - (10) Special districts; and
 - (11) Other local, state, or federal government agencies or impacted entities.
 - c. Failure to receive comments from referral agencies may allow the Director to delay the application. However, if the applicant demonstrates sufficient due diligence in attaining comments, the Director may interpret the failure to comment as consent to the application by the agency.
 - d. The applicant shall be responsible for coordinating all subsequent requirements or comments, agreements, plans, or fees required to satisfy, and for notifying any agency prior to final review of any changes that may affect their comments on initial plans.
3. *Staff Comments.* The Director shall coordinate a staff review after receipt of a complete application and may provide the applicant the following information in writing:
- a. Comments or recommended changes based on the results of any referral agency comments, neighborhood meetings, or staff review.
 - b. A list of any additional supplemental information necessary to support the application or address any comments or recommended changes.
 - c. If the applicant chooses not to address any particular comment or recommended change, a written statement shall be included with the resubmittal that demonstrates a good faith effort to address the issue and provide reasonable rationale why the comment was or can not be addressed. The applicant may request to schedule the application for official review based on this rationale.
 - d. If the applicant fails to submit revisions or otherwise address any comments from the Planning Department in writing for more than 120 days, the Director may determine the application withdrawn and the review terminated. Any further action will require a new application and fees.
4. *Scheduling.* Applications that have completed JRC or staff review, and addressed any comments or recommended changes, shall be scheduled for further review according to these regulations.
5. *Staff Report.* The Director shall prepare a staff report for applications that require review and decisions by other review bodies. The report shall identify the appropriate policies, plans, regulations and review criteria, and identify relevant facts of the application. The Director shall cause the report to be published and available to the applicant and public prior to the review body meeting, in association with the public meeting agenda and packet.
- F. **Notice.** Notice shall be provided for each application as indicated in Table ##, which shall provide the date, time, place of the meeting, and general information on the application including the location and type of application. Required notice may include the following requirements, in addition to the general agenda publication:



1. *Published.* Where published notice is required, at least 10 days prior to the public hearing or meeting, the Town Clerk shall publish the notice on the Town’s official website or in the newspaper designated by the Council as the Town’s official newspaper.
2. *Posted.* Where posted notice is required, notice shall be posted on the property or near the proposed site, approved by the Director, visible to surrounding properties and the general public from adjacent public ways, according to the following:
 - a. The Director shall determine the number, type, and specific location of signs based on the context of the property,.
 - b. The applicant shall ensure that signs are posted at least 10 days prior to the public hearing or meeting.
 - d. The applicant shall make a reasonable, good faith effort to maintain posted notice throughout the proceedings.
3. *Mailed.* Mailed notices shall be provided as a courtesy for all applications requiring a neighborhood or review body meeting or hearing. The Town shall mail such courtesy notice of the date, time, place of the meeting; the general location of the subject property; the type or general nature of the application; and the location and contact where additional details may be found. Notice shall be sent by regular mail to the following, at least 10 days prior to the hearing or review meeting:
 - a. All property owners within 500 feet shown by the records of the county assessor;
 - b. For oil and gas applications, the distance for property owners shall be increased to 2,000 feet;
 - c. Where notice is not required, or where notice beyond these requirements is determined necessary at the discretion of the Director, mailed notice to all property owners within 500 feet may be required in the following situations:
 - (1) Where large parcel sizes on the perimeter of the project result in notification to only immediately adjacent owners;
 - (2) Where a large project is more than 1,000 feet in any dimension; or
 - (3) Other situations where the Director determines that additional notice may be appropriate due to the context or nature of the project causing potential impacts beyond the required notice distance.
4. *Surface Development Notification.* Where mailed notice is required by state statutes for any project related to mineral estate owner identified on the county tax assessor’s records or who has filed in the office of the county clerk and recorder a request for notification, the applicant shall be responsible for notice. The applicant shall certify that notice has been provided as required by this code and Colorado law prior to a public hearing, public meeting, or administrative decision.
5. *Additional Hearing or Meeting Dates.* For any application where mailed or published notice is required by this code or Colorado law, and the reviewing authority adjourns or continues to the review to a certain date, time and location, no new notice shall be required.
6. *Failure of Notice.* Any failure of published, posted, or mailed notice shall not invalidate any subsequent process or decision in the Director’s discretion. In making this decision, the Director shall consider whether:
 - a. Good faith efforts were made to comply with notice, and the failure of notice was beyond the applicant’s or Town’s control;
 - b. Technical errors in the notice were made, but constructive and actual notice was available to all interested parties; or
 - c. The failure of notice is not otherwise instrumental to the proceedings, criteria, or record established for the decision.



- G. **Public Hearings.** Where public hearings are required by Table ##, the following procedures apply:
 1. The hearing shall be conducted and a record of the proceedings shall be preserved.
 2. Any interested person or party may appear and be heard in person or by agent.
 3. The review body may request testimony or a report on the application from any government official or agency, or any other person with information pertinent to the application.
 4. A public hearing for which proper notice was given may be continued to a later date without again requiring notice provided in this section if the specific date, time and place of the continued hearing is announced at the original hearing.
 5. If the review body is a recommending body, a written summary of the meeting and the recommendation shall be forwarded to the decision-making body.
 6. A review body is authorized to establish meeting procedures and bylaws regarding specific conduct and management of public hearings, within the parameters of these regulations.

- H. **Action by Review Bodies.** Review bodies shall take the actions indicated in Table ##. A review body may take any action on the application consistent with notice given or criteria in this Article, or recommend such action when the review body is a recommending body, including the following:
 1. Approve the application.
 2. Approve the application, with conditions or modifications that make it more consistent with the standards and approval criteria.
 3. Deny the application, with specific reasons for the denial.
 4. Continue the application to allow further analysis. The continuation period shall not be more than 60 days from the original review without consent of the applicant

An approval decision shall be summarized, along with the project application, in a written resolution.

- I. **Appeals.** Where no appeal is designated in Table ##, the decision shall be final and only appealed as authorized by law. Any final decision made under this code by an administrative official may be appealed through an Administrative Appeal application according to 17-2-10 and Table ##. Where a review body is designated as the appellate body in Table ##, the following appeal procedures apply:
 1. Appeals shall be filed with the Director within 15 days of the decision by the decision-making review body.
 2. Appeals shall identify the exact provisions in dispute and whether it is incorrect due to one or more of the following:
 - a. It was against the express standards of this development code;
 - b. It was an unreasonable interpretation or application of the standards or review criteria;
 - c. It was erroneous, based on the record and facts reviewed by the decision-making body; or
 - d. It was otherwise clearly contrary to law.
 3. The following persons and entities shall have standing to appeal the action of the review body:
 - a. the applicant;
 - b. the Town Manager, on behalf of any public official, department, or public body; and
 - c. any other person who was aggrieved and materially affected by the decision, and otherwise has a right to appeal by law.
 4. The appellate body shall consider the application based on the established record, within 60 days of a filed appeal. It shall give deference to the previous review body but may take any action authorized by the decision-making body under this code if it determines that a clear error was made.



- 5. The procedure and required notice shall be the same as required of the original application.
- J. **Technical Studies.** The Director, on behalf of any public official, department, or agency, the Planning and Zoning Commission, or the Town Council, may require applicants to submit technical studies necessary to evaluate the application. Technical review by outside entities with expertise or jurisdiction over some aspects of the application may be required in place of, in addition to, or in association with any studies. Examples of technical studies that may be required include traffic studies, infrastructure capacity and impact analysis, geologic or hydrologic studies, environmental impact and biological assessments, noise studies, market studies, or fiscal and economic impacts. The persons or firms preparing the studies shall be subject to the approval of the Director. The costs of all studies shall be borne by the applicant. Any application that is determined to require technical studies or review from entities outside of the Town may require special schedules based on the reasonable time frames to conduct those studies or additional reviews.
- K. **Permits.** Upon final approval as specified for each application in this section, applicants may apply for all permits necessary to construct buildings, infrastructure, and site improvements. Permits necessary to show full compliance with the standards of this code, other applicable Town codes, or other agency requirements or laws may be required.
- L. **Successive Applications.** When the review body takes final action to deny an application, the same or a similar application shall not be refiled for one year from date of denial. The Director may permit a refiled of the application sooner than 1 year when it is determined that significant physical, economic or land use changes have taken place within the immediate vicinity, or where a significant text amendment to this code has been adopted that may affect the outcome of the action on the application. There shall be no time limitation on an application that the Director determines is substantially different from a previously denied application, when considering the proposed use, scale or intensity of development, and potential impacts on adjacent property.

17-2-2 Platting

- A. **Applicability.** Plat applications are required to design and coordinate streets, open spaces and other civic places with developable lots and buildings; to create lots and establish or alter the legal boundaries of a property; and to account for public facilities and services, infrastructure, development patterns, or other long-range growth and development considerations prior to potential fracturing of ownership. Plat applications shall be initiated by the property owner.

Specifically, plat applications shall apply to:
 - 1. Any division of land into more than one lot or parcel;
 - 2. Any adjustment of previously platted lots that alter the legal boundaries or potential ownership patterns, other than those by operation of law, acquisition by a public entity, or by court order; and
 - 3. Any development on previously unplatted property.
- B. **Types of Plats and Applications.** Plat applications are classified and processed as one of two types:
 - 1. *Administrative Plats.* Administrative plats are routine applications such as lot adjustments or land divisions that change legal boundaries but do not significantly alter development patterns, require dedication of right-of-way, or impact public services.



- 2. *Major Subdivisions.* Major subdivisions are all other land divisions or development impacting development patterns and intensity, rights-of-way, or infrastructure, which require a comprehensive review through preliminary plat and final plat procedures.

C. **Administrative Plat.** Administrative plats shall be processed according to the following criteria and procedures.

- 1. *Eligibility.* The following situations are specifically eligible for administrative plat processes:
 - a. *Lot Line Adjustment.* The alteration of legal boundaries for up to 10 previously platted lots, tracts or outlots.
 - b. *Plat Correction.* A survey or other legal instrument to correct an error in the legal description or other element of an approved plat; to dedicate, vacate, or alter easements; or to confirm legal boundaries of lots in an approved plat that could only be determined post-construction, such as for duplexes, row houses or condominiums where the units and lots are individually owned.
 - e. *Minor Subdivision.* The division of previously unplatted land or of a platted tract into 4 or fewer lots.
- 2. *Review Criteria.* An application may be approved by the Director if the Director determines that all of the following are met.
 - a. No significant increase in service requirements (utilities, schools, traffic control, streets, etc.) or impact on the ability to maintain existing service levels will result.
 - b. The application does not alter any zoning district boundaries due to adjustments to any lots.
 - c. All resulting lots meet the legal standards of the subdivision regulations and applicable zoning districts.
 - d. The lot patterns are compatible with the surrounding area and any previously approved final plat for the subject property. In determining compatibility, the size and dimension of lots, the layout and design of existing subdivisions and rights of way, and the degree of deviation from previous development and the potential impact of this deviation on surrounding property shall be considered.
 - e. No other significant issues exist with potential development enabled by the plat that could affect planning policies, undermine the application of other development regulations, or impact adjacent property owners.

Any application not classified as an administrative plat or not meeting these criteria shall be processed as a major subdivision with a preliminary plat and final plat.

- 3. *Review Procedures.* In addition to the general requirements in **Table ##** and Section 17-2-1, the requirements in this sub-section apply to administrative plat applications.
 - a. If the Director determines at any point in the process that the application is not eligible or appropriate for an administrative plat, the Director may deny the application and require the applicant submit a new application as a major subdivision.
 - b. The Director shall make the final decision on administrative plats, and the decision may be appealed to the Town Council.
 - c. Any administrative plat that includes right-of-way or other public dedication shall be approved by the Planning and Zoning Commission and the dedication accepted by Town Council prior to recording.
- 4. *Effect of Decision.*
 - a. The applicant shall submit the approved administrative plat and all other required documents and certificates to the Town for execution.



- b. The Town shall record the administrative plat and executed documents with the applicable county clerk and recorder.
- c. The administrative plat shall become effective after recording.
- d. A recorded administrative plat may be modified through the same procedure used for the original application.

D. **Major Subdivision – Preliminary Plat.** Any subdivision not eligible as an administrative plat is a major subdivision that shall require approval of a preliminary plat. A preliminary plat shall be processed according to the following specific procedures.

1. *Applicability.* The preliminary plat provides detailed planning review of development patterns, street networks, block and lot layout, and the ability to meet public facility and utility requirements for future development, prior to preparation of detailed construction and engineering plans. The Director may allow a preliminary plat and final plat to be processed simultaneously, provided the submittal requirements and criteria for both applications can be met. For any application that is particularly complex, the Director may require the applicant may elect to first submit a concept plan for public review by the Planning and Zoning Commission and Town Council prior to official submittal. Review of a concept plan shall not require any approval, but merely provides general consensus and offers the applicant direction for preparing a formal preliminary plat.
2. *Review Criteria.* A preliminary plat shall be reviewed according to the following criteria.
 - a. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan.
 - b. The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.
 - c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of this chapter of the Code, and are coordinated with existing or potential development on adjacent property.
 - d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.
 - e. The application demonstrates a preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.
 - f. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.
 - g. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
 - h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.
 - i. The plat has thoroughly responded to or otherwise received positive recommendations of professional staff or other public entity or review agencies asked by the Town to officially review the preliminary plat.
3. *Review Procedure.* In addition to the general requirements in Table ## and Section 17-2-1, the requirements in this sub-section apply to preliminary plat applications.
 - a. At the pre-application meeting, and based on the size, scope and impact of any future development anticipated or pending with the request, the applicant shall propose how to coordinate the Neighborhood Meeting according to Section 17-2-1.D.



- b. Any application that is particularly complex or involves significant planning and design issues, may be coordinated with a Change of Zone in Section 17-2-3 or a Planned Development in Section 17-2-4 prior to or concurrent with an official submittal of a preliminary plat.
 - c. After review by staff, receipt of any comments from referral agencies, and any necessary resubmittal, the Director shall schedule review by the Planning and Zoning Commission.
 - d. The Planning and Zoning Commission shall hold a public hearing and make a recommendation to the Town Council on the preliminary plat.
 - e. After a recommendation by the Planning and Zoning Commission, the preliminary plat shall be scheduled for a public hearing at the Town Council for approval of the overall concept of the plat design, as well as consideration of acceptance of all public lands or proposed facilities.
4. *Effect of Decision.*
- a. The approval of the preliminary plat does not constitute an acceptance of the subdivision but authorizes preparation of the final plat.
 - c. An approved preliminary plat shall be effective for two years, except that any complete submittal of final plat for any phases indicated on a preliminary plat shall renew remaining portions of the preliminary plat. If a final plat is not submitted in that timeframe, the preliminary plat shall expire,
 - d. The Director may grant a one-year extension, if the applicant demonstrates substantial progress towards the design and engineering requirements necessary to submit a final plat
- E. **Final Plat.** After approval of the preliminary plat, the applicant may submit a final plat for all or for portions of the preliminary plat area subject to a phasing plan approved with the preliminary plat. A final plat shall be processed according to the following specific procedures.
1. *Review Criteria.* A final plat shall be reviewed according to the following criteria, as well as all criteria applicable to the preliminary plat review.
- a. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and size of lots and out lots; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Deviations made necessary due to the further detail in planning, design and engineering, and which meet the standards of this code, are generally considered “substantially consistent” with the preliminary plat.
 - b. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
 - c. All required improvements, dedications, fees, financial guarantees, and maintenance guarantees are provided.
 - d. The phasing and timing of public improvements ensures construction and performance guarantees. Any phasing that meets an approved preliminary plat is presumed acceptable. Any deviations of the final plats from an approved phasing plan shall not alter the timing or coordination of required improvements or amenities in the approved preliminary plat.
 - e. Deviations in the final plat from the approved preliminary plat may be considered if staff determines that the change:
 - (1) Complies with all applicable zoning standards, subdivision design standards, and meets the intent and design objectives of those standards.
 - (2) Does not increase the impact of any development on required improvements beyond the capacity for required improvements identified in the preliminary plat;



- (3) Does not impact any condition of the Planning and Zoning Commission or Town Council associated with the approval of the preliminary plat;
 - (4) Is generally consistent with development concepts in the preliminary plat in terms of land uses, scale, and intensity of development, and in no case changes the number of lots, dwelling units, buildings, or sizes of blocks and open spaces by more than 10 percent; and
 - (5) If technical studies were required with the preliminary plat, the author of the study shall submit an amendment noting that the change does not impact any findings of the study.
- f. Any other changes to the preliminary plat, including significant changes in the phasing or dedication of public lands and rights-of-way, may require approval and acceptance of the Town Council.
2. *Review Procedure.* In addition to the general requirements in **Table ##** and Section 17-2-1, the requirements in this section apply to final plat applications.
- a. The applicant shall identify all improvements to be constructed, either according to the required improvements listed in this code or by a specific agreement for the project. The applicant shall submit final plans and specifications for these improvements, and ensure construction of these improvements of financial guarantees as provided in **Section 17-3-##**
 - b. The staff shall review the final plat for conformance with the planning and design elements, and the engineering specifications, and a final plat that meets these criteria shall be approved.
 - c. Town Council shall make the final decision on final plats, and the decision may be appealed to the Town Council. The Town Council may make any decision based on these criteria, except that any street or public improvements in any street not approved by the Planning and Zoning Commission on the preliminary plat shall only be accepted by a two-thirds approval of the Town Council.
3. *Effect of Decision.*
- a. The applicant shall submit the approved final plat and all other required documents and certificates to the Town for execution. Approval may be conditioned upon payment of all other applicable fees and \ execution of all applicable agreements prior to recording.
 - b. Once approved and all conditions are satisfied, the Town shall record the final plat and executed documents with the applicable county clerk and recorder.
 - c. The plat shall become effective after recording, and recording shall complete the Town’s acceptance of the dedication of land for public purposes indicated in the approved preliminary plat.
 - d. A recorded plat may be modified through the some procedure used to approve the final plat unless it qualifies as a minor subdivision, or unless the changes are significant enough to require a new preliminary plat.
 - e. No substantial site construction may begin until all final plat documents are executed and recorded, applicable fees paid, and XYZ in conformance with Sec 17- (pre-con, perf obligations, etc.. A building permit shall be issued until the completion, inspection and acceptance of all required improvements, unless otherwise agreed to in writing with the Town.

17-2-3 Rezoning

- A. **Applicability.** The rezone process provides review of changes to the boundary of zoning districts (rezoning) that may be necessary to implement the Comprehensive Plan, to account for changed conditions in the general area, or to reflect a change in policies with respect to future



development. Application for a rezone may be filed by the property owner, the Town Council, or the Planning and Zoning Commission, or by Staff on behalf of these town entities.

- B. **Review Criteria.** Review, recommendations, and decisions for a proposed rezone shall be based on the following criteria.
 1. The change furthers one or more of the purposes of these regulations in **Section 17-1-3.**, and on balance any purposes that may be undermined are outweighed by the benefits of those purposes it furthers.
 2. The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.
 3. The change is consistent with the intent of the proposed zone district, specifically considering:
 - a. the design of streets, civic spaces and other open space;
 - b. the pattern, scale, and format of buildings and sites; and
 - c. the compatibility and transition with other complementary uses and development in the vicinity.
 4. The change is necessary for at least one of the following reasons:
 - a. There has been a material change in the character of the area or in the Town generally, such that the proposed rezoning is in the public interest.
 - b. The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.
 - c. The change will accommodate development that is not possible under the current zoning, and the change is necessary for reasonable development or use of the property.
 5. The Town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.
 6. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.
 7. At least 50% of the existing property owners affected by the proposed change signed the application.
 8. The subject property has not been included in a rezoning action within the prior 12 months, with the exception of property within the H-A zoning district which was established concurrent with Annexation.
 9. The recommendations of any professional staff and advisory review bodies have been taken into consideration.
- C. **Review Procedure.** In addition to all applicable general procedures in **Table ##** and Section 17-2-1, the following specific procedures shall apply to zone changes.
 1. Applications may be accompanied by any preliminary plat, site plan, master plan or other development concepts necessary to evaluate conformance with the Comprehensive Plan.
 2. Applications shall be reviewed by the Planning and Zoning Commission and Town Council after holding a public hearing. The Commission shall make a recommendation to the Town Council.
 3. The Planning and Zoning Commission may recommend, or Town Council may approve:
 - a. A lessor change than was proposed in the notice, whether in extent of property or project area, or to a zoning district that permits a lessor scale and intensity of uses or other development standards.
 - b. A rezone based on the condition that the plat or site plans are approved according to this code either prior to or within a certain time after Council action; or
 - c. The application be returned to Planning and Zoning Commission for further study or additional information at its next regular meeting. Failure by the Planning and Zoning



Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation. No substantial amendment to a recommendation of the Commission on a map amendment may be made unless it is referred back to the Commission for comment.

- 5. In case of a valid protest against a proposed change, approval shall require three-fourths Town Council. A valid protest shall:
 - a. Be filed with the Town Clerk at least 30 days prior to the Town Council regular meeting for consideration, and be verified by the Town Clerk prior to the meeting;
 - b. Be signed by the owners of 20% or more of either the areas to be included in the proposed change, or of the area within 100 feet of the boundary, excluding rights-of-way.
- 6. Approval of a rezone shall be by ordinance approved by the Town Council.

D. **Effect of Decision.**

- 1. A rezone shall be effective by an ordinance approved by the Town Council, and the Town Clerk shall record a copy of the ordinance and map exhibit with the applicable county clerk and recorder.
- 2. The Director shall make the change on the official map by an actual change or other record identifying the ordinance with the associated property.
- 3. The approved rezone remains in effect after the effective date of the ordinance, unless changed by a subsequent process according to the applicable procedures and criteria.

17-2-4 **Planned Development**

A. **Applicability.** The planned development process is intended for development concepts that require a higher degree of specific planning due to the scale and complexity of the project. It is a type of rezone, but is based on a specific and integrated development plan. The process affords flexibility in the standards to improve the relationship of the project to the context, and to better meet the purpose, intent, and objectives of this code. Application for a planned development may be filed by the property owner, the Town Council, or the Planning and Zoning Commission, or by staff on behalf of these town entities.

A development plan shall include sufficient area to implement planning concepts that generate broader public benefits only be gained from flexible application of the standards, and not simply be used to justify deviations for single projects or on a site-specific basis. PUD applications shall include at least 10 acres, with limited exceptions. Applications for smaller PUD applications may be processed by the Director for: (1) additions to previously approved PUDs if the flexible application of standards is used to integrate projects with previous plans; or (2) projects with a mix of uses that are not otherwise accounted for by one or a combination of the base zoning districts of the code, or (3) to facilitate appropriate infill development or redevelopment of a site.

Design and site elements that may be stipulated in a PUD document, and vary from other section of this Code include:

- a. Building setbacks from property lines
- b. Minimum lot sizes, to allow for creative or new solutions in building and development
- c. Enhanced design specifications and or higher standards to execute a specific theme or design intent for building architecture and features, plantings, open space and amenities, community and civic spaces, public infrastructure, or similar purpose.
- d. List of permitted or prohibited land uses and accessory uses
- e. Modifications to public streets and transportation-related infrastructure to specifically accommodate a transit-oriented development within 1/4 mile of a highway, interstate



or transit corridor, or positively, impact housing affordability – financial impact analysis required.

B. **Development Plan.** A planned development zoning application requires a specific plan for coordinated development of the entire area within the planned zoning boundary, and shall include the following:

1. *Illustrative Plan.* An illustrative plan presents the vision for the project. It serves as a more specific application of the Comprehensive Plan and Future Land Use Map to a particular area, and indicates specific rationale regarding why the flexibility requested in the zoning standards is justified. Specifically it includes:
 - a. Statements on the intent and objectives for the project and how they meet the Review Criteria in Sec C;
 - b. The general land use categories and distinct areas of the plan;
 - c. The arrangement and character of streets and open spaces; and
 - d. The anticipated scale, intensity and character of development through maps and conceptual illustrations.
2. *Existing Conditions.* Existing conditions provide the current situation on the property. It includes an analysis identifying the general layout of any existing structures, streets or infrastructure; the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features; and the presence and relationships to these same conditions on adjacent property.
3. *Public Realm Plan.* A public realm plan is a design plan for the development pattern and civic spaces that serve as organizing elements of the area. It outlines the location, design characteristics, and functions of all proposed streets, blocks, and open and civic spaces – whether public, common, or private. A public realm plan that includes all of the elements for a preliminary plat in Section 17-2-2.D may be proposed as an official application for a preliminary plat.
4. *Regulating Plan.* A regulating plan becomes the zoning map for the specific project. It indicates specific land uses and their density/intensity; the allowed block and lot patterns, and where transitions in use or intensity occur; and the building and site design standards for each area. The regulating plan may be based on the most comparable base zoning district(s), but specifically identify where development standards or uses may differ from those that would otherwise be applicable through the zoning district(s) and general development requirements of this code.
5. *Phasing or Implementation.* Phasing or implementation indicates a strategy and estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans. Any phasing shall be consistent with, but may be more detailed than, the phasing associated with the preliminary plat or public realm plan.
6. *Detail Plans.* The development plan may include detail plans such as renderings, elevations, or other urban design and architectural specifications demonstrating how the plan for buildings, sites, amenities, streetscapes, and public spaces will be executed according to the vision and proposed development standards.

C. **Review Criteria**

1. *New Planned Developments.* Review, recommendations, and decisions for newly proposed planned development shall be based on the following criteria:



- a. The plan better implements the Comprehensive Plan, to a higher design and development standard than what could be accomplished under strict application of general zoning districts and development standards.
 - b. The benefits to the community from any flexibility in the proposed plan promote the general public health, safety and welfare of the community and surrounding areas, and the proposed flexibility is not strictly to benefit the applicant or a single project.
 - c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).
 - d. The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.
 - e. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan and the purposes of this code.
 - f. The plan meets the review criteria for a Rezone in Section 17-2-3.B.
2. *Minor Amendment to PUDs.* Minor amendments to existing PUDs, whether approved under this code or the prior code, may be approved by the Director, provided it meets all the criteria or conditions for the initial approval of the PUD, and is limited to the following:
- a. Any change in the number of housing units, change in lot sizes or dimensions, or increase the extent of non-residential uses is less than 5%.
 - b. There is no decrease in the amount of open space or other reduction of amenities from the approved plan.
 - c. Any change in the height or square footage of buildings is no more than 10% of the approved measurements.
 - d. Any change in a design standard meets the criteria for alternative compliance in Section 17-2-7.
 - e. Changes to the boundaries of any planning areas do not change the boundaries of the PUD, do not alter the mix of uses by more than 20% in land area or square footage, and otherwise reflect a similar land use plan.
 - f. The proposed change is consistent with concept plans in the previously approved planned unit development.
 - g. The plan otherwise meets all of the review criteria for administrative site plans in Section 17-2-5.
2. *Major Amendment to PUDs & Conversions.* Changes to previously planned developments that exceed allowances for minor amendments, or conversions of PUDs approved under a prior code to the provisions of this code, may be proposed for a portion of the area under the following criteria:
- a. The plan proposes the most closely applicable base zoning district(s) for in terms of land use, development intensity, and building form and scale.
 - b. The proposed change is consistent with concepts or plans in the previously approved PUD or planned development.
 - c. The plan does not increase development beyond any capacity constraints or impact limits of the previous plan.
 - c. The proposed plan either meets the standards provided in this code, or where deviations from the base zoning districts or other standards of this code are requested, they are in closer compliance than is allowed under the prior PUD or planned development.
 - d. The plan meets all of the other applicable criteria and review process for a Site Plan.
 - e. Any other changes that do not meet these criteria may only occur through the same process and criteria for a new planned development.



- D. **Review Procedure.** The following specific procedures supplement the general procedures in Section 17-2-1 and Table ## applicable to planned developments:
1. The planned development process involves at least two steps:
 - a. The development plan establishing the zoning and any necessary deviations; and
 - b. Platting and site plans for specific components of the development plan.
 However, based on the complexity of projects and degree of advanced planning and urban design necessary for a project, the Director may require, or the applicant may elect, breaking the review of the elements of a development plan in subsection 17-2-4.B. into two or more steps to review concepts and preliminary designs prior to approval of the full development plan.
 2. The planned development application change of zone and shall follow the procedures in section 17-2-3.C for change of zones.
 3. In most cases, land will need to be subdivided in order to carry out a development plan. The platting process is a separate process but may run concurrently with the planned development process, as specified in Section 17-2-1.B.
- E. **Effect of Decision.** Approval of a planned development shall constitute acceptance of the overall planning concepts and development parameters, and may constitute additional rights as specified below.
1. *Illustrative Plan.* Approval of the illustrative plan and existing conditions without any other plans shall only mean that the basic concepts are agreed to in principle as conforming to the intent of the Comprehensive Plan and any other plans or policies created under the guidance of that plan. In association with approval of the other plans, approved illustrative plans serve as a more specific representation of the intent and policy objectives for the area.
 2. *Public Realm Plan.* Approval of a public plan shall only mean that the basic development patterns and infrastructure concepts are agreed to in principle as conforming to the intent of the Comprehensive Plan and any other plans or policies created under the guidance of that plan. However, approval of a public realm plan may have the same effect as approval of a preliminary plat as specified in Section 17-2-2.D.3., provided it includes or is accompanied by information required for preliminary plats.
 3. *Regulating Plan.* Approval of the regulating plan, in association with the other components of the development plan, shall have the same effect as a change of zone specified in Section 17-2-3.D. Sites governed by an approved regulating plan shall be designated on the Official Zoning Map with the letters of the proposed base zoning district plus “P” (planned). (For example, where a portion of the development plan uses the R-1, R-3 and the C-1 base zoning districts, the zoning of each area of an approved regulating plan shall be R-1-P, R-3-P, and C-1-P respectively.)
 4. *Final Development.* Prior to applying for permits for final development, any project included as part of a planned development shall first require approval of a final plat and a site plan or administrative site plan as provided in these regulations. In addition to all other information and criteria required for those applications, submittals under an approved planned development shall demonstrate that all applicable standards, requirements, and conditions of the development plan have been met.
 5. *Duration of Plan.* A development plan shall lapse and be of no further force and effect if a final plan (all of applicable final plat, site plan or administrative site plan) for specified phases has not been approved within three years of the date of approval of the development plan. Approval of final plans for a portion of the plan shall renew this period. The Town Council may approve an extension of a development plan for up to



three additional years. The Town and applicant through a development agreement or approved phasing plan may establish timelines different from this section.

17-2-5 Site Plan - Administrative

A. Applicability. The administrative site plan ensures that routine development projects meet the development and design standards of this code, and all other standards applicable to the property. Due to the scale or complexity of these projects, or design issues that potentially impacts on adjacent property, review beyond the standards building permit and zoning/design review is needed. Administrative site plans may be initiated by the property owner.

The administrative site plan process specifically applies to any of the following:

- 1. New detached houses or multi-unit houses where 3 or more buildings are proposed.
2. Expansion or alterations to an existing multi-family or non-residential building that alter the footprint, massing or facade design by less than 20%.
3. A change of use that is potentially more intense than the existing use, or that could otherwise trigger associated site development activity, such as parking, access, landscape, or screening.
4. Any site development activity that expands the existing impervious surface less than 25%.
5. Minor changes to the site access and circulation that do not significantly alter the streetscape design or traffic conditions near the site.
6. Any other changes to existing buildings that significantly alter the exterior appearance, or elements impacted by the design standards in Sections 5.03 or 6.03. This excludes ordinary maintenance but may include things such as re-facing or changing exterior materials, altering the composition of the facade by changing patterns of windows and doors, or altering the form or mass of the buildings.

The Director may determine that any application meeting these eligibility criteria still presents significant change or potential impacts on the area, or presents substantial interpretation questions on the application of development standards or review criteria, and is not eligible for the administrative site plan process. These plans shall be reviewed through the site plan procedures in Section 17-2-6.

- B. Review Criteria. In general, any administrative site plan in compliance with all requirements of this code shall be approved. In making a determination of compliance, administrative site plans shall be reviewed according to the following criteria:
1. The application meets all applicable standards of this code or the criteria for any discretionary approvals.
2. The application is consistent with or meets the intent of all prior approvals and conditions associated with the project.
3. The plan does not directly conflict with the intent or design objectives of any applicable standard in this code.
4. The application can reasonably be assumed to meet the criteria for all subsequent permits and reviews needed to build the project as proposed.
C. Review Procedures. In addition to the general requirements in Table ## and Section 17-2-1, the following requirements apply to administrative site plan applications:
1. The Director shall review the application and determine if the review of any other department or agency is required.
2. If at any time in the process the Director determines that the application is not eligible for an administrative site plan, the Director may deny the application or process the application for review as a site plan according to Section 17-2-6.



- 3. The Director shall make the final decision on administrative site plans, and the decision may be appealed to the Planning and Zoning Commission under the procedures and criteria in Section 17-2-6.

D. Effect of Decision.

- 1. Approval of an administrative site plan shall authorize the applicant to apply for a building permit and other applicable permits.
- 2. Approval of an administrative site plan shall be valid for one year, unless some other period is stated on the approval or any other associated application. The Director may grant a 1 year extension provided no conditions, standards, or policies affecting the application have changed.
- 3. Any administrative site plan where permits are not issued prior to a lapse, or any substantive change, shall require a new application.

17-2-6 Site Plan – Full Review

- A. **Applicability.** The site plan process provides for full review of projects that may present a substantial change to the area for compliance with the standards. It coordinates development projects with the public realm and with adjacent sites, including compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. Site plans may be initiated by the property owner.

The site plan process specifically applies to:

- 1. Any new building, except detached houses and multi-unit houses.
- 2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint, massing or facade design by 20% or more.
- 3. Any change or intensification of use that could increase anticipated traffic counts by 20% or more.
- 4. Any site development activity that expands the existing impervious surface by 25% or more.
- 5. Any changes to the site access and circulation, or other development requirements that significantly impact streetscape design or existing traffic conditions near the site.

- B. **Review Criteria.** In general, any site plan in compliance with all applicable standards of this code shall be approved. In making a determination of compliance with the standards applied to a particular site, the following criteria shall be considered:

- 1. *Generally.*
 - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
 - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
 - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.
- 2. *Site Design and Engineering.*
 - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
 - b. The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
 - c. The plan provides adequate management of storm water runoff.
 - d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.



- 3. *Landscape and Open Space Design.*
 - a. The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
 - b. The plan enhances the environmental and ecological functions of un-built portions of the site and makes effective use and conservation of water resources.
 - c. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.

- 4. *Building Design.*
 - a. The location, orientation, scale and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.
 - b. The selection and application of materials will promote proper maintenance and quality appearances over time.
 - c. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

- C. **Review Procedure.** In addition to the general requirements in Table ## and Section 17-2-1, the following requirements are specific to site plan applications:
 - 1. At the applicant’s discretion, and as part of the pre-application steps, the applicant may present a preliminary or conceptual site plan. This may be used to confirm interpretations, test basic concepts and standards, or review options for a proposed project.
 - 2. Any application that presents a substantial land use change or is of a scale and intensity that may impact surrounding properties in a manner different than existing development in the area, the Director may require that notice of the Planning and Zoning Commission meeting be provided to surrounding property owners.
 - 3. Applications associated with another application may be approved with a condition on final approval of the associated application. The site improvement plan shall be noted in the associated application and either affirmed or denied by the review body according to the criteria of the associated application.
 - 4. A decision by the Planning and Zoning Commission may be appealed to the Town Council.

- D. **Effect of Decision.**
 - 1. Approval of a site plan shall authorize the applicant to apply for a building permit and other applicable permits.
 - 2. Approval of a site plan shall be valid for one year, unless some other period is stated on the approval or any other associated application. The Director may grant a 1 year extension provided no conditions, standards, or policies affecting the application have changed.
 - 3. The Director may approve minor amendments to an approved site plan provided the changes do not:
 - a. Increase the proposed residential density by more than 5%, or the non-residential floor area by more than 10%.
 - b. Increase the building footprint by more than 5%.
 - c. Increase the building height by more than 20% or 1-story, whichever is less.
 - d. Increase the impervious surface by more than 10%.
 - e. Change the design of the plan to substantially and negatively alter:
 - (1) pedestrian or vehicle access;
 - (2) relationships of constructed elements to adjacent property;
 - (3) landscape and open space designs; or
 - (4) the architectural appearance of buildings.



- f. In all cases the change meets all applicable development standards for the site and does not negatively impact any criteria or conditions of the original approval.
- 4. Any a site plan where permits are not issued prior to a lapse, or any other changes are proposed, shall require a new application.

17-2-7 Alternative Compliance

A. **Applicability.** The alternative compliance process provides limited flexibility to design standards so that the best design solution may be applied to a particular context or site. It ensures that projects meet the intent and design objectives of the standards of this code, but allows for relief from strict application of the standards where an equal or better design solution is possible. Alternative compliance shall not undermine requirements of this code, but provides equivalent alternative designs or standards applied in a site-specific or creative way. Alternative compliance applications may be initiated by the property owner.

Specifically alternative compliance shall be applicable for any of the following [verify all sections with draft...]

- 1. Street design standards in Section 17-3-1.
- 2. Open space design standards in Section 17-3-2.
- 3. Residential development and design standards in Sections 17-5-2 and 17-5-3;
- 4. Non-residential design standards in Sections 17-6-2 and 17-6-3;
- 5. Access and parking standards in Article 7;
- 6. Landscape & site design standards in Article 8; and
- 7. Sign standards as provided in Section 17-9-8.

B. **Review Criteria.** The following criteria apply to any application that is proposing alternative compliance to any of the eligible standards.

- 1. Specific conditions of the site make compliance with the standard impractical, or meeting the standards would clearly not advance the intent or design objective of the standard.
- 2. The proposed alternative equally or better meets the intent or design objective of the standards.
- 3. The alternative does not undermine any other standards or create additional negative impacts on adjacent sites.
- 4. The alternative shall not alter any use standard in a manner that permits a use that would otherwise be prohibited.
- 5. The alternative is not strictly for the convenience of a specific project, but is justified under any of the following broader community benefits:
 - a. Aesthetic considerations that permit better coordination of the lot and building with the established character of the specific area;
 - b. Improved environmental performance;
 - c. Enhanced pedestrian or bicycle accommodations, or better civic space design;
 - d. Adaptive reuse of an existing building, additions to an existing building, or infill on an existing lot that accommodates development comparable to that on adjacent property;
 - e. Better serves public health and safety considerations.
- 6. The deviation is the minimum necessary to address the circumstance. Except where the specific standards establish different limits or ranges for administrative adjustments, the deviation from any standard is limited to:
 - a. Up to a 15% adjustment to the setback of any structure,
 - b. Up to a 10% deviation in height of any structure.
 - c. Up to a 10% deviation in the area of any site requirement, such as open space, landscape



- d. Up to a 10% deviation in any required lot dimension, or building area dimension such as lot coverage, footprint limit, or square footage and scale of a particular use.
- e. Up to a 10% deviation to any quantitative requirement, such as parking, landscape materials.

C. **Review Procedures.** In addition to the general requirements in Table ## and Section 17-2-1, the following requirements are specific to alternative compliance applications:

- 1. Applications shall be submitted with an administrative site plan provided that specific standards for which alternative compliance is proposed are clearly called out as a separate issue and decision in the application materials.
- 2. Applications associated with another application that requires approval of another review body may be approved by the Director conditioned on final approval of the associated application. The alternative compliance shall be noted in the associated application and either affirmed or denied by the review body according to the criteria of the associated

D. **Effect of Decision.** Approval of alternative compliance shall be indicated by a written statement of the Director or Planning and Zoning Commission, which shall be submitted with and clearly called out on any subsequent submitted plans. It shall authorize deviation from the standards only to the extent demonstrated on the approved plans. The approval shall only be valid for one year from the written statement, or for the time period of any associated or subsequent approved plans.

- 1. Approval of alternative compliance shall be indicated by a written statement of the Director, which shall be submitted with and clearly called out on any subsequent submitted plans or permit applications. It shall authorize deviation from the standards only to the extent demonstrated on the approved plans.
- 2. The approval shall only be valid for one year from the written statement, or for the time period of any associated or subsequent approved plans or permits.
- 3. Denial of an alternative compliance request may be appealed as provided in Section 17-2-10, Appeals of Administrative Decisions.

17-2-8 Conditional Use Grant

A. **Applicability.** A conditional use grant provides flexibility for different uses within a zoning district and allows the potential for additional uses subject to specific conditions. These uses are not generally appropriate throughout the district, but due to the design and operational characteristics of particular application of the use, or due to conditions in the area where the use is proposed, they may be considered appropriate based on a case-specific review. Conditional use grants may be initiated by the property owner for uses identified as conditional uses in the zone district, as indicated by the Use Table in Section 17-4-##.

B. **Review Criteria.** A conditional use grant shall be reviewed according to the following criteria:

- 1. All criteria for site plan review in Section 17-2-6.B. are met, including any conditions or additional requirements identified in this code for the particular use.
- 2. The application furthers the intent of the proposed zoning district and is otherwise determined to be consistent with the Comprehensive Plan.
- 3. Compatibility with the area and other allowed uses in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns and parking demands, intensity of buildings and activity on the site, and other potential impacts on adjacent property.
- 4. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.



- 5. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence other uses in the area, potential future uses, and any changes in character occurring in the area.
 - 6. The recommendations of professional staff or other technical reviews associated with the application.
 - 7. Whether any additional site- or use-specific conditions are necessary to meet these criteria.
- C. **Review Procedure.** In addition to the general requirements in Table ## and Section 17-2-1, the following requirements are specific to conditional use grant applications.
- 1. Applications may be accompanied by site plan where it is necessary to review conformance with standards of this code and any performance criteria for the particular use.
 - 2. The Planning and Zoning Commission shall hold a public hearing and shall make a recommendation to the Town Council. Upon a recommendation from the Planning and Zoning Commission, the Town Council shall review the application and make the final decision on the conditional use grant.
- D. **Effect of Decision.**
- 1. All approved plans and conditions associated with a conditional use grant shall be recorded with the applicable county clerk and recorder..
 - 2. Approval and recording of a conditional use grant shall authorize the applicant to apply for a building permit and other applicable development or construction permits.
 - 3. Approval of a conditional use grant shall be valid for one year, and the Director may grant a one-year extension, provided no applicable standards or conditions have changed. Any application not acted upon according to the approval and conditions within this period shall be void. (This period requiring action on an approved conditional use grant is distinct from any condition of an approval limiting the duration of the permit.)
 - 4. A conditional use grant may be revoked by the Town through the same procedures approving the permit, upon a finding that the conditions of approval have not been met, or that the use has otherwise violated the provisions of this code.
 - 5. Minor changes to an approved conditional use grant may be approved by the Director limited to the following:
 - a. A change of ownership provided all conditions and criteria of the permit are met, and provided the new owner demonstrates the likelihood to continue to comply with all standards.
 - b. Any change to any associated site plan provided it meets the minor amendments in Section 17-2-6.E, and does not violate any required conditions of the approval.
 - c. A change in operations that is otherwise determined by the Director to not have a significant impact on any adjacent property and is otherwise consistent with the criteria and conditions for approval of the original conditional use grant.
 - d. Any other change shall require an amendment to the conditional use grant through the same process as the original approval

17-2-9 Variance

- A. **Applicability.** A variance is a process to provide relief from a strict interpretation of the zoning and site design and development standards of this code, which when applied to a particular property and in a specific context would create practical difficulties or unnecessary hardship on all reasonable use of the property. This application shall only apply to the design, dimension and other site development standards of this code and shall not be used to authorize a use that is prohibited by the applicable zoning district. Variances may be initiated by the property owner.



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- B. **Review Criteria.** A variance shall be reviewed and approved only on the finding that all of the following conditions are met:
 1. Unique physical conditions not ordinarily found in the same zoning district, and that are not created by the property owner deprive the owner of privileges enjoyed by other property in the vicinity and in the same zone district;
 2. The strict application of the regulations constitute an unnecessary hardship upon the property owner, hindering reasonable uses of the property. Economic considerations alone shall not constitute an unnecessary hardship if a reasonable use for the property exists under the standards of this code;
 3. The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
 4. The variance desired will not adversely affect the public health, safety, or general welfare;
 5. Granting the variance would not alter the essential character of the surrounding neighborhood, and the general spirit of the ordinance and intent of the standards will be maintained; and
 6. The requested variance is the minimum necessary to relieve the conditions and permit reasonable use of the property.

- C. **Review Procedures.** In addition to the general requirements in Table ## and Section 17-2-1, the following requirements are specific to variance applications:
 1. The concurring vote of four members of the Board of Adjustment shall be necessary to grant a variance.
 2. In granting a variance, the Board of Adjustment may impose conditions and requirements that best assure the criteria for approval are in place and maintained, and any violation of these conditions shall be considered a violation of the ordinance.
 3. The Board shall issue all decisions in writing, including the grounds for its decision based on findings of fact regarding each criteria, within 15 days after the decision has been made at a public hearing.

- D. **Effect of Decision.**
 1. An approved variance shall become effective when recorded with the applicable county clerk and recorder. Upon recording the applicant may proceed with any necessary approvals or permits authorized in the variance.
 2. A variance shall run with the land to extent the zoning of the subject property remains in place.
 3. Any decision not acted on within one year of the decision by the Board shall expire.
 4. Any person aggrieved by a final decision of the Board of Adjustment may appeal the decision to the Town Council within 30 days of the Board’s vote on the final decision.

17-2-10 Appeal of Administrative Decision

- A. **Applicability.** The appeal process is to determine if there was an error in a final decisions made under this code. There are two types of appeals:
 1. *Applications.* An appeal of a final decision on a development application in Table ## which shall be made according to the appeal process specified for that application.
 2. *Administrative Decisions.* An appeal of a final administrative decision made under the authority of this code, which shall require the filing of an Administrative Appeal application according to Table ## and this Section.
 All appeals shall follow the standards and criteria in Section 17-2-1.I.



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- B. **Criteria.** An administrative appeal shall be reviewed according to the following criteria:
 1. The Board of Adjustment shall grant the administrative official's decision a presumption of correctness, placing the burden of persuasion of error on the appellant.
 2. An appeal shall be sustained only upon findings, supported by the record, that the official was in error.
 3. In deciding on an appeal, the Board shall have all powers of the official from whom the appeal is taken, and the Board may reverse, affirm wholly or partly, remanded the decision back to the administrative official with instructions, or modify the decision being appealed

- C. **Review Procedures.** In addition to the general requirements in Table ## and Section 17-2-1, the following requirements are specific to administrative appeal applications:
 1. Notice of the administrative appeal shall be served upon the person whose decision is being appealed by providing a copy of the appeal. The administrative official whose decision is being appealed shall transmit all plans, applications and other files directly impacting the decision to the Board within 30 days of filing.
 2. An administrative appeal stays all proceedings in furtherance of the action appealed from unless the official from whom the appeal is taken certifies to the Board after the notice of appeal that a stay could cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the officer from whom the appeal is taken and on due cause shown
 3. Any action or decision of the Board shall follow Section 17-1-5.D regarding a quorum and votes.
 4. In granting a variance, the Board of Adjustment may impose conditions and requirements that best assure the criteria for approval are in place and maintained, and any violation of these conditions shall be considered a violation of the ordinance.
 5. The Board shall issue all decisions in writing within 30 days of the hearing, including the grounds for its decision based on findings of fact.

17-2-11 Text Amendments

- A. **Applicability.** Text amendments to these regulations may be initiated by the Town Council or the Planning and Zoning Commission, or by Staff on behalf of these entities.

- B. **Review Criteria.** A text amendment shall be reviewed according to the following criteria:
 1. The amendment furthers the purposes of these regulations in Section 17-1-1.C.
 2. The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range affects as well as immediate impacts.
 3. The amendment promotes the public safety, health and general welfare of the community in the Town of Johnstown.
 4. The amendment improves the effectiveness and efficiency of administering the Development Code.

- C. **Review Procedures.** In addition to the general requirements in Table ## and Section 17-2-1, the following requirements are specific to text amendment applications:
 1. Applications may be accompanied by a related Comprehensive Plan amendment, or more specific plan, provided that amendment or plan has met all of the legal and policy requirements for plan approvals independent of the proposed text amendment.
 2. The Town Council may recommend the application be returned to Planning and Zoning Commission for further study or additional information at its next regular meeting. Failure



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- by the Planning and Zoning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
- 3. The Planning and Zoning Commission may recommend or Town Council may approve a lesser change than was proposed in the notice, when considering the proposed change relative to the currently applicable standards.
- D. **Effect of Decision.** Amendments to the text of these regulations shall be approved by the Town Council in the form of an ordinance and be effective after the date specified in the ordinance. The Director shall incorporate approved amendments into this code by reference to the specific amending ordinance, indicating the newly applicable provisions and any replaced provisions, or by recodification of the official code that incorporates the approved amendment.

17-2-12 Vested Property Rights

- A. **Applicability.** The following applications are “site-specific development plans” which established a vested property right upon any approval or conditional approval according to the procedures and criteria of this code:
 1. Site Plan - Administrative
 2. Site Plan – Full Review
 3. Administrative Plat
 4. Final Plat
 5. Other elective applications at the request of a property owner and subject to the sole discretion of the Town Council
- B. **Review Criteria.** The review criteria for a vested property right shall be the same criteria as the applications associated with the proposed development. In addition, when the Town Council is considering a request to vest any other property right or development approval, it shall consider the following:
 1. The level of planning, urban design, or engineering investment that was necessary for the applicant to reach this point in the application.
 2. The extent of details included in the proposal, the certainty associated with future development, and the extent of future reviews that may be necessary to advance the project to construction.
 3. The context of the property and the likelihood of future changes in the surrounding area that could impact the project.
 4. Any other aspect of the public health, safety, and welfare.
- C. **Specific Procedures.** In addition to the general requirements in Table ## and Section 17-2-1, the following requirements are specific to vested right applications.
 1. **Notice & Hearings.** The statutory notice and hearing requirements shall be satisfied as follows:
 - a. **Final Plats.** For final plats the notice and public hearing to consider the preliminary plat before the Planning and Zoning Commission provided the Commission shall indicate that such vested right shall only be created upon approval of the required final plat by the Town.
 - b. **Conditional Use Grants.** For conditional use grants the notice and public hearing before the Planning & Zoning Commission to consider the conditional use pursuant to,,,



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- c. *Site Plans.* For site plans, which are approved by the Director or Planning & Zoning Commission, a separate hearing before the Town Council following the decision. The applicant shall request a vested right hearing within 30 days following the approval of the site plan, or the right to request such a hearing shall be waived.
2. *Plat or Plan Language.* Each site-specific development plan shall contain the following language: "Approval of this plan [or plat] creates a vested property right subject to all conditions of approval pursuant to C.R.S. Section 24-68-103 et. seq., as amended. The effective date of vesting is [insert date]."
3. *Publication.* Approval of a vested right shall be published in a newspaper of general circulation within Johnstown within 14 days of the Town Council decision advising the public of the site-specific development plan and approval of a vested right.
- D. Effect of Decision.**
1. Final approval of a site-specific development plan shall create a vested right to undertake and complete development and use of real property pursuant to Colorado Statutes, but only as to those terms and conditions contained in the approved site-specific development plan.
2. The review and approval of a vested property right in a site-specific development plan shall not prevent the Town, in subsequent actions, from applying any of the following to the subject property:
- New ordinances, rules, regulations, and policies that do not conflict with those rules, regulations, and policies in effect as of the site-specific development plan's effective date of approval;
 - New ordinances, rules, regulations, and policies that are specifically anticipated and provided for in the terms or conditions of the approved site-specific development plan;
 - New ordinances, rules, regulations, and policies that are necessary for the immediate preservation of the public health and safety, whether adopted while a complete application is pending or after the decision; or
 - New ordinances, rules, regulations, and policies when the Town finds that the site-specific development plan is based on substantially inaccurate information supplied by the applicant.
3. A vested property right shall remain vested for 3 years from the publication date of the decision, unless a longer term is agreed to by the Town in a development agreement. An amendment to any site-specific development plan shall not extend the period of vested rights, unless otherwise authorized by agreement approved by the Town.
4. A landowner may waive a vested property right by separate agreement, which shall be recorded in the office of applicable county clerk and recorder. Unless otherwise agreed to by the Town, any landowner requesting annexation to the Town shall waive in writing any pre-existing vested property rights as a condition of annexation.
5. Any violations of the approved plan, or any failure to comply with conditions of approval shall result in forfeiture of the vested property right.
6. The Town Council may revoke the vested property right through the same procedures as the original plan approval, and after providing at least 14 days written notice to the property owner and original applicant.



Article 3. Subdivision & Community Design

- 17-3-1 Streets
- 17-3-2 Open & Civic Space
- 17-3-3 Blocks & Lots
- 17-3-4 Required Improvements
- 17-3-5 Community Facilities & Fees

17-3-1 Streets

- A. **Intent.** The intent of the street design standards is to:
1. Emphasize street design as a key determinant of Johnstown’s community image and unique identity.
 2. Ensure the proper arrangements of blocks and lots that coordinate with long-term growth and development.
 3. Plan street networks to connect to adjacent development and future development areas at regular intervals and avoid overloading traffic on few regional or arterial streets that become barriers.
 4. Build complete and multi-modal networks of small, well-connected streets, trails and paths to improve the access, capacity, safety and efficiency of transportation systems,
 5. Use street design to call attention to differing contexts within the Town, and to better support development patterns and uses abutting the streets.
 6. Design streets to account for all potential users of the streets, including pedestrians, bicycles, automobiles, trucks, and transit.
 7. Integrate open and civic spaces with street networks and designs to establish a valuable public realm.

B. **Street Network.** Arterial, collector, neighborhood connector, and local streets shall generally be laid out according to the Town’s planning policies for development, streets, and open spaces. In the absence of more specific guidance in these plans or for a specific area, the following standards shall apply to street networks:

1. *Blocks and Connectivity.* Streets shall be laid out to provide a network of streets and blocks based on the planning context and development pattern as identified in Table 17-3-1:

Table 17-3-1: Block Sizes & Connectivity		
Planning Context	Block Size	Closed-End Street Limits
Downtown, Walkable Commercial. & Mixed-Density Neighborhoods <i>Downtown, near downtown areas, walkable commercial areas, primarily in the Activity Centers, High Density/Intensity areas or other commercial nodes, mixed-use, or mixed density neighborhood transitions to these areas. where walkable and multi-modal patterns are planned,</i>	150’ min. 500’ max. 4 ac. max.	Per exceptions (B.2) only.



Table 17-3-1: Block Sizes & Connectivity		
Planning Context	Block Size	Closed-End Street Limits
General Neighborhoods & Non-residential <i>Walkable mixed-density and suburban neighborhoods and other areas supporting commercial corridors or employment areas outside walkable centers, primarily in the Moderate and Low Intensity / Density areas.</i>	250' min. 800 max 7 ac. max	Per exceptions (B.2) only.
Campus, Rural, or Remote Areas <i>Limited to areas where large-scale uses with internal circulation or low intensity / density uses with limited circulation needs, where disrupting the development patterns and street network is justified, typically in the Very Low Density / Intensity or Greenway areas.</i>	250' min. 1,320' max. 10 ac. max.	600' max.

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

2. **Exceptions.** Blocks may only exceed the area or block length maximums in Table 17-3-1 based on the following are exceptions:
 - a. **Natural Features, Open Spaces or other Civic Spaces.** Blocks or parcels abutting or containing important natural features, topographical constraints, or open spaces may be larger provided the proposed street layout preserves these features and integrates them into public realm design for the area.
 - b. **Regional Transportation Routes.** Blocks or parcels abutting significant regional transportation routes that impede local network connectivity, such as highways or rail rights-of-way, may be larger provided the street layouts and development patterns achieve local connectivity in all other ways possible.
 - c. **Rural Parcels.** Tracts divided into lots of at least one acre for rural, agriculture, or very low-intensity development may exceed block limits. For lots larger than one acre, the development shall be designed to allow future streets in compliance with these regulations and permit a logical pattern of re-subdivision with minimal disruption of existing or planned buildings, utilities, and other structures.
 - d. **Oversized Parcels.** Where oversized parcels are platted for special land uses or development patterns that accommodate large-scale buildings, such as campuses, employment centers, or regional commercial areas, platted blocks may be larger provided through access drives matching the block structure of Table 17-3-1. Through access drives shall mimic streetscape and design amenity of this section, and create logical extensions and connections to the public street network beyond the project.
 - e. **Specific Plans.** A specific street network plan approved by the Town through the planned development process in Section 17-2-4 or similar planning initiative for a specific area may provide different connectivity and external connection standards.
 - f. **Closed-end Streets.** In any case where streets are not required to connect by these standards or are justified by these exceptions, alternative designs such as loops, courtyard layouts, or closes are preferred over dead ends and cul-de-sacs. In all cases closed-end streets shall be no more than 600' and have no more than 30 dwelling units per access point.



Figure 3-2 Through Access Drives. [insert figure based] Through access drives shall be used to mimic public street networks and streetscapes for over-sized parcels and large scale development (17-3-1.B.2.d).

Figure 3-3 Disconnected Street Options. [insert figure] Where streets will not connect, blocks and lots should be laid out to limit the need for cul-de-sacs and maximize other options such as loops, closes, eyebrows and courtyard patterns. (17-3-1.B.2.f.)

3. **Walkways and Bicycle Routes.** In any case where exceptions for larger blocks apply, or any other area where pedestrian and bicycle connections are important, such as adjacent to schools, parks, trail systems or community centers, the Town may require pedestrian walkways or bicycle routes through blocks or at the end of any closed-end street. Connections shall meet the open space design standards in Section 17-3-2.

3-4 Walkways and Bicycle Routes. [insert figure] Where streets will not connect or where larger blocks are platted, connections for pedestrians or bikes may be required through blocks or at the ends of disconnected streets. (17-3-1.B.3).

4. **External Connections.** Streets shall be planned to provide continuation to adjacent areas at intervals where all resulting blocks meet the standards in Table 17-3-1, unless justified by an exception in 17-3-1.B.2.
 - a. The Planning Commission or Town Council may require dedication of right-of-way and construction of streets extended to the boundary line of the property to be subdivided, or approve alternative arrangements for location and timing of construction to coordinate with anticipated future development of adjacent areas.
 - b. Areas of future development or smaller subdivision may require a conceptual street network associated with a preliminary plat and applied to adjacent property and connection to other planned major streets to demonstrate compliance with this section and the practicality of external connections..
5. **Half Streets.** The dedication of half-streets on the perimeter of a subdivision shall not be accepted unless:
 - a. The applicant coordinates the dedication of the corresponding half outside the subdivision;
 - b. The applicant provides sufficient guarantees for the cost of improvements and instruction on the corresponding half street; and
 - c. The applicant establishes acceptable plans for the timing and construction of the full street.Failure to meet these conditions shall not justify an exception to the connectivity or external connection standards of this section.
6. **Intersections and Offsets.** Streets shall be laid out to intersect subject to the following:
 - a. Intersection angles should be as near as possible to right angles, and intersections less than 75 degrees are generally not acceptable.
 - b. Oblique streets should be curved approaching an intersection and should be approximately at right angles for at least 100 feet prior to the intersection.
 - c. Intersections should be generally aligned with existing intersections on the opposite side of the street, and offsets of the centerlines between 25 feet and 125 feet are generally not acceptable.



- d. Intersections of more than two streets at one point are generally not acceptable.
 - e. Deviations and different intersection configurations may be approved through a design modification process, if required or utilized to emphasize unique natural features, better correspond to topography, implement traffic calming, or create gateways or focal points within the street network.
- C. **Street Types & Design.** The street types in this section implement context-based street design, meet multi-modal transportation policies and the intent of this section for the various contexts in Johnstown.
- 1. **Street Design Standards.** Typical cross section design standards are shown for each street type in Table 17-3-2: Street Types and Cross-sections with examples following the table. Application of these standards may be further refined with adjustments for a particular context or application, using the Complete Street Design Guide in Section C.3, Table 17-3-3.
 - 2. **Context & Type.** The street designs are grouped with the following design types for application to specific contexts:
 - a. **Neighborhood Streets.** A neighborhood-oriented street type appropriate where a higher level of neighborhood design amenity and neighborhood walkability is desired. It is characterized by large street trees, sidewalks, slow speeds, and occasional on-street parking.
 - b. **Pedestrian Streets.** A pedestrian-oriented street type appropriate for all areas where walkability is a goal. It is characterized by narrow lanes, slow speeds, on-street parking, and large, well-designed pedestrian amenity zones that support businesses and economic activity along these streets.
 - c. **Parkway and/or Bikeway.** A high-amenity street type that emphasizes landscape and/or bicycle facilities. It is characterized by balanced approach to bicycles, pedestrians, and vehicles, and uses enhanced landscape to create welcoming environments. This street type is usually reserved for signature streets or important bicycle connections, and can be coordinated with Open and Civic Space Systems in section 17-3-2.
 - d. **Standard Streets.** A basic street type appropriate generally where no particular development characteristics or urban design context warrant application of other street types.



Table 17-3-2: Street Types & Cross-sections								
Street Type	ROW Width	Street Width [1]	Travel Lanes	Parking	Bicycle Facility	Sidewalk	Landscape Amenity	Other Notes and Applicability
Major Arterial - 120 / 80								
Pedestrian Boulevard	120'	80'	4 @ 11'	8'	N/A – slow speed	12'	8' amenity zone 20' center median	
Bikeway Boulevard	120'	80'	4 @ 11'	8'	10' protected lane	8'	12' tree strip	
Parkway / Bikeway	120'	80'	4 @ 11'	n/a	8' protected lane	10'	12' tree strip 18' center median	
Standard Trafficway	120'	80'	6 @ 11' 14' center turn lane	n/a	n/a	8'	12' tree strip	
Minor Arterial - 100/70								
Pedestrian Boulevard	100'	70'	4 @ 11'	8'	n/a – slow speed	10'	5' amenity zone 10' center median	
Bikeway Boulevard	100'	70'	4 @ 10'	8'	7' protected lane	10'	5' amenity zone	
Parkway / Bikeway	100'	70'	4 @ 11'	n/a	8' protected lane	6'	9' tree strip 10' center median	
Standard Trafficway	100'	70'	6 @ 11' 2' outside shoulder	n/a	n/a	5'	10' tree strip	
Collector – 80/ 52								
Neighborhood Connector	80'	52'	4 @ 10'	n/a	6' lane	6'	8' tree strip	
Pedestrian / Bikeway Street	80'	52'	2 @ 11'	8'	7' protected lane	10'	4' amenity zone	
Pedestrian Mixed-use Street	80'	52'	2 @ 11'	8' (1 side) 22' angled (1 side)	n/a – slow speed	10'	4' amenity zone	
Parkway / Bikeway	80'	52'	2 @ 11'	n/a	7' protected lane	6'	8' tree strip 16' center median	
Standard Street	80'	52'	4 @ 10' 12' center turn lane	n/a	n/a	6'	8' tree strip	
Collector / Local – 60 / 32-36								
Neighborhood Connector	60'	32'	2 @ 9'	7'	n/a – slow/low volume	6'	8' tree strip	
Pedestrian Street	60'	32'	2 @ 11' 2' shoulder (1 side)	8' (1 side)	n/a – slow speed	10'	4' amenity zone	
Pedestrian Mixed-use Street	60'	36'	2 @ 10'	8'	n/a – slow speed	8'	4' amenity zone	
Bikeway	60'	32'	2 @ 10'	n/a	6' lane	6'	8' tree strip	
Standard Street	60'	36'	2 @ 11'	7'	n/a	5'	7' tree strip	
Local 54 / 28								
Neighborhood Street	54'	28'	14' yield lane	7'	n/a – slow/low volume	5'	8' tree strip	
Neighborhood Connector	54'	28'	2 @ 10.5'	7' (one side)	n/a	5'	8' tree strip	
Neighborhood Bikeway	54'	28'	2 @ 9'	n/a	5' lane	5'	8' tree strip	



Table 17-3-2: Street Types & Cross-sections								
Street Type	ROW Width	Street Width [1]	Travel Lanes	Parking	Bicycle Facility	Sidewalk	Landscape Amenity	Other Notes and Applicability
Lane 44 / 24								
Neighborhood Lane	44'	24'	12' yield lane	6'	n/a – slow/low volume	5'	5' tree strip	
Pedestrian Lane	44'	24'	17' yield lane	7' (one side)	n/a – slow/low volume	6'	4' amenity zone	
Rural Lane	44'	24'	2 @ 10' 2' outside shoulder	n/a	n/a	n/a	10' rural buffer	
Access Alley 20 / 12-18 [2]								
Residential Alley	20'	12' – 16'	12'-16' yield lane	n/a	n/a	n/a	2' – 4' buffer	
Non-residential Alley	20'	18'	2 @ 9'	n/a	n/a	n/a	1' buffer / shoulder	

[1] Street width is back-of-curb measurement, with curb and gutter included street width where it is on-street parking or a travel lane.
 [2] Access alleys may be located in a public access easement at the Town's discretion and provided a property owner's association or other entity with financial and administrative capacity for maintenance is established

[format for graphics and cross sections.]



3. *Complete Streets Design Guide*. When proposing a design modification to adjust the typical cross-sections for specific contexts or constraints, the guidelines in Table 17-3-3: Complete Street Design Guide should apply:

Table 17-3-3: Complete Street Design Guide		
Street Element	Size	Context & Application
Travel Lanes	12' +	High-speed / high-volume; generally, avoid on city streets.
	11'	Applicable on major streets or routes where frequent truck or transit vehicles are expected.
	10'	Generally applicable on all city streets with through traffic.
	9'	Limited to low-volume streets, slow-speed streets, or where ROW is constrained.
	12' -17' yield lanes	Limited to slow, low-volume streets in well-connected networks, where intermittent parking and occasional queuing areas allow two cars to pass.
Bicycle Lanes	n/a	Slow or low-volume streets where bicycles can mix with travel lanes.
	4' – 6' lane	Low-speed streets or constrained ROW (typically < 35mph)
	7'-10' protected lane	Important bike routes or higher speed streets (typically 35+ mph); 2' – 4' protected buffer; 4' – 8' bicycle travel way
	Off street facilities	High-speed / high-volume (typically 45+mph); or portions of trails system.
Parking	6'-7'	Limited to low-volume residential streets.
	7' 8'	Generally applicable to all residential and commercial areas where parking is necessary.
	14'-22' angled	Limited to high-activity streets to maximize parking; depth depends on angle of parking, availability of backing area or cueing lane, and other traffic circumstances.
Landscape Area	2' – 8' amenity zone	Walkable areas (typically paired with adjacent on-street parking) where hardscape, landscape, and street furniture extend sidewalks as social space.
	8'+ amenity zoned	Used for high-activity streets that prioritize social space in streetscapes (i.e. sidewalk dining, mini-courtyards); can accompany Open & Civic Space system credits
	1' – 4' landscape area	Avoid –difficult to grow and maintain plants or trees.
	5' – 6' tree strip	Limited to constrained ROW; small or ornamental trees only.
	7' – 8' tree strip	Generally applicable, sufficient for large shade trees.
	8' – 12' tree strip	Use on busy streets or where no on-street parking exists to provide greater pedestrian buffer.
	13'+ tree strip	Used on signature streets for enhanced landscape amenities; space can be shared with or shifted to medians' and may meet Open & Civic Space system credits (See 17-3-2.C. & D.).
	10' – 20' Median	Used on signature streets for enhanced landscape; can be accompanied with turn lanes and/or mid-street pedestrian refuge at intersections
20'+ Median	Used on higher-order signature streets; may meet Open & Civic Space system credits (See 17-3-2.C. & D.).	
Sidewalks	4'	Avoid – constrained ROW only
	5'	Minimum, generally applicable standard (typical neighborhood streets)
	6' – 8'	Minimum for non-residential streets (if combined with amenity zone), and priority routes in neighborhoods (i.e. routes to schools, parks, or other destinations).
	8' – 10'	Used for non-residential streets, walkable areas (if combined with amenity zone); or higher density neighborhoods.
	10' +	Used for signature streets in walkable areas, where social spaces are desired in streetscapes, or as a multi-use bicycle / pedestrian path in other contexts.



D. Intersection Design.

1. *Corner Radii.* Curb radii shall be designed according to the Standards and Specifications. However, to balance the competing interest of vehicle turning movements and the distance and safety of pedestrians crossing the street, the Director may recommend, and the Town Engineer may approve, decreases in the specified corner radii based on the following considerations:
 - a. The context of a particular development, and particularly whether walkable development patterns are a priority and whether neighborhood or mixed-use street types in Table 17-3-1 are used.
 - b. The impact that the specified radius has on increasing the distance that pedestrians must cross.
 - c. The desired speeds of vehicles in the roadway and the desired speeds and volume of turning vehicles.
 - d. The connectivity of the street network and whether vehicles have multiple alternative routes that minimize frequent turning movements.
 - e. The effective turning radius of vehicles considering other features of the specific cross section, including bicycle lanes, on-street parking or other configurations that impact the actual path of turning movements.
 - f. The likelihood that large vehicles will make frequent turning movements at a particular location, compared with the ability of over-sized vehicles or unusual turning movements to safely encroach into other areas of the street.

2. *Sight Distances.* Proper lines of sight shall be maintained at all intersections. The proper line of sight shall be an unobstructed view from the stopping point on the approaching street to all points between 2.5 and 8 feet above the roadway along the centerline of the intersecting street. The distance of the unobstructed view shall be based upon the design speed of the intersecting street specified in Table 17-3-4, Clear Sight Distance.

Table 17-3-4: Clear Sight Distance	
Design Speed of Intersecting Street	Intersection Sight Distance (measured along centerline of intersecting street)
15 mph	105'
20 mph	115'
25 mph	155'
30 mph	200'
35 mph	250'
40 mph	305'
45 mph	360'
50 mph	425'

Source: American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*.

- a. No building or other type of physical obstruction shall be placed or maintained within the triangle created by the centerline of the street intersection, the stopping point on the approaching street, and the sight distance specified in Table 17-3-4 to the centerline of the intersecting street.



- b. Street trees, light poles or other limited narrow obstructions are allowed within the sight triangle provided they do not have any foliage, limbs, or other obstructions between 2.5 and 8 feet and are no closer than 15 feet to the intersecting street edge.
- c. Landscape, plants, and groundcover may be planted in the triangle, provided it does not exceed 36 inches from the elevation of the adjacent street surface.
- d. Fully controlled intersections where signalization establishes and prioritizes safe turning movements may deviate from the above sight triangle standards if site conditions warrant and based upon a recommendation of the Director.

Figure 3-5 Clear Sight Distance. *[insert figure]* Sight distance is measured from the stopping point of the approaching vehicle to the center of the lane in oncoming traffic, based on the speeds of oncoming traffic. Clearances may be affected by the types of objects in the sight triangle and the control factors of the intersection. (17-3-1.D.2 and Table 17-3-4.)

- 3. **Crosswalks.** All intersections and crosswalks shall be designed to address conditions at each specific location. In general, sidewalks intersecting with public streets or other vehicle access shall have crossings meeting the Standards & Specifications, as well as following:
 - a. Curb ramps meeting ADA accessibility standards shall provide a direct, non-diverted approach from the sidewalk along the block into the designated or protected crossing area.
 - b. All intersections of collector streets or higher classification shall be considered for enhanced crossings including pavement markings, bulb outs, refuge islands or other traffic-calming measures that are appropriate to the context of the intersection.
 - c. Where blocks exceed more than 600 feet between intersections or at other locations of high pedestrian activity, mid-block crossings shall be considered with appropriate pavement markings and pedestrian signals. Mid-block crossing designs and locations are subject to a specific recommendation and approval of the Public Works Director.
 - d. Any crosswalk over 80 feet, or any other significant pedestrian crossing, may require a pedestrian refuge in the median at the discretion of the Public Works Director.
- 4. **Turn Lanes.** Turn lanes for left or right turn movements may be required for specific intersections by Public Works Director, based on an approved traffic study and with consideration by the Director and Planning Commission. Requirements for turn lanes should be based on careful consideration of the context balancing the impact of crossing distances for pedestrians, vehicle turning speeds, and prioritization of other planning, urban design, and traffic engineering issues. In general, this space should come from reconfiguration of the space within the roadway width near the intersection (i.e. within median space, narrowing lanes, or limiting on-street parking) rather than claiming space from the pedestrian area or streetscape, or rather than widening the road and right-of-way.
- E. **Traffic Calming.** In order to meet the desired speeds throughout the street network, to manage volumes in association with the street network, and to meet the Town’s complete streets policies and intent of this section, traffic-calming strategies may be required in street plans. Traffic calming may include bulb outs and curb extensions, medians and islands, neck downs, vertical diverters, enhanced or raised crossings, and other speed management techniques approved by the Public Works Director. [See *National Association of City Transportation Officials Guidelines*.]



F. **Engineering & Construction Specifications.** All other engineering specifications, horizontal and vertical alignment, design details, and technical or construction specifications for constructing streets, utilities, stormwater, landscape, irrigation, and other public improvements shall be covered by the Standards and Specifications and administered by the Public Works Director.

17-3-2 **Open & Civic Space**

- A. **Intent.** The intent of this section is to:
 1. Emphasize open and civic spaces as a key determinant of Johnstown’s community image and unique identity.
 2. Integrate open and civic spaces with street networks and designs to establish a valuable public realm.
 3. Value the design, function, and appropriate location of different types of open space, rather than solely the quantity of space.
 4. Consider the context and multiple functions that open spaces can serve to support development including ecological, recreation, aesthetic, and urban design functions.
 5. Promote good civic design and create focal points for the community development site to which development and site plans should relate.
 6. Integrate natural systems into the design of common or public open spaces to improve stormwater management, protect water resources, and preserve and enhance natural features and ecosystems.

B. **Required Open Space.** Subdivision applications shall provide public or common open space, or an alternative fee for open space, as provided in this section.

- 1. *Required Open Space.* All plat applications shall provide open space according to Table 17-3-5: Required Open Space.

Table 17-3-5: Required Open Space		
Context	Public Open Space	Common Open Space
Residentially Zoning or Residential uses in non-residential districts	10%	<ul style="list-style-type: none"> ▪ < 3 acres – no requirement ▪ 3 - 20 acres –5% ▪ 20+ - 50 acres – 10% ▪ 50+ acres – 15%
Commercial Zoning	10%	<ul style="list-style-type: none"> ▪ < 1 acre – no requirement ▪ 1 - 5 acres – 2.5% ▪ 5+ - 10 acres – 5% ▪ 10+ acres – 8%
Industrial Zoning	10%	n/a

* Amount is based on gross area excluding of streets, alleys and easements. Any excess dedicated public open space accepted by the Town may contribute to the common open space requirement. Common open space may only count to the public open space requirement per Section 17-3-2.B.3.

- 2. *Fee In Lieu of Dedication.* When a development project is not within the vicinity of a planned or existing park and common open spaces, or otherwise cannot dedicate land acceptable to meet the public open space requirements of Section 17-3-2, the applicant may pay a fee in lieu of dedication. This option shall be at the sole discretion of the Town.
 - a. The fee shall equal the fair market value of the land area required to be dedicated.
 - b. The fair market value shall be established by an appraisal commissioned by the Town at the applicant’s expense, or otherwise agreed to between the two parties.



- c. The fee shall be due prior to acceptance of the final plat as provided in Section 17-2-2.
 - d. All fees shall be placed into a park fund to be utilized for the acquisition of land for park, trails and open space purposes, and shall not replace, reduce, or be used as the park fee, required by Section 17-3-5.C.
3. **Common Open Space Credit.** Common open space in excess of the amount required in Table 17-3-5, may be credited to the public open space requirement only upon a finding of all of the following, and approved by the Town Board at final plat:
- a. There are no spaces within the proposed project that meet public open space standards acceptable to the Town;
 - b. There is no available open space within the vicinity that will serve the needs of the proposed project, which could be acquired with funds supplied by the fee;
 - c. The common open space amount is sufficient to meet both public and common open space requirements in Table 17-3-##; and
 - d. The common open space will otherwise remain open and accessible to all property for which the credit is being granted.
4. **Ownership and Management.** Open and civic space shall require specific designation on the final plat or development plan as a separate tract. Ownership of the open space tract shall be in one of the following, subject to all other provisions of this section,:
- a. Dedication to a public entity as part of the rights-of-way, parks, or other community facilities element of the plat according to Section 17-3-5.B.
 - b. Creation of or dedication to a non-profit entity capable of carrying out the ownership and management.
 - c. Creation of a homeowners', leaseholders' and/or property owners' association that owns the space in common and is capable of carrying out the ownership and management.

All open and civic space shall require documentation that outlines the ongoing maintenance plans, and demonstrates the capacity for administrative and financial management of the space according to these standards. Documents such as covenants for a homeowners' association, bylaws or charter for a non-profit entity, or similar agreements and guarantees, shall be filed with the clerk and recorder's office and recorded with the plat designating the open space, prior to any building permits.

- C. **Open & Civic Space System.** The proper arrangement of open and civic spaces shall coordinate with street networks, block and lot layouts, and the landscape and site amenities of individual lots.
- 1. **Types.** Table 17-3-6 specifies the type, size, and service areas of different open and civic spaces that may meet the open space requirement.

Table 17-3-6: Open and Civic Space Types				
Type	Size [1]	Service Area	Bonus Multiplier [2]	Application
Natural Open Space	5 acre min.; 50+ acre optimal (smaller dedications should connect to an optimal system)	n/a	1.0x to 2.0x – Determined by Director based on the significance of the space	Public or Common
Park - Regional	40+ acres	w/in 1.5 miles		Public
Park - Community	10 – 40 acres	w/in 1 mile		Public



Type	Size [1]	Service Area	Bonus Multiplier [2]	Application
<i>Park - Neighborhood</i>	3 – 10 acres	w/in 0.5 mile		Public or Common
<i>Park – Small/Pocket</i>	0.25 – 3 acres	w/in 0.25 mile		Common
<i>Neighborhood Trail</i>	20' wide, min open space 8' – 12' trail;	w/in 1000'	1.5x	Public or Common
<i>Civic Space - Green</i>	1 – 3 acres	w/in 0.25 miles	1.5x	Common
<i>Civic Space - Square</i>	5K s.f. – 1 acre	w/in 1,000'	1.5x	Common
<i>Civic Space – Plaza / Courtyard</i>	1K – 5K s.f.	abutting lots or on the same block	1.25x	Common
<i>Enhanced Streetscape</i>	[see Section 17-3-2.D.]	abutting lots on the same block	1.25x	Common or Public

[1] See Section 17-3.2.D Open Space Design Guidelines for more specifics on the size and design, and service areas of different open space types.

[2] Areas marked with a bonus multiplier (i.e. 1.5x) can count towards the open space requirement based on the actual area times the multiplier, provided the space is designed according to the Design Guidelines in 17-3-2.D. For example, a 8,000 s.f. Green designed according to 17-3-2.E can count to as 12,000 s.f. (8,000 x 1.5) for the open space requirement for all lots within 0.25 miles.

2. *Location Criteria.* To coordinate open and civic spaces into a system that integrates the public realm with surrounding development, subdivision design shall consider the following location criteria for open spaces:
 - a. Connect and integrate open spaces with public streetscapes and other civic destinations, such as schools, to improve visibility and access;
 - b. Provide access to recreation opportunities for active living;
 - c. The opportunity to preserve and integrate natural features (particularly for Natural Open Spaces, Parks or Trails), including protection of groves of trees, prairie, streams, unusual and attractive topography and other desirable natural landscape features and views;
 - d. The opportunity for formal Civic Spaces (Green, Square, Plaza / Courtyard) to serve as gathering places and be a focal point for compact, walkable places, located as an extension of the streetscapes at highly traveled and visible locations;
 - e. The types of spaces that reinforce character of the area or create gateways and transitions to distinct places; and
 - f. The distribution of spaces so that all development has similar proximity to open and civic spaces appropriate to its context. All residential lots should be within the service area of 2 different types of open or civic spaces, and non-residential lots should be within the service area of a trail or civic space.

3. *Stormwater Facilities.* Stormwater facilities shall be designed and integrated into the street network or open and civic space system in order to avoid redundant and inefficient facilities on individual lots. Any area used for stormwater may be counted towards the open space requirement provided:
 - a. It is integrated into the design of the space in a manner that it is an aesthetic amenity and is consistent with the design character of the space.
 - b. The design does not impact the utility of the space for either purpose (i.e. stormwater functions do not compromise the use and value of the space as intended open space, and open space designs do not compromise maintenance, management, and performance for stormwater functions).
 - c. The maintenance and management of the portion of the facility serving stormwater functions is clearly identified, whether that is a public dedication or whether it is an obligation of the owner or property owners' association.



D. **Open & Civic Space Design Guidelines.** Open and civic spaces shall be designed according to the following guidelines for each specific type:

[Coordinate with more specific landscape / open space design manual and fill in more detailed parameters for each open space type here that emphasize key physical planning and urban design elements from that manual.]

17-3-3 Blocks & Lots

A. **Intent.** The intent of the blocks and lots standards is to:

1. Ensure the proper arrangement of blocks and lots in relation to the street network and open and civic spaces.
2. Design subdivisions to be coordinated with adjacent development patterns or future development in terms of street networks, open and civic spaces, and block patterns.
3. Arrange blocks and lots in a manner that is least disruptive to existing topography and capitalizes on inherent natural characteristics of the land as defining features.
4. Coordinate access and utilities for each lot in association with larger systems of streets and infrastructure.
5. Promote appropriate site, building, and frontage designs in relation to streetscapes and open spaces.
6. Ensure that all lots are buildable according to this code and that all non-developed tracts or other parcels serve community functions in relation to the overall development pattern

B. **Block & Lot Arrangement**

1. *General Layout.* All blocks shall be laid out to have two tiers of lots unless dictated by existing development patterns outside of the control of the project or by access management on regional transportation routes. In these cases, streetscape standards and open or civic spaces should be used to create buffers and transitions at the rear of lots.
2. *Block Size & Patterns.* The maximum block length shall be based on the street connectivity standards and specific context as identified in Section 17-3-1.B.
3. *Lot Patterns.*
 - a. Lot size, width, depth, and shape shall meet the applicable zoning district standards and accommodate appropriate building location, orientation, and site design. Corner lots or irregular shaped lots may need additional space.
 - b. All lots shall front on a public street, or on an alternative access or common open space where specifically allowed by these regulations.
 - c. All side lot lines shall generally be perpendicular to front lot lines, or radial to any curves along the front lot lines. Other irregular lot patterns shall only be permitted where they are used to integrate patterns of buildable lots into the overall block structure and to provide consistent relationships of lots and buildings to the streetscape.
 - d. All blocks, lots, and tracts shall be numbered, and all lots shall require an address following Town address policies and guidelines, including street names.
4. *Easements.* All blocks shall include easements for all utilities, required improvements, access and open spaces necessary to serve each lot. Easements shall be granted by the owner to the appropriate entity. All easements shall be accessible from the public right-of-way and graded to within six inches of final grade before utilities are installed.



Unless otherwise specified through the development review process utility easements shall be as specified in Table 17-3-7 Minimum Utility Easements.

Table 17-3-7: Minimum Utility Easements	
Common rear lot lines	16', 8' on each lot
Rear lots along an alley	None, provided the alley is at least 12' wide and can accept utilities
Perimeter rear lot lines w/o common boundary	10'
Side easements, where necessary	5'
Front easements (if necessary due to other site / ROW constraints)	10'

5. *Drainage.* Where a subdivision is traversed by a natural watercourse, drainageway or stream, blocks shall be laid out in coordination with these features, and they shall be integrated into the open and civic space systems.
 - a. Drainage areas shall be left in a natural state, and no encroachments shall be made on a natural drainage channel that impair its stormwater and ecological function wherever practical.
 - b. A pedestrian or bikeway easement may be required where the block structure is interrupted more than permitted in Section 17-3-1.B, or where the Planning Commission or Town Council determines the area is appropriate for active recreation or transportation uses.
 - c. All necessary rights-of-way and easements shall be dedicated to the Town or other public entity to preserve the hydrologic, environmental, or stormwater function of the watercourse, drainageway or stream.

17-3-4 Required Improvements & Dedications

[This Section be coordinated with update to Standards and Specifications; with development review procedures; and with design & construction review, permitting and acceptance in administrative procedures.]

- A. **Intent.** The intent of this section is to:
 1. Ensure that all improvements necessary to serve lots within a subdivision or development project constructed, inspected, or otherwise assured of completion prior to the issuance of building permits, or release of performance obligations.
 2. Prevent the location or design of a subdivision or development from placing an undue burden on public utility systems and community facilities serving other areas.
 3. Provide appropriate apportionment of costs for public facilities, and offset higher net costs or premature costs to the public necessitated by the subdivision or development.
 4. Protect against subdivisions or development where soil, subsoil or flooding conditions would create potential dangers to public health or safety.
 5. Coordinate subdivisions, development, and construction of required improvements with other anticipated improvements or with future growth.
- B. **General Requirements.**
 1. All required improvements shall be outlined in the subdivision plat and be incorporated into the final design at the time of final plat as provided in Section 17-2-2.
 2. The schedule for construction of improvements may be divided into phases according to an approved preliminary or final plat as specified in Section 17-2-2.



- 3. Required improvements shall be constructed in accordance with the Standards and Specifications and in accordance with approved plans and profiles and the construction requirements and specifications of the Town.
 - 4. Finished plans of all public improvements as built shall be required before the Town shall accept improvements. The approved design plans are acceptable if they remain true after construction and if attested to by a registered engineer.
 - 5. The applicant shall be responsible for the repair, replacement, and maintenance of any required improvement which fails to function or meet the standards of the Town due to defects in material or workmanship, within 2 years from the date of final acceptance.
- C. **Timing of Improvements.** All required improvements shall be provided in one of the following ways:
- 1. *Construction Prior to Building Permit.* Improvements may be constructed, inspected, and accept prior to building permits. Certified record drawings of as-built shall be submitted to the Town and certified that it was built as shown and to town specifications by:
 - a. the contractor;
 - b. the project surveyor; and
 - c. the project engineer
 - 2. *Financial Guarantee.* The applicant may defer any improvements by submitting a financial guarantee for 125% of the total cost of improvements based on approved design or construction plans.
 - a. The guarantee shall be in a form and for an amount acceptable by the Town, and approved by the Public Works Director and City Attorney.
 - b. All improvements for the particular phase of the plat shall be installed prior to a certificate of occupancy for any part of the phase.
 - c. Upon submittal and acceptance of as-built drawings for the improvements, and after inspection and acceptance of the improvements, the Town may release the financial guarantee, but retain 15% for the 2-year warranty period.
 - 3. *Subdivision Improvement Agreement.* The Town and the applicant may enter into a subdivision improvement agreement recorded in association with an approved plat that more specifically defines the type, timing, and guarantees for required improvements.
- D. **Improvements.** The following improvements are required to be constructed with the subdivision, except where facilities sufficient to serve the subdivision exist and have been approved by the Town. The size, type, and general location of each improvement, and estimated cost shall be included as part of the final plat submittal and review.
- 1. *Right-of-Ways and Streets.* Streets shall be provided according to Section 17-3-1, and the additional requirements:
 - a. Street surfaces including grading, vertical and horizontal alignment, surfaces and sub-grade bases, drainage, curb and gutters.
 - b. Streetscape elements, including sidewalks, street trees, landscape and amenity areas, street lights, and street name signs.
 - c. Traffic signal lights and signs, cross walk designations, and any other safety measures in the rights-of-way.
 - 2. *Access.* Access and alleys, driveway approaches, and other required vehicle circulation and parking components, and easements where shared or cross-access is proposed.
 - 3. *Water and Sewer.* Easements and utility services, including potable water, sanitary sewer, and other public utilities serving each lot and principal structure.



- 4. **Fire Hydrants.** Fire hydrants at each street intersection and other necessary points to assure that no building is located more than 500 feet from the nearest fire hydrant.
 - 5. **Drainage.** Easements and drainage systems including storm sewer lines, natural and constructed conveyances, retention/detention ponds, and similar facilities.
 - 6. **Electric and Communication.**
 - a. Electric power and communication connections and wire shall be placed underground in raceways or conduits.
 - b. Transformers, switching bases, terminal boxes, meters cabinets, pedestal ducts, and other facilities shall be placed underground, or may be placed on the surface provided they are located and adequately screened for safety and concealment.
 - c. Electrical transmission and distribution feeder lines and communication trunk and feeder lines may be placed above ground
 - 7. **Open & Civic Spaces.** Open and civic spaces, whether public, common, or shared, shall be provided according to section 17-3-2.
 - 8. **Reference monuments.**
 - a. Permanent reference monuments of stone or concrete, at least 36 inches deep and 6 inches square or round, with a suitable center points shall be located as required by the Town.
 - b. Iron pin monuments at least 24 inches long and flush with the surface shall be placed at all points on boundary lines where there is a change in direction, at all lot and block corners, and at other points required by the Town.
- D. **Reimbursement Agreements.** Applicants constructing required improvements for their property within their project or through undeveloped areas to serve their project shall be responsible for the entire cost of the improvements. Whenever any portions of the required public improvements are part of a planned future facility for the Town, serving an area larger than the subdivision and its impact, the Town may require the applicant to enter an upsizing agreement. The Town and the applicant shall negotiate the following aspects of the agreement prior to approval of the plat:
- 1. The applicant shall construct the facilities as planned by the Town for future capacity as part of the subdivision and development process.
 - 2. The applicant shall be responsible for the portion of the costs required to serve the proposed subdivision based on actual total cost to build the facilities absent any upsizing agreement.
 - 3. The Town shall be responsible for any incremental costs to expand the facility to the planned capacity, beyond the capacity to serve the subdivision. The Town's participation may be based on the applicant bidding the project with bid alternates: one alternate to build the minimum required facility to serve the project and the second bid alternate for the upsized facility planned by the Town.
 - 4. The Town may coordinate its reimbursement schedule to the applicant with fees assessed to other property in coordination with any future development of land benefitting from the improvements, but in no case may this period be extended beyond 10 years from the date the improvement is made, unless specifically agreed to by the applicant.
 - 5. The agreement shall be subject to approval by the City Attorney.

17-3-5 Community Facilities & Fees

- A. **Intent.** The intent of this section is to:



1. Anticipate and evaluate the incremental and long-term impact of development on broader public and community facility needs.
 2. Identify opportunities to integrate plans for public and community facilities into the planning and design of proposed land divisions.
 3. Ensure that the most appropriate locations of public and community facilities are identified and considered prior to the premature commitment of these areas to conflicting development patterns.
 4. Locate and design public and community facilities in association with the areas they serve, and create gateways and focal points through public investment.
 5. Provide the opportunity to negotiate a fair price for land needed to develop public or community facilities beyond the impact of the particular project, or alternatively to provide an incentive to dedicate land where the lack of facilities may otherwise constrain potential future development.
 6. Ensure that land benefited by public capital investments share in obligations for construction, operation, maintenance, and replacement of these facilities proportionate to their impacts.
 7. Promote fiscal responsibility for all public entities by coordinating the planning, design, and financing of public facilities concurrent with impact the generated from proposed development.
- B. Dedication and Reservation of Land.** The Planning Commission or Town Council may request the dedication or require the reservation of land to the Town or other government entity with jurisdiction over public and community facilities, to facilitate the appropriate location for parks, open space, public safety, schools, utilities, or other public or community infrastructure and facilities.
1. *Dedication.* A request for dedication of land may be initiated by the Town, or on behalf of another public entity having jurisdiction over public and community facilities.
 - a. The dedication may be included on a plat, by deed of dedication, or through a separate agreement with the entity having jurisdiction.
 - b. Inclusion of the dedication on the plat shall be at the discretion of the applicant, except for the following land dedication or fee in lieu specifically required by this code:
 - (1) Open space dedications;
 - (2) School site dedications; and
 - (3) Dedications required for other public entities, such as library, recreation district, fire districts, and similar entities.
 - c. Dedication, or fee in lieu, shall be subject to approval and acceptance by the Town Council, and any other appropriate agency having jurisdiction of the public or community facility.
 2. *Reservation.* As an alternative to dedication, the Planning Commission or Town Board may require that the land be reserved to permit negotiation for acquisition by a public entity, according to the following:
 - a. A requirement for reservation shall be based on plans of the entity having jurisdiction over the facility that identify the general location and extent of the facility, or some other documented need for the facility.
 - b. The reservation shall be for a set period of time established by the Commission or Council but not more than 5 years, unless agreed to by the applicant.
 - c. The reservation may be accompanied by a contingency plat, demonstrating how land will otherwise be developed. The contingency plat may serve as a preliminary plat should the property not be acquired by the public entity during the reservation period.



- d. The property shall not be developed until the reservation period expires or the property is acquired, and future development shall follow the applicable procedures in Article 2 of this code.
 - 3. *Development Agreements.* Nothing in this Section shall limit the Town’s authority to enter into development agreements with applicants and provide dedication of land, fees, or construction of actual public and community facilities on terms different than this Section.
- C. **Impact Fees Established.** The following development fees have been established by the Town by specific impact fee ordinances. Fees are payable at the time of building permit issuance, subject to an exemptions, exception, or appeal provisions of this Section.

Table 17-3-8: Impact Fees						
Use		Development Fees [1]				
		2022	2023	2024	2025	2026+
Transportation Facilities Development Fee [2]	<i>Detached House</i>	\$ 2,916	\$ 3,062	\$ 3,215	\$ 3,375	\$ 3,544
	<i>Attached House</i>	\$ 2,481	\$ 2,605	\$ 2,735	\$ 2,872	\$ 3,016
	<i>Retail</i>	\$ 5.17	\$ 5.42	\$ 5.70	\$ 5.98	\$ 6.28
	<i>Office</i>	\$ 3.13	\$ 3.29	\$ 3.45	\$ 3.62	\$ 3.80
	<i>Industrial / Other</i>	\$ 2.02	\$ 2.12	\$ 2.22	\$ 2.33	\$ 2.45
Parks & Recreation Facilities Development Fee	<i>Detached House</i>	\$ 1,254	\$ 1,316	\$ 1,382	\$ 1,451	\$ 1,524
	<i>Attached House</i>	\$ 1,067	\$ 1,120	\$ 1,176	\$ 1,235	\$ 1,297
Public Facilities Development Fee	<i>Detached House</i>	\$ 1,668	\$ 1,752	\$ 1,839	\$ 1,931	\$ 2,028
	<i>Attached House</i>	\$ 1,420	\$ 1,491	\$ 1,565	\$ 1,643	\$ 1,726
	<i>Retail</i>	\$ 0.78	\$ 0.82	\$ 0.86	\$ 0.90	\$ 0.94
	<i>Office</i>	\$ 0.78	\$ 0.82	\$ 0.86	\$ 0.90	\$ 0.94
	<i>Industrial / Other</i>	\$ 0.78	\$ 0.82	\$ 0.86	\$ 0.90	\$ 0.94
Library and Cultural Facilities Development Fee	<i>Detached House</i>	\$ 1,205	\$ 1,266	\$ 1,329	\$ 1,395	\$ 1,465
	<i>Attached House</i>	\$ 1,026	\$ 1,077	\$ 1,131	\$ 1,188	\$ 1,247
Police Facilities Development Fee	<i>Detached House</i>	\$ 759	\$ 797	\$ 837	\$ 879	\$ 922
	<i>Attached House</i>	\$ 647	\$ 679	\$ 713	\$ 748	\$ 786
	<i>Retail</i>	\$ 0.71	\$ 0.75	\$ 0.79	\$ 0.83	\$ 0.87
	<i>Office</i>	\$ 0.26	\$ 0.28	\$ 0.29	\$ 0.30	\$ 0.32
	<i>Industrial / Other</i>	\$ 0.26	\$ 0.28	\$ 0.29	\$ 0.30	\$ 0.32
Loveland Fire and Rescue Authority Fee [2]	<i>Single Family</i>			\$1,000		
	<i>Multi-family</i>			\$ 692		
	<i>Commercial</i>			\$ 0.60		
	<i>Industrial</i>			\$ 0.12		
Front Range Fire Rescue Fire Protection District [3]	<i>Single-family / Two-family</i>			\$ 1,087		
	<i>Multi-family</i>			\$ 692		
	<i>Any Non-residential</i>			\$ 0.60		

[1] Residential Fees are on a per unit basis and apply to any net increase in dwelling units; non-residential fees are on a per square foot basis and apply to any net increase in the square footage of a use or the increment for any change of use.
 [2] At the option of the applicant or Director, the Transportation Facilities Development Fee may be based on an independent impact analysis as provided in Section 17-2-1.J. Acceptance of the findings is at the discretion of the Director.



- [3] The fire and rescue fees are applicable only in the jurisdictional boundaries of the respective fire districts – Loveland Fire and Rescue Authority and Front Range Fire Rescue Fire Protection District.

- 1. *Annual Inflation Adjustments.* The impact fee shall be automatically adjusted to account for inflationary increases in the cost of provided public facilities on January 1 of each year. The adjustment shall be based on the most recent data from the Engineering News Record Construction Cost Index for the Denver Metropolitan Area. Alternatively, The Town Council may determine appropriate inflation adjustments through the annual review process in Section 17-3-5.G.

- 2. *Exemptions.* An applicant may request an exemption from specific impact fees on forms provided by the Town.
 - a. The Town Council shall evaluate the request and may grant an exemption in whole or in part.
 - b. The Town shall deposit funds in the amount of the exemption into the appropriate impact fee account from non-impact fee funds within a time period that is consistent with the Town capital improvements program.

- 3. *Development Agreements.* Nothing in this Section shall limit the Town’s authority to enter into development agreements with applicants and provide dedication of land, fees, or construction of actual infrastructure improvements.

- 4. *Fire and Emergency Services Providers.* The applicant shall confer with the appropriate fire and emergency service provider to determine whether an impact fee is owed and the amount of the impact fee. The Town shall confer with the provider, and may withhold Town permits or approvals until any fees due have been satisfied.

- 5. *Appeals.* Appeals of any decision on impact fees by an administrative official may be appealed to the Town Manager by filing a written appeal with the Town Clerk. Appeals of the Town Manager’s decision shall be appealed to the Town Council following the same procedure.
 - a. Appeals shall be on forms provided by the Town and detail the specific grounds for the appeal.
 - b. The applicant shall have the burden of proving the decision was in error.
 - c. Filing and appeal shall not stay the imposition or collection of the impact fee, unless a letter of credit or surety for the amount of the fee has been provided to the Town.
 - d. The Town Manager and/or Council shall make a decision within 30 days of filing an appeal.
 - e. No permits or approvals shall be issued until the appeal is resolved and the appropriate fees paid. However, if a letter of credit or other surety for the amount of the fee is provided, the Town may choose to issue a permit or approval with an agreement that the appropriate fee shall be paid through subsequent resolution of the appeal and surety.

D. Establishment of Accounts and Funds.

- 1. *Impact Fee Accounts.* An impact fee account shall be established by the Town for each category of capital improvements for which impact fees are imposed.
 - a. Accounts shall clearly identify the category, account, or fund for which the impact fee has been imposed. Subaccounts may be established for individual impact fee districts.



- b. All impact fees shall be deposited into the appropriate impact fee account or subaccount. Accounts shall be interest-bearing with interest earned credited to and considered funds of the account.
 - c. The funds of each account shall at all times be capable of being accounted for separately from all other Town funds.
 - d. The Town shall establish and implement necessary accounting controls to ensure that the impact fee funds are properly deposited, accounted for, and appropriated in accordance with these provisions and any other applicable legal requirements.
2. *Appropriation of Impact Fee Funds.* Impact fee funds may be appropriated for capital improvements and for the payment of principal, interest, and other financing costs on contracts, bonds, notes, or other obligations issued by the Town or on behalf of other applicable local governmental entities.
- a. All appropriations from impact fee accounts shall be detailed on appropriate forms and filed with the Town Treasurer.
 - b. Impact fees shall be appropriated only:
 - (1) For the particular category of capital improvements for which they were imposed, calculated, and collected; and
 - (2) Within the impact fee district where collected, except as provided in subsection 2.d.
 - c. Impact fees shall not be appropriated for funding maintenance or repair of capital improvements nor for operational or personnel expenses associated with the provision of the capital improvements.
 - d. Impact fee funds may be appropriated for a capital improvement located outside of the district of the new land development where collected only if the demand for the capital improvement is generated in whole or in part by the new land development or if the capital improvement will actually serve the new land development.
3. *Procedure for Appropriation of Impact Fee Funds.*
- a. The Town shall annually identify capital improvement projects anticipated to be funded in whole or in part with impact fees. The capital improvement recommendations shall be based upon the annual review in Section 17-3-5.E. and other relevant information, and may be part of the Town's annual budget and capital improvements programming process.
 - b. The recommendations shall be consistent with the intent and standards of this Section, the particular impact fee ordinances, other applicable legal requirements, and any guidelines adopted by the Town Council
 - c. Impact fee-funded capital improvements in the Town's annual budget and capital improvements program shall include information such the description, nature, location, capacity to be added, service area, need/demand for, and the anticipated timing of completion of the capital improvement.
 - d. The Town Council may authorize impact fee-funded capital improvements at other times the Council determines necessary and appropriate.
 - e. The Town Council shall verify that adequate impact fee funds are or will be available from the appropriate impact fee account for the particular category of capital improvements.
4. *Refunds.*
- a. *Eligibility.* An applicant who has paid an impact fee may be eligible for a refund where:
 - (1) A building permit has expired or has been revoked prior to construction; or



- (2) If construction has been started and abandoned prior to a certificate of occupancy, only if the uncompleted building is completely demolished.
- b. *Applications.* Applications for a refund shall be made in writing to the Town within 60 days of expiration or revocation of a permit. The application shall include:
 - (1) Evidence that the applicant is the property owner or the duly designated agent of the property owner;
 - (2) The amount of the impact fees paid by capital improvements category and receipts for the payments; and
 - (3) Evidence of the expiration or revocation of the building permit or approval of demolition of the structure pursuant to a valid Town-issued demolition permit.

Failure to apply for a refund within 60 days following expiration or revocation of the building permit or demolition of the structure shall constitute a waiver of entitlement to a refund.
- c. *Decision.* The Town shall review the application and supporting relevant evidence and determine whether a refund is due.
 - (1) The Town may, at its discretion, make refunds of impact fees by direct payment, by offsetting refunds against other impact fees due for the same category of capital improvements for new land development on the same property, or by other means subject to agreement with the property owner.
 - (2) A ten-percent administrative fee, not to exceed \$500, shall be deducted from any refund and retained in the appropriate impact fee account to defray the administrative and processing expenses.
 - (3) No interest shall be paid in calculating the amount of the refunds.
- d. *Fire & Emergency Services.* Any requests for refunds of the fire and emergency service fees shall be made to the service providers, who are solely responsible for deciding and providing refunds.

- E. **Annual Report.** At least once every year, not later than October 15 and beginning October 15, 2001, and prior to the Town Councils adoption of the annual budget and capital improvements program, the Town Manager shall prepare and submit annual impact fee report to the Council.
 - 1. The annual report may include evaluation of capital improvements planning, analysis of annual development activity and permit statistics, assessment of funds and capital improvements expenditures, recommended updates to the fee schedules and calculation, recommended amendments to the fee ordinances and impact areas, and any other information relevant to or required by specific impact fee ordinances.
 - 2. The Town Council shall receive the annual report and may take any action it deems appropriate based on the information.

- H. **402 Interchange Fee.** Pursuant to the Town’s authority to enact fees to recover costs of providing, maintaining, and improving infrastructure for properties within its jurisdiction, the 402 Interchange Fee is established as a special fee to recover a portion of the costs of the reconstructed interchange at Interstate 25 and State Highway 402, accomplished between approximately 2017 and 2022.
 - 1. *Applicability.* The 402 Interchange Fee shall apply to any request for a building permit on property within the area designated in [cite source] except:
 - a. Alterations or expansions of existing buildings where not dwelling units are created or no square footage added;
 - b. The construction of accessory buildings or structures that do not add dwelling units or square footage to the principal building or use of land; or
 - c. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same square footage.



2. *Establishment of Fee.* The 402 Interchange fee shall be levied and assessed as indicated in the current Town Fee schedule.
3. *Use of Funds.* The revenues from the 402 Interchange Fee shall be remitted to the Street and Alley Fund.
 - a. The funds shall be used solely to reimburse the Town for the cost of improvements to and reconstruction of the Interstate 25 and State Highway 402 interchange.
 - b. The Town shall keep an accurate accounting of the cost of the improvements and revenues collected.
 - c. In the event that the total amount of the fee revenues paid to the Town equal the sum of \$ 2,500,000.00, plus interest from the effective date of the fee at a rate of 2.75% per annum, all property owners in the designated fee area shall be relieved of any further obligation to pay the 402 Interchange Fee.
4. *Not An Impact Fee or Development Charge.* The Town Board does not intend that the 402 Interchange Fee be construed as an impact fee or development charge within the meaning of Section 29-20-104.5, C.R.S., as amended, but that the 402 Interchange Fee be a special fee within the home rule authority of the Town. To the extent that the provisions of Section 29-20-104.5, C.R.S., as amended, conflict with the provisions of this section, this section shall control.



Article 4. Districts & Uses

- 17-4-1 Establishment of Zone Districts
17-4-2 Permitted Uses / Use Table
17-4-3 Specific Use standards
17-4-4 Accessory Uses
17-4-5 District Performance Standards

17-4-1 Establishment of Zone Districts

A. Intent. To carry out the purposes of this code, the following districts are established, with the intent given for the character of specific areas, the development patterns and context, and the types or intensity of uses and buildings.

Table 17-4-1: Zoning Districts & Intent

Table with 2 columns: District & Intent, Relationship to Comprehensive Plan. Rows include H-A - Holding / Agriculture, R-E - Rural Estate, R-1 - Single-Family Neighborhood, and R-2 - Mixed-Density Neighborhood.



Table 17-4-1: Zoning Districts & Intent

<i>District & Intent</i>	<i>Relationship to Comprehensive Plan</i>
<p>R-3 – High Density Neighborhood The R-3 district provides residential living (small- or large-scale residential building types) in a moderate-to high-density pattern in suburban areas or walkable neighborhoods. This district should be located as a transition between lower-density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.</p>	<p>General application in high-intensity areas, or limited applicability at strategic points at transitions to Activity Centers</p>
<p>MU-DT – Downtown. The MU-DT district provides an integrated mix of retail, service, entertainment and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic “main street” scale and small town character of Johnstown. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses.</p>	<p>General application for Downtown Johnstown Activity Center.</p>
<p>MU-NC – Neighborhood Commercial. The MU-NC Neighborhood Commercial District provides for small-scale and light intensity uses that support neighborhoods and other surrounding commercial or industrial districts. It may exist in compact, walkable formats in close proximity to neighborhoods, or alternatively if automobile oriented the impacts of access and operations on adjacent areas are limited and mitigated by the small-scale format and lighter intensity of the uses, or limited extent and application of this district</p>	<p>Limited application for nodes within the Low Intensity area to provided walkable destinations and supporting services for neighborhoods; General application within Activity Centers or commercial areas in the Moderate Intensity Area.</p>
<p>MU-RC – Regional Commercial. The MU-RC is intended to provide regional commercial, entertainment, and/or employment destinations. While compact, walkable, or transit-served locations and formats are preferred – particularly in areas designated as activity centers, this district may accommodate some higher-intensity and larger format commercial uses – particularly if they are removed from or on the periphery of activity centers or otherwise located to not disrupt walkable patterns.</p>	<p>Limited application within Activity Centers in the Moderate Intensity areas; General application for commercial areas in the High Intensity Area</p>
<p>I-1 –Industrial. The I-1 district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won’t have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.</p>	<p>General application in industrial areas, and limited application as an employment component of mixed-use or commercial areas</p>
<p>PUD – See section 17-2-4 for the intent and applicability of planned zoning districts.</p>	

- B. **Official Zoning Map.** The boundaries of the districts are shown on the official Zoning Districts Map on file with the Planning Department. Electronic copies and files of this map shall reference the “Official Copy” on file with the Planning Department, but any copy should be verified with the Department before materially relying on any electronic or other representative copy of the map.
- C. **Transition of Previous Districts.** The zone districts under the previous code correspond to the zone districts in this code as specified in Table 17-4-2. The Official Map under the previous code shall transition and be interpreted according to the corresponding zoning districts in this table, and all further zone changes shall follow the districts in this code.

Table 17-4-2: Zone Districts Transitions	
<i>Prior Code</i>	<i>This Code</i>
<i>H-A Holding Agriculture</i>	<i>H-A Holding Agriculture</i>
<i>SF-1 Single-Family Residential</i>	<i>R-1 Single-family Neighborhood</i>



Table 17-4-2: Zone Districts Transitions	
<i>Prior Code</i>	<i>This Code</i>
<i>SF-2 Single-Family Attached Residential</i>	<i>R-2 Mixed-density Neighborhood</i>
<i>MF-1 Multi-Family Residential</i>	<i>R-3 Multi-family Neighborhood</i>
<i>NC – Neighborhood Commercial</i>	<i>MU-NC Mixed-use Neighborhood Center</i>
<i>CB – Central Business District</i>	<i>MU-DT Mixed-use Downtown</i>
<i>Gateway Commercial District</i>	<i>MU-RC Mixed-use Regional Center</i>
<i>Gateway District</i>	<i>I – Industrial</i>
<i>I - Industrial District</i>	<i>I – Industrial</i>
<i>Recreation and Open Space</i>	<i>n/a – integrated into all districts</i>
<i>PUDs</i>	<i>[see Section 2.04</i>

17-4-2 Permitted Uses

- A. **Use Table.** To implement the intent of each zoning district, facilitate complementary transitions between districts, and to regulate a variety of compatible uses within zone districts each district is permitted the uses indicated in Table 17-4-3. The table identifies uses as:
1. Permitted uses (P) subject to general district and building standards and review procedures.
 2. Conditional uses (C) subject to the review process and criteria for a Conditional Use Permit in Section 17-2-8.
 3. All uses listed in the table (whether P, or C), or more specific types of uses generally enabled in the table, may be subject to specific standards or limits in Section 17-4-3, Specific Use Standards
 4. Other accessory or temporary uses not listed in the table may be permitted according to the standards of Section 17-4-4, Accessory Uses.
 5. Uses in the table are more specifically described in Section 17-11-1, Description of Uses. Where a proposed use is not generally listed or appears to meet the description of more than one use type, the Director shall make an interpretation on the most equivalent described use considering:
 - a. The similarity of the use in terms of scale, impact, and operations to other described uses;
 - b. The typical building format and site design associated with the use based on existing relevant examples; and
 - c. The potential contribution of the use to the intent of the zone district, and the ability to complement and be compatible with other permitted uses, based on typical formats and site designs.
- Any uses that may not be interpreted as equivalent to a use in Table 17-4-3 is not anticipated by these regulations and may only be allowed by an amendment to the development code.



Table 17-4-2: Permitted Uses											
P = Permitted, subject to general district standards C = Permitted, only by conditional use permit discretionary review = Blank means the use is not permitted		H-A	R-E	R-1	R-2	R-3	MU-NC	MU-DT	MU-RC	I-1	Specific Conditions
		Residential Uses									
Household Living	One-unit Dwelling	P	P	P	P	P					
	Multi-unit Dwelling				P	P					
	Live / Work Dwelling				C	C	P	P	P		17-4-3.A.
	Dwelling – Mixed-use					C	P	P	P		17-4-3.B
	Mfgd. / Small Format Home Community				PD	PD	PD	PD	PD		17-5-6
	Established Residential (all building types)						P	P	P	P	
Group Living	Group Home - Small	P	P	P	P	P	P	P	P		17-4-3.C.
	Residential Care – Limited	C	C	C	C	C	P	P	P		17-4-3.D.
	Residential Care – General					C		P	P		17-4-3.D
	Residential Care - Institutional								P	P	
Public / Institutional Uses											
Assembly	Limited (< 400 capacity / < 2 ac.)	P	P	P	P	P	P	P	P	P	
	General (400–800 capacity / 2 – 5 ac.)					P	P	P	P	P	
	Large (800+ capacity / 5+ acre)								P	P	
Civic & Institutional Buildings	Government and Town	P	P	P	P	P	P	P	P	P	
	Library, public				P	P	P	P	P		
	Museum, cultural						P	P	P		
	School			P	P	P	P	P	P		
Park and Open Space	Athletic Field			C	C	C	C	C	P	P	
	Recreation Center or Grounds			C	C	C	C	C	P	P	
	Park, Trail, Civic Space (See 17-3-2)	P	P	P	P	P	P	P	P	P	
Utilities	Utility Major									P	
	Utility – Minor (principal use)			C	C	C	C	C	C	C	
Agriculture Uses											
Agri-tourism	Roadside Stands	P	C	C	C	C	C	C	C	P	
	Farmers Market	P	C				P	P	P	P	
	Community Farm	P	C	C							
Farming	Farming - Limited	P		C							
	Farming - General	P									
	Farming - Industrial	C									
	Agriculture Industrial Services									P	
Commercial Uses											
Animal Care / Sales	Limited - <3K – no boarding						P	P	P	P	
	Small - 3K – 8K or limited boarding								P	P	
	General -8K – 30K or boarding									P	
	Large – Outdoor or > 30K)	P								P	
Dependent Care	Dependent Care – Limited (< 3K)	C	C	C	C	C	P	P	P	C	
	Dependent Care – General (3K – 8K)						P	P	P	C	
	Dependent Care – Large (> 8K)						C	C	P	C	



Table 17-4-2: Permitted Uses											
P = Permitted, subject to general district standards C = Permitted, only by conditional use permit discretionary review = Blank means the use is not permitted		H-A	R-E	R-1	R-2	R-3	MU-NC	MU-DT	MU-RC	I-1	Specific Conditions
Entertainment & Recreation	Indoor / Limited (< 8K)						C	P	P	C	
	Indoor / General (8-30K+)							C	P	C	
	Indoor / Large (30K+)								P	C	
	Outdoor								C	C	
Food & Beverage Service	Restaurant – Limited (< 3K)						P	P	P	C	
	Restaurant – Small (3K – 8K)						C	P	P	C	
	Restaurant – General (> 8K)							C	P	C	
Lodging	Bed & Breakfast (up to 5 rooms)	C			C	C	P	P	P	C	17-4-3.E.
	Inn (6 to 40 rooms)							P	P	C	
	Hotel / Motel (40+ Rooms)								P	C	
Medical Service	Limited - < 8K s.f.						P	P	P	C	
	General – 8K – 30K s.f.								P	C	
	Large – Hospital Complex –30K+ s.f.								P	P	
Office	Limited (<8K or < 33% of MU project)					C	P	P	P	P	
	General (8K – 30K)							P	P	P	
	Large (30K+)								P	P	
Personal Service	Limited (<3K or < 33% of MU project)					C	P	P	P	C	
	Small 3K – 8K)							P	P	C	
	Large (>8K)								P	C	
Retail	Limited (<3K or <33% of MU projects)					C	P	P	P	C	
	Small (3K-8K)						C	P	P	C	
	General (8K-30K)							C	P	C	
	Large (> 30K)								P	C	
	Retail – Outdoor & Equipment Sales								C	P	
Retail -Grocery Store	Small (< 8K)						P	P	P	C	
	General (8K – 30K)							P	P	C	
	Large (30K +)								P	C	
Vehicle & Equipment Uses	Gas Station – Limited (1-8 Pumps)						C	C	P	P	17-4-3.G.
	Gas station – General (9-16 pumps)							C	P	P	17-4-3.G
	Gas Station – Large (17+ pumps)								P	P	17-4-3.G
	Automobile Repair - Limited						C	C	P	P	17-4-3.H
	Automobile Repair - Body Shop								P	P	
	Automobile, RV, Equip. Sales / Rental								C	P	
	Car Wash and Automobile Detailing								C	P	
Manufacturing / Industrial Uses											
Industrial Service	Contractors Office & Fleet Services								C	P	
	Industrial Service, Light									P	
	Industrial Service, Heavy									C	
	Vehicle / Fleet Maintenance Facility									C	
Manufacturing	Limited / Artisan						P	P	P	P	17-4-3.I.
	Brewery, Distillery, or Winery							C	P	P	17-4-3.J
	Manufacturing - Light								P	P	



Table 17-4-2: Permitted Uses

P = Permitted, subject to general district standards
 C = Permitted, only by conditional use permit discretionary review
 = Blank means the use is not permitted

	H-A	R-E	R-1	R-2	R-3	MU-NC	MU-DT	MU-RC	I-1	Specific Conditions
<i>Manufacturing - Heavy</i>									C	
<i>Wholesale & Distribution</i>									P	
<i>Warehouse / Storage</i>	<i>Indoor Storage</i>							C	P	
	<i>Outdoor storage</i>								C	
	<i>Fuel Storage (principal use)</i>								C	
<i>Waste / Salvage</i>	<i>Automobile Wrecking / Salvage Yard</i>								C	
	<i>Hazardous Waste Handling</i>								C	
	<i>Recycling Operation, Enclosed</i>								P	
	<i>Recycling Operation, Unenclosed</i>								C	
	<i>Waste transfer Station</i>								C	

17-4-3 Specific Use Standards

The following uses may have impacts different than those generally enabled in the zoning districts, and have standards specific to the uses. These standards shall be met whether the use is a generally permitted use, accessory use, or a conditional use according to Table 17-4-3. The uses in this section may include more specific types or formats of the uses generally enabled in Table 17-4-3.

- A. **Live-Work Dwelling.** In districts where Live / Work Dwellings are enabled, they shall meet the following standards and conditions to be compatible with the context.
 - 1. Commercial uses shall be limited to those uses that are otherwise enabled in the district, or uses enabled through the conditional use grant process in Section 17-2-8.
 - 2. Any commercial activity shall occur on the ground floor and be directly accessible from the adjacent public street, sidewalk, or other public space or publicly accessible common area.
 - c. Commercial activity, and any accessory assembly, production of fabrication shall be scaled and operated in a way that is compatible with other residential uses in the area.
 - d. The commercial occupancy shall not be considered accessory to the residential dwelling, and therefore not subject to the accessory home occupation standards. However, the resident and the principal occupant of the commercial area shall be the same and the commercial occupancy shall be limited to no more than 50% of the building. Any greater percentage shall be treated as a mixed use or multi-unit building.

- B. **Mixed-use Dwelling.** In districts where mixed-use dwellings are allowed uses, the following standards shall apply:
 - 1. In the mixed-use districts, at least 50 percent of the ground floor of a mixed-use building shall be in a nonresidential land use. In the R-3 Zoning District, no more than 50 percent of the total gross floor area of a structure containing a mixed-use, including basement area, shall be devoted to nonresidential uses.
 - 2. In the R-3 zone, the use shall be located on a collector street or higher, or otherwise located as a transition between the neighborhoods and non-residential uses.



- 3 In the R-3 zone, only commercial uses permitted in the MU-NC district are allowed, and they may be further conditioned, limited or prohibited through the conditional use grant in Section 17-2-8.
- 4 Mixed-use dwellings in commercial and mixed-use zones may include any commercial use permitted within that zoning district.
- 5 The design and character of all buildings and sites shall be compatible with the predominant character of the surrounding neighborhood. The operating characteristics of a nonresidential land use in a predominantly residential neighborhood shall be compatible with the residential uses. For the purposes of this section, operating characteristics shall include, but not be limited to, hours of operation, lighting, noise and traffic.

C. **Group Home - Small.** In districts where group homes are enabled, they shall meet the following standards and conditions to ensure they are integrated into neighborhoods, have a non-institutional nature, and maintain the residential character of neighborhoods.

- 1. Group homes shall meet all of the residential design standards applicable in the particular district, and any alterations to support the group living shall be done in a discrete way in accordance with those standards.
- 2. In the R-1 districts, no group home shall be located less than 750 from another existing group home, except that the Director may waive the is requirement if separated streets, parks, civic spaces or other transitions that establish different neighborhoods
- 3. Group homes shall be supervised at all times, and may include up to 2 resident care givers.
- 4. Group homes shall be licensed by, operated by, or owned by a governmental agency or non-profit qualified to provide care and supervision.
- 5. Group homes shall not include alcoholism or drug treatment centers, work release facilities or other housing facilities qualifying as residential care – institutional.

D. **Residential Care – Limited and General.** When Residential Care – Limited or General uses are located in residential districts, they shall meet the following:

- 1 The use shall be located on a collector street or higher, or otherwise located as a transition between the neighborhoods and non-residential uses.
- 2. The building and site shall meet all residential design standards so that the use, building, and site is compatible with the neighborhood in terms of scale and intensity of activity.
- 3. Any facilities necessary to serve the residents, guests, or to support the staff, that are non-residential in nature shall be located on the most discrete portions of the site and building, and otherwise designed and screened to mitigate impacts on adjacent property.

E. **Lodging – Bed & Breakfast.** In districts where lodging – bed & breakfast is allowed, it shall meet the following standards.

- 1. Except when located in the H-A district or non-residential districts, the use is in or within ¼ mile of the MU-DT district or other mixed-use center, such that guests may experience the convenience of nearby retail, office, entertainment, and recreation amenities;
- 2. The applicant shall occupy a residence on the site and must demonstrate a sufficient ability for site maintenance and property management; If the resident occupant is not the homeowner, the homeowner shall provide a notarized authorization with the permit application.
- 3. There shall be no more than 5 guest rooms.
- 4. Meals or food served in the bed and breakfast shall be prepared in a central kitchen on-site and served solely for bed and breakfast occupants. Cooking facilities, other than convenience accessory room services shall not be permitted in guest rooms.
- 5. One off-street parking space shall be provided per guest room on site, although this provision may be waived by the Director if the context and circumstances of each



dwelling unit prove the space unnecessary. However, all parking and access shall be sited to meet all frontage design and site design standards applicable in the district.

F. **Marijuana Uses.**

1. *Intent & Findings.* It is the intent of this Section to prohibit certain uses related to medical marijuana, and, in furtherance of its intent, the Town Council makes the following findings:
 - a. The Colorado Medical Marijuana Code, Section 12-43.3-101, et seq., C.R.S., clarifies Colorado law regarding the scope and extent of Article XVIII, Section 14, of the Colorado Constitution.
 - b. The Colorado Medical Marijuana Code specifically authorizes the governing body of a municipality to "vote to prohibit the operation of medical marijuana centers, optional premises cultivation operations, and medical marijuana-infused products manufacturers' licenses."
 - c. The Colorado Medical Marijuana Code specifically authorizes a municipality "to prohibit the operation of medical marijuana centers, optional premises cultivation operations, and medical marijuana-infused products manufacturers' licenses...based on local government zoning, health, safety, and public welfare laws for the distribution of medical marijuana."
 - d. Based on careful consideration of the Colorado Medical Marijuana Code, Article XVIII, Section 14, of the Colorado Constitution, and the potential secondary effects of the cultivation and dispensing of medical marijuana, and the retail sale, distribution and manufacturing of medical marijuana-infused products, such land uses have an adverse effect on the health, safety and welfare of the Town and its inhabitants.
 - e. As a matter of the Town's local land use and zoning authority, and consistent with the authorization provided by the Colorado Medical Marijuana Code, no suitable location exists within the Town for the operation of medical marijuana centers, medical marijuana cultivation operations or medical marijuana-infused products manufacturing.
 - f. Patients and primary caregivers should otherwise be afforded the protections of Article XVIII, Section 14, of the Colorado Constitution, and Section 25-1.5-106, C.R.S., as further clarified under House Bill 10-1284 adopted by the Colorado Legislature in its 2010 Session and known as the Colorado Medical Marijuana Code.

2. *Authority.* The Town's authority to adopt this Section is found in: the Colorado Medical Marijuana Code, Section 12-43.3-101, et seq., C.R.S.; the Local Government Land Use Control Enabling Act, C.R.S., Section 29-20-101, et seq., C.R.S.; Section 31-23-101, et seq., C.R.S. (municipal zoning powers); and Section 31-15-501, C.R.S., (municipal authority to regulate businesses). The Town Council has authority to prohibit business uses related to recreational marijuana in the Town, deriving from, among other sources, Article XX, Section 6, of the Colorado Constitution, State statutes, including but not limited to C.R.S. § 31-15-401, and Article XVIII, Section 16, of the Colorado Constitution.

3. *Uses Prohibited.* It is unlawful for any person to operate, cause to be operated or permit to be operated any of the following uses:
 - a. Medical marijuana centers, an optional premises cultivation operation or a medical marijuana-infused products manufacturing facility.
 - b. Recreational marijuana establishments
 - c. Marijuana consumption establishments.



- 4. *Patients and Primary Caregivers.* Nothing in this Section shall be construed to prohibit, regulate or otherwise impair the protections of the use of medical marijuana by patients as provided in Article XVIII, Section 14, of the Colorado Constitution, or the provision of medical marijuana by a primary caregiver to a patient in accordance with Article XVIII, Section 14, of the Colorado Constitution, the Colorado Medical Marijuana Code, and rules promulgated thereunder.

G. **Gas Stations.** In districts where gas stations are allowed uses, the following standards shall apply:

- 1. No displays, storage of merchandise, service areas, or other equipment and facilities shall be located closer than 20 feet from the street right-of-way line
- 2. If on-site convenience store or other retail or service component is provided, the design, location and operation of these facilities shall meet all applicable nonresidential design standards based on the zone district, building type, and frontage type.
- 3. Vehicle circulation shall avoid potential pedestrian/vehicle conflicts on the site and along the streetscape.
 - a. Adequate stacking spaces for automobiles shall be provided on site and outside of setbacks to eliminate any impact on public streets.
 - b. Circulation, stacking and other access issues shall be designed in a manner that has the least impact on pedestrians entering the principal building from public streets and from internal pedestrian or parking areas.
 - c. No access or queuing area or service area shall be provided between the building and the street on any pedestrian oriented streetscape. (Pedestrian Street types in Section 17-3-1 or A Frontages in Section 17-6-6). Use of alleys, internal access streets, and vehicle service areas to the rear of buildings for service areas is required to preserve the streetscape design and development patterns of these areas.
- 4. The site shall comply with all landscape and screening standards in Article 8 and the following specific requirements:
 - a. A 6 feet masonry wall shall be installed along property lines where the use abuts residential districts or uses.
 - b. A Type 1 buffer shall be applied along all non-building street edges.
 - c. Any accessory vehicle service areas or entrances shall be setback at least 50 feet from the right-of-way, or screened according to Section 17-8-3.
- 5. The maximum height of a canopy shall be 20 feet for flat roofs and 24 feet for pitched roofs..
 - a. Canopies shall be architecturally compatible with the principal building and all other accessory structures on the site with the same or complementary materials, architectural style and colors.
 - b. The material used on the underside of the canopy shall not be highly reflective.
 - c. Setbacks for the canopy shall be measured from the outside edge of the canopy.
 - d. All light sources, including canopy, perimeter and flood lights and lenses, shall be shielded or fully recessed within the roof canopy so that light is contained on-site.

H. **Automobile Repair – Limited.** In districts where automobile repair – limited is allowed, it shall comply with the following:

- 1. Motor vehicles being serviced or stored while waiting to be serviced or called for shall not be parked on streets, alleys, public sidewalks, or parking strips.
- 2. All work shall be performed within an enclosed structure.
- 3. No materials or parts are deposited or stored on the premises outside of an enclosed structure.



- 4. Any area subject to wheeled traffic or storage shall be screened from adjacent or adjoining residential districts by an solid wall or fence, or other buffer that completely screens this area according to Section 17-8-3.
- I. **Manufacturing – Limited / Artisan.** In districts where limited / artisan manufacturing uses are allowed, it shall comply with the following:
 - a. A retail or service use, such as a display room, sales area, or other sampling is permitted as an accessory use to the manufacturing use..
 - b. The total area of the facility is less than 10,000 square feet.
 - c. No byproducts such as smell, waste, smoke or noise results from the manufacturing that is distinctly different or of greater intensity than other principal commercial uses in the area.
 - d. Traffic, customer, and shipping patterns and activities from the manufacturing use are not distinctly different from the principal commercial use in terms of intensity and hours of activity.
- J. **Manufacturing - Breweries, Distilleries, and Wineries.** In districts where breweries, distilleries, and wineries are enabled, they shall comply with the following:
 - a. In the MU-DT and MU-RC districts these uses shall be permitted only in conjunction with a restaurant, tavern, retails sales, or sales room located on the same premises as the manufacturing of the beverage.
 - b. Additional conditions of the site improvement plan or conditional use permit may be applied to ensure the use is designed and operated in a manner that does not create nuisance impacts on surrounding uses.

17-4-4 Accessory Uses

- A. **Accessory Uses, Generally.** All principal uses may include accessory uses. All accessory uses, and any accessory use not specifically mentioned in this section, shall be subject to the following general standards:
 - 1. The use and any structure is clearly incidental and subordinate to an allowed use and customarily associated with the allowed use.
 - 2. The use is on the same lot as an active principal use.
 - 3. The use is operated and maintained under the same ownership, or by the same lessee, as the principal use.
 - 4. The use and any structures or other site design elements meet the generally applicable dimension, development, and design standards applicable to the lot.
 - 5. The use is compatible with the general character of the area and comparable in scale and intensity to other uses in the vicinity.
 - 6. Any structures or site design elements to support the use are not significantly different from what is typical for other allowed uses in the district, or where different can be screened or located to minimize impact on adjacent property.
 - 7. No unusual traffic patterns or increases in activity that impact the use and design of streets and public spaces differently than other allowed uses will result.
 - 8. All uses are conducted, and structures are maintained in a way that is conform with the intent and objectives of all other design and development standards applicable to the property, are consistent with the intent of the zone district, and do not adversely affect adjacent property in a manner different from other permitted principal uses.
- B. **Accessory Dwelling.** In addition to the standards applicable to all accessory uses in Section 17-4-4.A, the following additional standards apply to accessory dwellings:



1. Accessory dwellings may be permitted when associated with a detached house or duplex/multi-unit houses, as indicated in Table 17-5-1, Residential Building & Lot Standards.
2. Accessory dwelling units may be located in a detached accessory building or located within the principal building (such as an attic, basement, or rear apartment).
3. The floor area of the accessory dwelling shall not be more than 800 square feet or 75% of the principal dwelling unit, whichever is less.
4. One additional parking space per unit shall be provided on site in the rear 35% of the lot. The Director may waive this requirement if the context and circumstances of each dwelling unit prove the space unnecessary due to access to transit, availability of on-street parking on the block, or the configuration of parking available for the principal dwelling having additional options.
5. All buildings, including any detached accessory structure, shall meet the development and design standards for the lot in Article 5.
6. The accessory dwelling shall be compatible with principal building, and whether within the principal building or in a detached structure in the following ways:
 - a. The dwelling shall be clearly subordinate to the principal dwelling through the location of access, building entrances, parking, and other design features that accommodate the dwelling.
 - b. Entrances and exterior stairs shall be located towards the interior of the lot or alley, and away from side lot line of adjacent property.
 - c. Attached accessory structures shall be to the side or rear of the principal structure, or otherwise integrated into the principal dwelling structure.
7. Prior to occupancy of the unit all building and occupancy permits shall be approved, and inspections conducted demonstrating compliance with applicable building and fire safety codes. These approvals may be conditioned on correcting any deficiencies in the primary structure and dwelling or accessory building.
8. The applicant shall provide a signed and notarized deed restriction, to be recorded with the applicable county clerk and recorder, attesting to the following occupancy and use standards.
 - a. An individual holding an ownership interest in at least 50% of the property shall occupy either the principal dwelling or the accessory dwelling as their permanent address demonstrated by two forms of proof of residency
 - b. Occupancy of each unit shall comply with all other rules and standards, though each dwelling may be considered as an independent dwelling unit.
 - c. The owner verify compliance with these conditions with the Town on an annual basis.
9. All impact fees applicable to new construction shall apply to the accessory dwellings.
10. Accessory dwellings shall connect to water and sewer lines of the principal dwelling, subject to the requirements of the Town.

C. **Home Occupation.** In addition to the standards applicable to all accessory uses in Section 17-4-4.A, the following additional standards apply to home occupations:

1. Home occupations are permitted on any property where the principal use is residential dwellings.
2. The building and site shall retain all appearances as a residence, and no alterations to entrances, storage, window or merchandise displays, parking or other facilities that alter the residential character or clearly indicate nonresidential uses shall be permitted.
3. Employment shall be limited to residents of the principal dwelling and 1 additional non-resident.
4. The activity shall be operated entirely within the dwelling or allowed accessory buildings, and limited to no more than 50% of the interior space of the first floor, except permitted home care accessory uses may use the entire space.



- 5. No traffic, services, or deliveries shall be generated by the home occupation that is abnormal to a residential neighborhood.
 - a. Activity from deliveries, customer, or patron visits shall generally be limited to between the hours of 7 a.m. and 9. p.m.
 - b. Except for permitted home care accessory uses, customer visits shall be limited to no more than 8 per day and no more than 2 customers at a time.
 - c. All parking necessary for the use shall be confined to the garage, driveway, or street directly in front of the dwelling meeting the applicable Residential Building and Site Design standards in Section 17-5-4.
 - 6. Sale of any merchandise shall be limited to items that have been made, grown, or prepared on site, or to remote or mail-order sales where they storage and exchange do not happen on site.
 - 7. No equipment, machinery or operation shall be used in such activities that is perceptible off the premises because of noise, smoke, odor, dust, glare, radiation, electrical interference, or vibration.
 - 8. In-home dependent care (distinct from commercial buildings and uses), may be permitted subject to all required state licensing and operation provisions.
 - 9. Home occupations shall not be permitted for the following businesses:
 - a. Animal care or medical services.
 - b. Automobile service and repair.
 - c. Food or beverage services.
 - d. Any use involving storage, operation, or parking of equipment and large vehicles such as towing, landscape maintenance, or construction businesses.
 - e. Any use involving the dispensing, use, storage, or processing of hazardous materials
 - f. Funeral home or mortuary
 - g. Manufacture or sale of wine, distilled sprits, malt beverages, or marijuana.
- D. **Outdoor Storage, Residential.** Accessory outdoor storage may be permitted in the residential zone districts subject to the following standards:
- 1. *Portable Storage Containers.* Portable storage containers may be permitted subject to the following limitations.
 - a. No more than 1 per lot, limited to a maximum of 200 square feet and 1,000 cubic feet.
 - b. Containers shall be placed on a paved surface and not over any easement or right-of-way, or otherwise create any sight obstruction.
 - c. Placement is limited to a period reasonably necessary to complete the associated project or task, not to exceed 30 days,
 - 2. *Recreational Vehicles.* Outdoor storage or parking of recreational vehicles shall be subject to the standards of Chapter 8, Article III of the Johnstown Municipal Code.
 - 3. *Other Storage.* All other accessory outdoor storage, other than ordinary and incidental residential accessories, shall either be:
 - a. Completely screened from adjacent property and public streets; or
 - b. Be limited to no more than 72 hours in any 30-day period; or
 - c. Be associated with an active building permit and in which case the storage may extend for the duration of the permit and subject to all other permit conditions.
- E. **Outdoor Storage, Non-residential.** Accessory outdoor storage may be permitted in the non-residential districts subject to the following standards:
- 1. In the MU-NC, MU-DT, and MU-RC districts, the storage area shall be located behind the front building line of the principal building.



2. The storage area shall be fully screened from residential properties or public spaces according to the standards and design requirement of Section 17-8-3, and no materials shall be stacked higher than the screening.
3. The storage area shall be located on the most remote section of the site or building as possible, but no closer than 20 feet to any street or right-of-way in any in all cases.
4. Storage areas shall be limited to:
 - a. No more than 200 square feet in the MU-NC district.
 - b. No more than 500 square feet in the MU-DT districts.
 - c. No more than 25% of the building footprint in the MU-RC district.
 - d. No more than 100% of the building footprint in the I-1 district.
5. The storage area shall be paved per the requirements for parking lots, except a stabilized dust-free surface may be used in the I-1 district.
6. All other outdoor storage shall only be permitted through a conditional use grant subject to Section 17-2-8, or where outdoor storage is permitted as a principal use.

F. Drive-Through Service Facilities. In addition to the standards applicable to all accessory uses in Section 17-4-4.A, the following additional standards apply to drive-through service facilities:

1. Drive-through service facilities may be permitted on any property where the principal use is commercial or service uses.
2. The service area shall not substantially expand the traffic or vehicle circulation otherwise necessary for the site. In general, the service area shall use the same entrance and exit from the site as the principal use, unless a more remote or discrete service off an alley or secondary street better meets the criteria in this section.
3. Vehicle circulation shall avoid potential pedestrian/vehicle conflicts on the site and along the streetscape.
 - a. Adequate stacking spaces for automobiles shall be provided on site and outside of setbacks to eliminate any impact on public streets.
 - b. Stacking areas shall generally accommodate at least 3 vehicles for non-food service uses and 8 vehicles for food-service uses, but may be modified for greater or lesser stacking dependent on the use or the context of the site.
 - c. Circulation, stacking and other access issues shall be designed in a manner that has the least impact on pedestrians entering the principal building from public streets and from internal pedestrian or parking areas.
 - d. No access or queuing area shall be provided between the building and the street on any pedestrian oriented streetscape. (Pedestrian or Parkway / Bikeway street types in Section 17-3-1 or A Frontages in Section 17-6-3). Use of alleys, internal access streets, and the rear of buildings for drive-through services is required to preserve the streetscape design and development patterns of these areas.
4. Service areas and windows shall be located in the most remote location possible, considering adjacencies to public streetscapes, residential property, or other sensitive adjacencies.
 - a. Signs, speakers, or service facilities shall not be visible or audible from the residential property. Operational limitations and additional screening or buffers may be required beyond the standards of Section 17-8-3 to ensure compatibility.
 - b. Signs, speakers, or service facilities shall be located on the side or rear of buildings to minimize impact on streetscapes.
 - c. To the maximum extent practicable, drive in lanes shall not be located between the principal building and street or other public gathering places. Where this is not possible, they shall be setback at least 20 feet for the right-of-way to permit additional landscape design and impact mitigation.
 - d. Any stacking area, drive-through circulation lanes or drive-through facilities visible from the streetscape shall require enhanced landscape and frontage design elements beyond the standards of Section 17-8-2 and 16-6-3.



5. The Director may require any drive-through service facility that does not clearly meet these standards and criteria to be reviewed subject to the procedures for conditional use permits in Section 17-2-8.
- G. **Outdoor Display and Service Areas.** In addition to the standards applicable to all accessory uses in Section 17-4-4.A, the following additional standards apply to outdoor display and service areas, such as sidewalk seating and dining or sidewalk sales:
1. Outdoor display and service areas may be permitted on any property where the principal use is commercial or service uses.
 2. Outdoor display and areas shall be located on the same lot as the principal use or along the street frontage immediately abutting the use in the case of buildings along streets designed to the Pedestrian standards in Section 17-3-1 or A Frontages in 17-6-3.
 3. The area shall be limited to no more than 50% of the ground floor area of the principal use or 2,000 square feet, whichever is less.
 4. Display and service areas shall not be arranged where they interfere with pedestrian movements or building access, or with clear vision areas. At least 5 feet clear or at least 50% of the width any sidewalk, whichever is greater, shall remain clear and unobstructed by any display or service areas located on a sidewalk.
 5. The area may be located in parking areas, provided it does not interfere with adequate parking and circulation of the entire site. The permanence of any structures shall be considered in evaluating the impact on adequate parking needs for the site.
 6. The display and service area may be excluded from required parking up to the first 40 seats.
 7. The area shall be at least 100 feet from any residential zone district and screened from view along any property line abutting a residential use.
 8. The hours of operation shall be between 7 a.m and 10 p.m., except where the use is more than 500 feet from any residential district.
 9. Any outdoor display or service area beyond these requirements may only be permitted as an allowed outdoor sales principal use or subject to the general accessory use provisions in 17-4-4.A.
- H. **Renewable Energy Facilities.** Small renewable energy facilities may be an accessory use to another permitted use subject to the following additional standards, and provided they meet the all other requirements for a building permit. They may be permitted beyond the standards as specified below through a conditional use grand according to Section 17-2-8. Any renewable energy facility that does not meet the limits of this section or cannot qualify as an accessory or conditional use grant shall be considered a public utility service use and only allowed as permitted in Table 17-4-3 as a principal use of land.

Table 4-3: Accessory Renewable Energy Facilities		
	<i>Accessory Use by Building Permit</i>	<i>Accessory Use by Conditional Use Grant</i>
Solar		
<i>Building Mounted</i>	<ul style="list-style-type: none"> ▪ 8" max. off and parallel with pitched roof ▪ 5' max. off a flat roof ▪ Any facility projecting more than 3' off a flat roof shall be screened from ground level or adjacent property by a parapet, or other architectural screen integral to the design of the building. 	<ul style="list-style-type: none"> ▪ 8' max. off a roof or building wall
<i>Ground Mounted</i>	<ul style="list-style-type: none"> ▪ 6' high max ▪ 10' setback min. ▪ Screened from adjacent property and the ROW in the same manner as all other mechanical equipment. 	<ul style="list-style-type: none"> ▪ 10' max high
Wind		



Table 4-3: Accessory Renewable Energy Facilities		
<i>Building Mounted</i>	<ul style="list-style-type: none"> ▪ 4' max. above roof (residential buildings) ▪ 8' max. above roof (non-residential buildings) 	<ul style="list-style-type: none"> ▪ 12' max. above roof (residential buildings) ▪ 20' max. above roof (non-residential buildings)
<i>Ground Mounted</i>	<ul style="list-style-type: none"> ▪ 30' max. height (residential districts) ▪ 45' max. height (non-residential districts) 	<ul style="list-style-type: none"> ▪ 45' max. height (residential districts) ▪ 60' max. height (nonresidential districts)

- I. **Craft Food and Beverage Manufacturing.** Production, retail sale, and distribution of food and beverages, such as micro-brewery, bakery, or other on-site manufacturing, is allowed accessory to an otherwise allowed restaurant or customer service use, provided:
 1. That all manufacturing areas, or any warehousing, shipping and distribution facilities are clearly subordinate to the principal use as a restaurant.
 2. No byproducts are generated such as smell, waste, smoke or noise results from the manufacturing that is distinctly different or of greater intensity than the principal use or similar permitted principal uses in the district.
 3. Traffic, customer, and shipping operations and activities from the manufacturing use are not distinctly different than the principal use, both in terms of intensity and hours of activity.
 Otherwise such uses are only permitted as a principal manufacturing use.

- J. **Recycling Collection Point.** Small recycling collection areas or similar drop-off kiosks may be accessory use to an existing commercial or industrial land use, limited to the following:
 1. Facilities shall not be located within 250 feet of any residential zoning district.
 2. Permeant or temporary structures are limited to no more than 300 square feet and shall be setback at least 20 feet from any public right-of-way.
 3. Facilities shall permit adequate circulation and access for drop off of materials, and for the periodic removal of materials by larger vehicles.
 4. The facility shall be placed on asphalt or concrete and shall not impact any landscaping or landscaped areas.
 5. Facilities shall be placed on a more remote portion of the site, appropriately screened from adjacent property or rights-of-ways, and otherwise located in a manner to limit adverse impacts on adjacent property and the public streetscape.
 6. The facility shall accept only non-perishable recyclable waste, or may be a collection point for donation of reusable, non-perishable household items such as books or clothing.
 7. No processing or other power-driven mechanical devises or facilities are permitted.
 8. Containers shall be constructed and maintained with durable waterproof and rustproof material, covered when the site is not attended, and shall have sufficient capacity according to a collection schedule. All material shall be stored in the unit and shall not be left outside of the unit when unattended.
 9. The facility shall be maintained in a clean and sanitary manner, free of litter and any other undesirable materials.
 10. Containers shall be clearly marked to identify the type of material that may be deposited. The facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the containers.

17-4-5 District Performance Standards

- A. **General Operation & Performance Standards.** All principal and accessory uses in mixed-use and nonresidential districts shall be operated in a manner that meets the performance standards in Table 17-4-4.



Table 17-4-4: Nonresidential District Performance Standards				
	MU - NC	MU-DT & MU-GC	I-1	??
Daytime Noise. Noise levels during business hours (7AM-10PM) [1]	60db	60db	75db	90db
Nighttime Noise. Noise levels during quiet hours (10PM – 7AM) [1]	50db	55db	70db	70db
Impacts Outside the Building. No heat, odor, dust, glare, radiation, vibration, smoke, or fumes shall be produced that is perceptible outside a building and could become a nuisance to adjacent uses shall be produced. [2]	☑	☑		
Impacts Beyond the Property Line. No heat, odor, dust, glare, radiation, vibration, smoke, or fumes shall be produced that is perceptible beyond the property line and could become a nuisance to adjacent uses shall be produced. [2]	☑	☑	☑	
Impacts to Health or Property. No heat, odor, dust, glare, radiation, vibration, smoke, or fumes shall be produced that be damaging to humans or property beyond the property line. [2]	☑	☑	☑	☑
Lighting & Right-of-way. Lighting measured at the property line adjacent to right-of-way	1.0 FC	1.5 FC	1.0 FC	1.0 FC
Lighting & Residential Uses. Lighting measured at the property line adjacent to residential uses	0.1 FC	0.5 FC	0.1 FC	0.1 FC
Lighting & Same or More intense Uses. Lighting measured at the property line adjacent to the same or more intense zoning districts	1.5 FC	2.0 FC	2.0 FC	2.0 FC

- [1] Noise standards shall be enforced consistent with the Town noise control standards in Chapter 10, Article VIII of the Johnstown Municipal Code.
- [2] Pollution and general nuisance standards shall be enforced in accordance all other health, sanitation, and nuisance standards of the Johnstown Municipal Code

- B. **Conditions & Compatibility.** The Town may impose conditions upon the approval of any development application or any permit to ensure that it is compatible with adjacent uses and compliant with the district performance standards. Conditions may include:
1. Hours of operation and deliveries.
 2. Location, design, and screening of outdoor activity areas or other site activities that generate potential adverse impacts to adjacent uses.
 3. Placement of facilities that require regular service of large or utility vehicles, such as trash receptacles or loading areas.
 4. Location of outdoor speakers, communication, or other amplification systems.
 5. Light height, intensity, shield and design, and hours of partial and full illumination.



Article 5. Residential Development Standards

- 17-5-1 Intent & Applicability
- 17-5-2 Residential Building Types
- 17-5-3 Neighborhood Design
- 17-5-4 Courtyard Pattern
- 17-5-5 Conservation Pattern
- 17-5-6 Manufactured & Small Format Housing District

17-5-1 Intent & Applicability

A. **Intent.** The Residential Development Standards have the following intent.

1. Provide housing variety within neighborhoods and among different neighborhoods and ensure compatible transitions between different residential building types.
2. Improve the appearance and livability of neighborhoods with good civic design and access to services and amenities.
3. Design and locate parks, trails and other open spaces as focal points that shape neighborhood character.
4. Reinforce the distinct character of different neighborhoods based on their context:
 - a. Prioritize pedestrian connectivity and wayfinding within developments comprised of residential and commercial components to create livable and desirable places.
 - b. Design walkable neighborhoods with slow-speed streetscapes, well-connected sidewalks, and shade and enclosure provided by street trees.
 - c. Promote lower-density rural neighborhoods with access to large, contiguous open spaces and natural areas along river corridors.
5. Orient all buildings and lots to the public street or to common open spaces and locate active social spaces along the streetscape.
6. Design buildings with human-scale details such as entry features, windows and doors, massing elements, and ornamental features, particularly where these features create compatibility among a mix of building types.
7. Promote lasting and sustained investment in neighborhoods with quality design.
8. Encourage neighborhood development with an emphasis on unified aesthetics, identity, and purposeful design concepts.

B. **Applicability**

1. The standards in this Article shall generally apply to all residential development, except where stated that sections only apply to specific building types, specific districts, or specific scales of projects.
2. Modification or additions to buildings or sites shall meet these standards to the extent of the modification or addition, except that the Director may waive any requirement that conflicts with the consistent design of an existing building or conflicts with the prevailing character on the block or immediate vicinity of the project.



- 3. The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building may not occur in a manner that moves the building further from compliance with these standards.

17-5-2 Residential Building Types

A. **Building Types and Development Standards.** The development standards for residential districts shall be based on the different building types permitted in each district, specified in Table 5-1, Residential District Building & Lot Standards. The design standards in other sections of this article may further affect the design and location of each building type in a specific application. Furthermore, any adopted design guidelines will additionally impact the design.

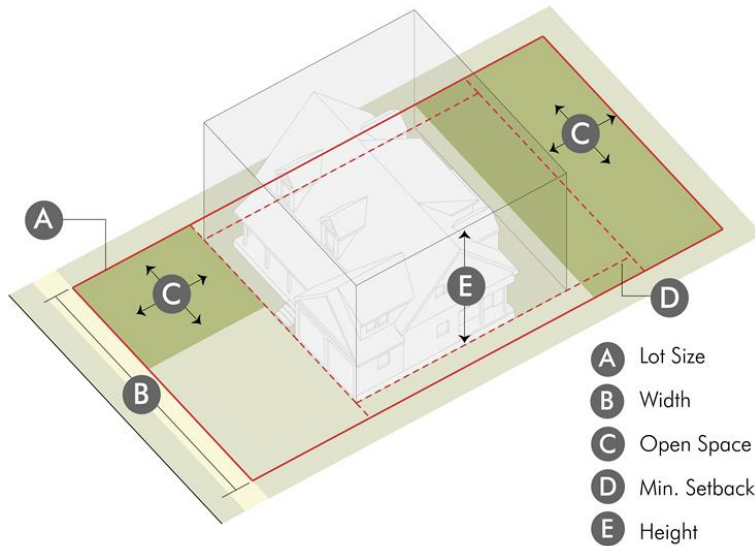


Figure 5-1 Building Types
 Building types in Table 5-1 are distinguished based on lot sizes, unit configuration, building footprints, building massing, building placement and frontage designs. This diagram illustrates these key standards in Table 5-1 applied to a typical lot.



Zoning Districts							Building / Lot Types	# Of Units	Development Standards						
H-A	R-E	R-1	R-2	R-3 & MU*	PD-M	Minimum Lot Standards			Minimum Setbacks [4]			Building Height			
						Size			Width [1]	Lot Open Space	Front [2]		Interior Side	Corner Side [1]	Rear
■	■					Detached House – Farmstead	1	40 ac.	200'	n/a	35'	25'	35'	50'	35' / 2.5 stories
	■	■				Detached House – Estate Lot	1	40K s.f.	80'	n/a	35'	25'	35'	50'	35' / 2.5 stories
		■	■			Detached House – Large Lot	1	12K s.f.	65'	50%	25'	7'	15'	20'	35' / 2.5 stories
		■	■	■		Detached House – Standard Lot	1	6K s.f.	50'	30%	25'	5'	10'	8'	35' / 2.5 stories
		◇	■	■		Detached House – Small Lot	1	4K s.f.	35'	20%	15'	4'	10'	8'	35' / 2.5 stories
			◇	◇	■	Detached House – Compact Lot	1	1.5K s.f., or a Building Envelope	28'	na	15'	4'	10'	8'	24' / 2 stories
			■	■		Duplex / Multi-unit House	2 - 6	6K s.f. Duplex or 2.5K s.f. / unit (3+)	50'	30%	25'	5'	10'	20'	35' / 2.5 stories
			■	■		Row House	3 - 8	1.5K s.f. / unit	18' / unit	na	15'	5' [3]	10'	5'	40' / 3 stories
			□	■		Apartment – Small	3 - 12	1.5K s.f. / unit	50'	300 s.f. / unit	15'	5' [3]	10'	20'	40' / 3 stories
				■		Apartment - Medium	13 - 24	1.5K s.f. / unit	100'	300 s.f. / unit	25'	5' [3]	10'	20'	50' / 4 stories
				□		Apartment – Large / Complex Multiple Bldgs	25+	1.5K s.f. / unit	100'	300 s.f. / unit	25'	5' [3]	20'	20'	65' / 6 stories
■	■	■	■	■		Accessory Buildings	see 17-4-3.B	See Residential Accessory Buildings in Section 17-5-2.C							
					■	Small Format Housing Project		See Small Format & Manufactured Housing Projects in section 17-5-6.							

■ Permitted

◇ Limited to Courtyard Pattern only per Section 17-5-4 or to meet the housing diversity requirements of Section 17-5-2.D

□ Limited to locations along Collector or Arterial streets, or otherwise incorporated into lots or blocks that are part of the civic and open space system in Section 17-3-2.

[1] Corner lots shall add at least 5' to the required lot width. Otherwise, all lots shall meet both the minimum width and size specified in the table, and width is determinative of the building / lot type. Width measured at the building setback line.

[2] Front setbacks and lot size minimums may be modified based on context and the Frontage Design standards in 17-5-3.A.

[3] Row Houses and Apartments shall have a minimum 10' side setback when abutting lots with a detached house, and at least 6" for every 1' of building height.

[4] Buildings and structures shall be setback from existing or plugged and abandoned oil and gas facilities as provided in Section 17-10-3.

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

1. *Lot and Building Configurations.*

- a. Row houses and side-by-side duplexes may have individual units platted on separate lots, provided the building meets the standards in Table 5-1 and each unit meets any per-unit or proportional standards for each lot. The lots shall be constructed with a fire-rated party wall, according to adopted building code standards.
- b. Side lot easements between abutting lots may be granted in association with a plat to have the effect of “zero lot line” patterns. Easements for exclusive use of the side yard may be granted to the abutting owner to meet the lot open space requirements and design standards in Section 5.03 for the grantee yet maintain the required setbacks from the platted lot line for each building in Table 5-1 for the grantor. Easements shall be identified on a recorded plat or in agreements, and account for all access and maintenance scenarios for the lots, open space, and buildings.
- c. The front setbacks for each building may be modified according to the frontage types and Frontage Design Standards in Section 17-5-3.A.
- d. Lots may be configured in a Courtyard Pattern as provided in Section 17-5-4.
- e. Lots may be configured in a Conservation Pattern as provided in Section 17-5-5.



Figure 5-2 Side Lot Easements

Side lot easements may be used to provide more contiguous areas to meet the lot open space requirements and have the effect of a zero lot line configuration. (17-5-2.B.1.b.).

- 2. *Setback Encroachments.* The following encroachments into the required setback are permitted, except in no case shall this authorize structures that violate the provisions of any easement.
 - a. Primary entrance features may encroach beyond the required front building line, as specified in Section 17-5-3.A.3.
 - b. Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices, awnings, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 2 feet from any lot line. This exception shall be limited to no more than 20% of the total area of a building elevation.



- c. Unenclosed and un-roofed decks or patios at or below the first-floor elevation may extend into the rear or side setback but no closer than 3 feet to any lot line.
 - d. Ground-mounted mechanical equipment, condensers, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
3. **Height Exceptions.** The following are exceptions to the height limits in Table 5-1:
- a. Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.
 - b. Architectural features such as chimneys, ornamental towers and spires, and similar accessory elements may extend up to 50% above the actual building height, provided they are integral to the specific architectural style of the building and are less than 15% of the building footprint.
 - c. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents, or other equipment may be built up to their necessary height in accordance with building codes provided they are screened according to the standards of this code.
- C. **Accessory Buildings - Residential.** Accessory buildings shall be permitted in association with and on the same lot as a principal building or use and are subject to the following additional limitations.
1. **Accessory Building Standards.** Accessory buildings shall be permitted based on the lot size and type of structure, subject to the standards in Table 5-2: Residential Accessory Structures:

Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed, and similar structures)	<ul style="list-style-type: none"> ▪ 1 / lot ▪ +1 / each 10k s.f. ▪ Maximum of 3 	<ul style="list-style-type: none"> ▪ 200 s.f. max 	<ul style="list-style-type: none"> ▪ 10' max 	<ul style="list-style-type: none"> ▪ 3' side or rear. ▪ 5' if on a concrete slab or similar foundation; and ▪ Behind the rear building line of the principal structure
Secondary Building (detached accessory building, garage, etc.)	<ul style="list-style-type: none"> ▪ 1 / lot ▪ 2 / lot, over 40K s.f. ▪ 1 / principal building (Apartments) 	<ul style="list-style-type: none"> ▪ 1,000 s.f. max., but not more than 50% of principal building footprint 	<ul style="list-style-type: none"> ▪ 20' max, but not higher than principal structure 	<ul style="list-style-type: none"> ▪ 5' from side and rear ▪ 20' from street side; and ▪ At least 10' behind the front building line of the principal structure
Any building over 10' high or more than 200 square feet shall meet the design standards.in Section 17-5-2.C.3.				
Out-building (large storage building, barns, etc.)	<ul style="list-style-type: none"> ▪ 1 / lot over 40K s.f. ▪ +1 / each 3 ac. ▪ Maximum of 5 	<ul style="list-style-type: none"> ▪ 2,000 s.f. max ▪ No size or height limit in A district, provided structure is accessory to agriculture use. 	<ul style="list-style-type: none"> ▪ 25' max 	<ul style="list-style-type: none"> ▪ 10' from side and rear. ▪ 35' from any street side; and ▪ Behind the rear building line of the principal structure
Applies to detached houses and civic / institutional uses only				

2. **General Standards.**
- a. All accessory buildings shall be clearly incidental and subordinate to the principal building and use, in terms of scale, location, and orientation.



- b. Minor accessory structures 200 square feet or less, less than 10 feet high, and not on a foundation or slab should be movable and are subject to meeting all easements.
- 3. **Secondary Building Standards.** In any residential zone district, secondary buildings over 200 square feet or over 10 feet high shall meet the following massing and design standards to ensure compatibility with the principal structure:
 - a. The wall height shall be no more than 9 feet above the finished floor, except that gables, dormers, or other subordinate walls may support a pitched roof.
 - b. The roof peak or other top of structure shall not exceed 20 feet above finished floor for pitched roofs with a 6:12 pitch or greater, and no more than 16 feet for shed roofs or pitched roofs below a 6:12 pitch.
 - c. The design shall be compatible with the principal building considering materials, architectural details and style, window and door details, and roof pitch and form.
 - d. Secondary buildings with vehicle access directly from an alley or shared easement shall be situated to avoid parking that encroaches in the alley or easement. They may be built with the access between 0 and 3 feet from the alley or shared easement, or with the access at least 20 feet from the alley or shared easement.
- D. **Housing Diversity.** Individual residential projects shall meet the following housing diversity guidelines based on the scale and context of an overall development. This requirement applies to development projects that encompass more than 15 acres, as determined by the Director. Diversity shall be based on the categories and building types indicated in Table 5-3 and be applied according to Table 5-4. The housing diversity guidelines shall be met by one or a combination of the following:
 - 1. Use a mix of housing types permitted in the given zone district or propose more than one zone districts within the development.
 - 2. The Director may waive this requirement where there is an existing mix of housing within one-quarter mile of the project that effectively provides a comparable mix of housing, considering the size, context, and building types.
 - 3. The Director may apply this requirement to a project that is determined to be a part of a larger overall development where it may otherwise be perceived or clear that the intent of a smaller project may be utilized to avoid diversity requirements for portions of an overall development.
 - 4. The Director may approve alternative compliance if the applicant submits compelling evidence that achieving the mix is unreasonable based on industry data and conditions independent of the applicant’s marketing and financial projections and information.

Table 5-3: Housing Categories & Building Types

Category I: Traditional Housing	Category II: Middle Housing	Category III: Multi-family and Mixed Use
<ul style="list-style-type: none"> ▪ Detached House -Large Lot ▪ Detached House -Standard Lot 	<ul style="list-style-type: none"> ▪ Detached House – Small Lot ▪ Detached House – Compact Lot ▪ Duplex / Multi-unit House ▪ Row house ▪ Apartment - Small 	<ul style="list-style-type: none"> ▪ Apartment – Medium ▪ Apartment – Large / Complex ▪ Apartment – Mixed-use Building

Table 5-4: Housing Diversity

Project Scale	Required Mix
< 40 Units	no requirement



Table 5-4: Housing Diversity	
Project Scale	Required Mix
40 – 80 Units	<ul style="list-style-type: none"> ▪ At least 2 building types ▪ No more than 70% of one type
81 - 200 Units	<ul style="list-style-type: none"> ▪ At least 3 building types ▪ No more than 50% of one type ▪ At least 25% Category II
201+ Units	<ul style="list-style-type: none"> ▪ At least 4 building types ▪ No more than 50% of one type ▪ At least 50% from Category II

17-5-3 Neighborhood Design

A. **Frontage Design.** The design of lot frontages establishes the relationship of buildings and lots to the streetscape. Frontage design includes building placement, lot access, garage extent and location, and entry features. Frontage Types designed according to the standards and design objectives of this sub-section may be used to modify the front setback established in Table 5-1.

1. *Design Objectives.* Frontage types shall be applied to meet the following design objectives:
 - a. Enhance the image of neighborhoods by coordinating streetscape investment with private lot and building investment.
 - b. Design frontages to the context of the neighborhood, block, and street.
 - c. Coordinate development across several lots, considering the cumulative impacts on streetscapes from access, parking, and landscape design.
 - d. Orient all buildings and lot frontages to the streetscape, while still promoting effective transitions from public spaces to private spaces on the lot.
 - e. Limit the impact on the neighborhood streetscape from frontages designed for car access, particularly on narrower lots or walkable streets and neighborhoods.
 - f. Provide outdoor social spaces that activate the streetscape.
 - g. Use front entry features to reinforce neighborhood character, promote unique design, create subtle variation in building patterns, and create a consistent, human-scale connections to the streetscape.

2. *Frontage Design Standards.* Frontage types shall be designed according to the standards in Table 5-3, Residential Frontage Types & Design Standards. Sub-sections following the table provide specific design strategies and techniques to be used to meet these standards. Where multiple frontage types are permitted, the applied frontages should be similar for all lots on the same block face or gradually transition to different building placement and frontage types on adjacent lots. In general, the front building line of adjacent buildings shall not differ by more than 5 feet.

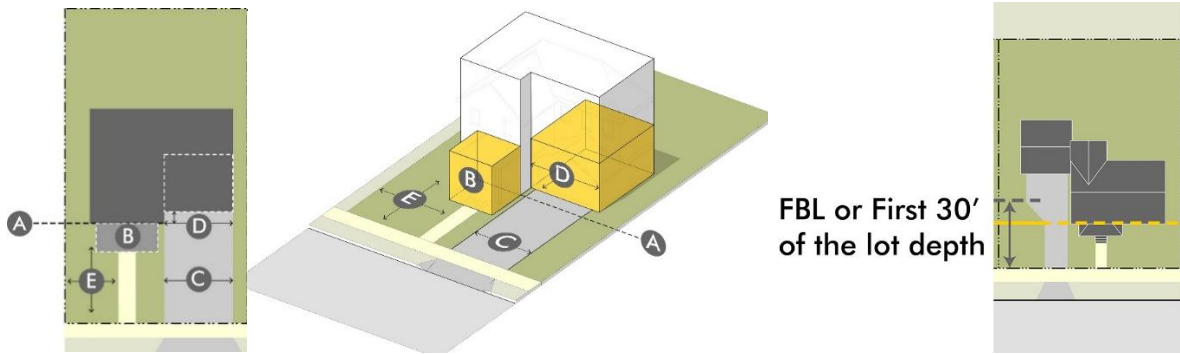


Figure 5-3 Frontage Design Standards

This diagram illustrates the key elements of frontage design in Table 5-3: (A) front building line; (B) front entry features, (C) driveway widths (applies to the first 30' of frontage depth or up to the front building line); (D) garage extent and location, and (E) landscape areas. These elements determine the relationship between the building, the lot, and the streetscape, and affect the character of the area when applied across multiple lots on a block.



Table 5-5: Residential Frontage Types & Design Standards

Frontage Element	Terrace Frontage	Neighborhood Frontage	Suburban Frontage	Buffer Frontage
Illustrative Concept				
Application	A R-E R-1 R-2 R-3	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Any permitted non-residential building in all residential districts Limited to Apartments – Large/Complex on lots wider than 200'
Front Entry Feature	Required, See Section 17-5-3.A.4	Required, Section 17-5-3.A.4	Optional	Optional
Driveway Width	15% of lot width, up to 20' maximum	20% of lot width, up to 20' maximum	40% of lot width, up to 27' maximum	25% of lot width, up to 36' maximum
Garage Limitations	<ul style="list-style-type: none"> 20% of facade; Flush or behind FBL; up to 35% if 12'+ behind FBL 	<ul style="list-style-type: none"> 35% of facade; Flush or behind FBL; up to 45% if 12'+ behind FBL 	<ul style="list-style-type: none"> 50% of facade; 12' in front of FBL, max Up to 50% of faced if flush or behind FBL 	<ul style="list-style-type: none"> 45% of facade; 12' in front of FBL, max; No requirement if set back more than 60' from front lot line.
Front Yard Landscape [1]	<ul style="list-style-type: none"> 60% minimum landscape; and 40% maximum hardscape. 	<ul style="list-style-type: none"> 75% minimum landscape; and 25% maximum hardscape. 	<ul style="list-style-type: none"> 50% minimum landscape; and 50% maximum hardscape 	<ul style="list-style-type: none"> Type I: 6' + buffer on constrained sites or minor streets. Type II: 15' + buffer generally. Type III: 30' + buffer on sites over 2 acres or major streets.

■ Required / default standard
 Optional / alternative standard to be applied based on context
 [1] Front Yard Landscape refers to allocation of space between front lot line and front building line. See Section 17-8-2 Landscape Design for planting requirements, standards, and specifications.

3. **Front Entry Features.** Front entry features create human-scale massing elements that relate buildings to the frontages and streetscape and provide outdoor social spaces that activate the streetscape. The entry feature standards and design techniques in Table 5-6 shall be used where entry features are required by frontage types in Table 5-5 and are otherwise recommended to meet the standards of Table 5-7, Building Design Standards and achieve the design objectives of this Section.

Table 5-6: Front Entry Features			
Design Element	Min Width	Min Depth	Details & Ornamentation
Porch	10'	7'	<ul style="list-style-type: none"> Decorative railing or wall 2.5' to 4' high along at least 50% of the perimeter. If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.
	80 s.f. minimum		
Stoop	8'	6'	<ul style="list-style-type: none"> Decorative railing or walls along steps and side of stoop. Ornamental features accent the front entrance, such as a canopy, pediment, transom windows, enlarged trim and molding, or other similar accents that emphasize the door over other facade features.
	60 s.f. minimum		
Entry Court	12', but not > 50% of front elevation	10'	<ul style="list-style-type: none"> Recessed entry within the building footprint. Decorative wall or railing, between 2.5' and 6' high along at least 50% of the opening, or comparable vertical landscape edge. Ornamental pillars, posts, or landscape accent the pedestrian entrance and create a gateway into the entry court.
General Design	<ul style="list-style-type: none"> Entry features shall have a sidewalk or path at least 4 feet wide directly connecting the entry feature to the public sidewalk or street. For Suburban or Buffer Frontages this can connect via the driveway. Entry features shall be integrated into the overall building design including compatible materials, roof pitch and forms, and architectural style and details. Entry features shall be single-story, so that any roof structure and any ornamentation occur between 8' and 14' above the floor-level of the entry feature. Entry features meeting these standards may encroach up to 10 feet in front of the front building line, but not closer than 5 feet to a public or common property line, provided they are unenclosed on all sides that project into the setback. Any building with more than 150 feet of front facade, or any side greater than 200 feet and permitted within 20 feet of the street, shall have 1 entry feature for every 100 linear feet of building frontage on the street. 		

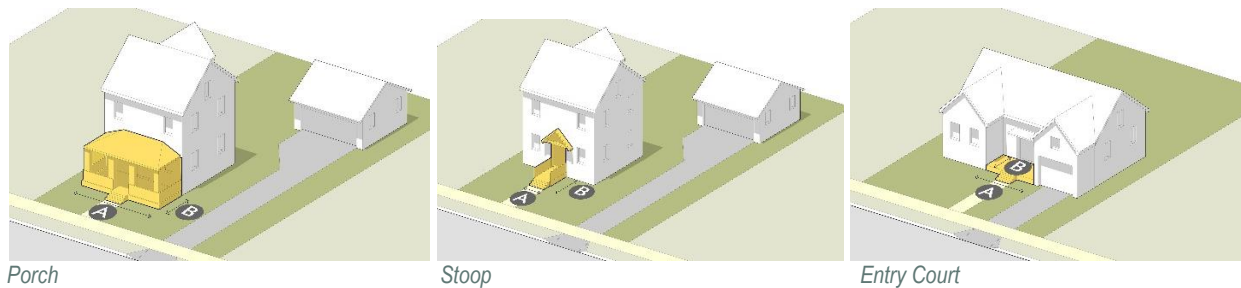


Figure 5-4 Front Entry Features - Types

The porch, stoop, and entry court are three distinct types of entry features that create active, social spaces and human-scale details on the residential frontages. Spaces with a minimum width (A) and depth (B) specified in Table 5-6 provide usable social spaces, activate the streetscape and frontage, and contribute to the massing and modulation required by the building design standards.

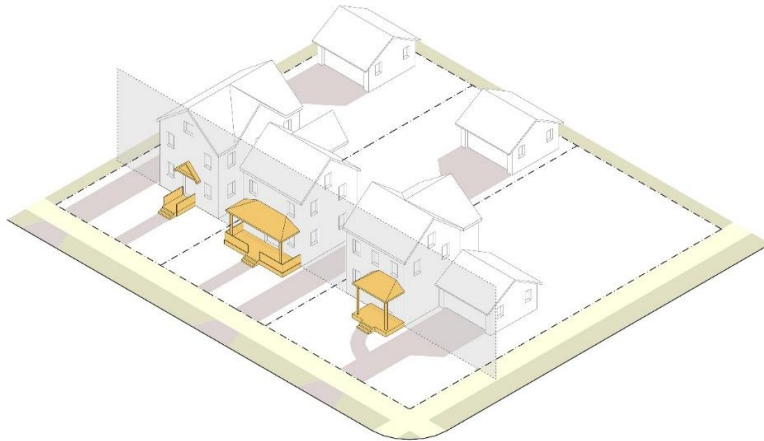


Figure 5-5 Primary Entry Feature - Encroachments

Front entry features meeting the standards of this section create social spaces that help activate streetscapes, and create a variety of human-scale details along blocks. These features may encroach into the front setback to improve the frontages along blocks. (Table 5-6)

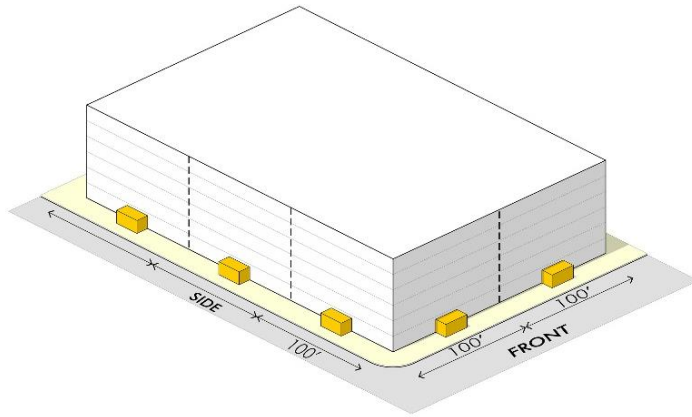


Figure 5-6 Primary Entry Feature - Large Buildings

Front entry features should be more frequently located on larger buildings with wall planes in close proximity to the street. This breaks up the building massing and activates the streetscape. (Table 5-6)

4. **Driveway Limits.** The following driveway standards apply to the driveway limits in Table 5-5: Residential Frontage Types & Design Standards:
 - a. Front driveway access is prohibited for any lot served by an alley. The Director may waive this prohibition in cases where the alley does not provide adequate access and according to alternative compliance criteria in Section 17-5-3.A.6
 - b. Driveway width limits apply to the first 30' of the lot depth, or up to the Front Building Line, whichever is less.
 - b. Any garage meeting the location and design standards may have a driveway expanded to the width of the entry in front of the garage entry, but no closer than 10 feet to the front lot line.
 - c. In cases where standards prohibit front-loaded driveways and garages and on a particular lot, a range of options with different access patterns and garage locations may be used, including detached garages, single-line or shared drives, and internal common lanes or alleys.
 - d. All parking shall be outside of the frontage area, except detached houses or multi-unit houses may have two required parking space per building in the driveway, provided it is at least 7 feet by 18 feet, entirely outside of the right of way, and does not interfere with any pedestrian area.

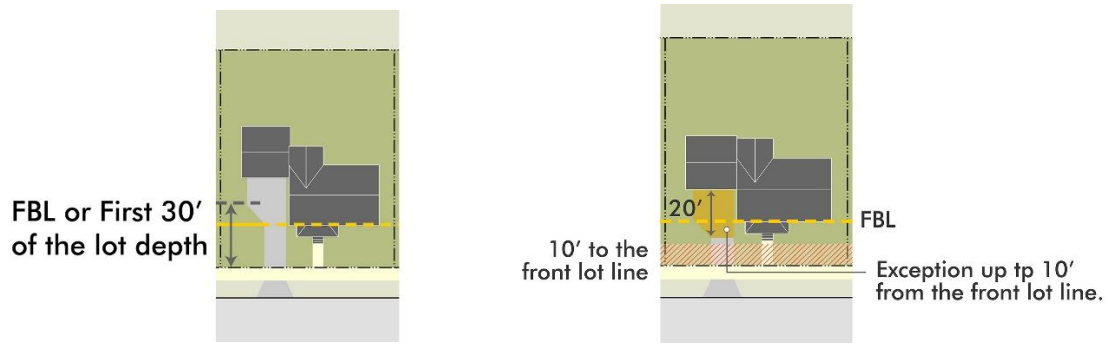


Figure 5-7 Application of Driveway Limits

Driveway limits shall apply to the first 10' or up to the Front Building line, whichever is less; except any front-loaded garage meeting these standards may have a driveway expanded to the width of the entry 20 feet in front of the entry, provided the expanded area is no closer than 10' from the front lot line. (17-5-3.A.4.a).

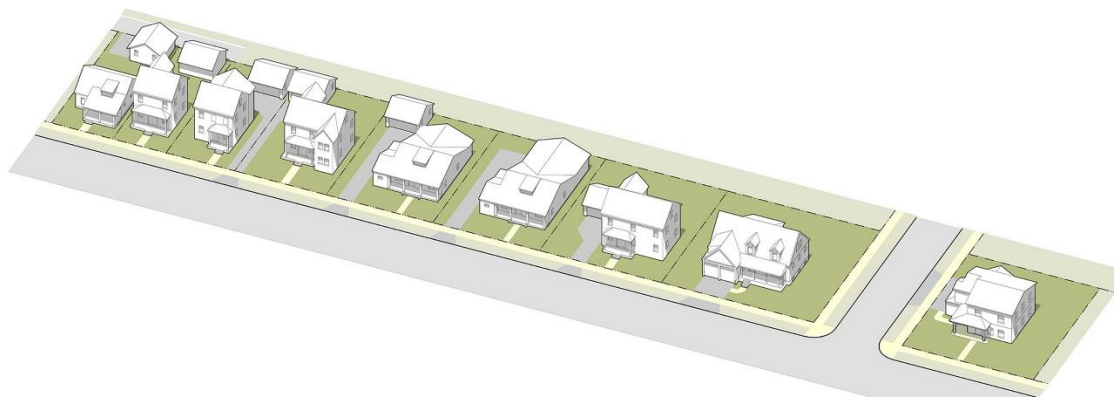


Figure 5-8 Driveway & Garage Options

Frontage type standards are based on lot widths to recognize both the proportionate and cumulative effect that frontage design elements have on the streetscape, and narrower or compact lots may be more limited. In these situations, options that reduce the car-orientation yet accommodate the convenience of access of vehicles should be used. Options include narrower entries, side entries, shared drives, common lanes, or internal block alleys. (17-5-4.A.4.c.)

5. **Front-Loaded Garage Design.** The following garage design standards apply to the garage limits in Table 5-5: Residential Frontage Types & Design Standards:
 - a. Garage limits apply to front-loaded garages. Alternatives such as detached garages, side- or rear-loaded garages, or attached garages that are accessed from the front but located on the rear of buildings are not subject to the limits.

- b. Garage limits shall be measured by the exterior walls of the floor plan or other clearly distinguished massing element on the front facade.
- c. Any front-loaded garage permitted to project in front of the main mass of the house shall:
 - (1) Have a front entry feature associated with the non-garage mass of the building that projects in front of or is no more than 4 feet behind the garage entry and is at least 10 feet wide; and
 - (2) Be limited to wall planes of no more than 200 square feet with garage entries, using step-backs of one bay by at least 2 feet and/or ornamental features such as canopies, eyebrows, or cantilevers to break up the wall plane.

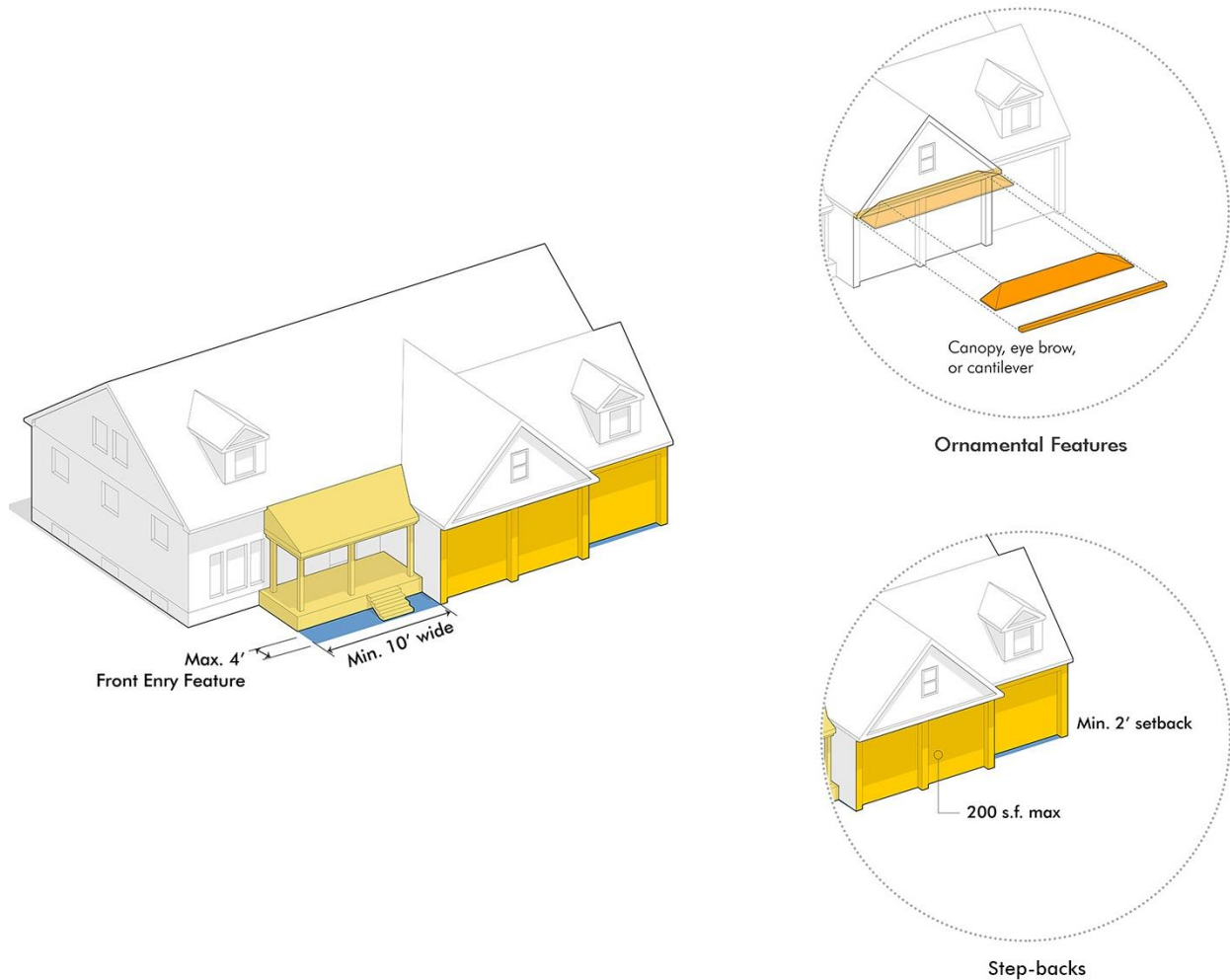


Figure 5-9 Front Loaded Garage Design

Where front-loaded garages project in front of the main mass or occupy a larger percentage of the elevation, design strategies can be used to reduce the scale and incorporate garage entries into other livable spaces of the building. (17-5-3.A.5.)

- 6. **Alternative Compliance.** Alternative compliance to the frontage design standards established in Section 17-5-2.A, Frontage Design may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance, and any of the following additional applicable criteria:



- a. The context presents a clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of garages.
- b. An alternative design allows the building, garage, and access to be sited in a way that preserves topography or other natural features on the site.
- c. The specific standard is not practical due to the context and location of the lot or other similar physical conditions beyond the specific building and site not created by the landowner; and
- d. In all cases the deviation is the minimum necessary to address the circumstance, the alternative equally or better meets the design objectives of this Section, and there are no negative impacts to other design standards applicable to the building or site.

B. Building Design. Building design refines the scale and form of buildings beyond basic height, setback, and lot coverage standards.

1. *Design Objectives.* The following design objectives shall be used in applying the building design standards in this section.
 - a. Relate buildings to public realm and streetscape in a consistent manner and create compatible massing along the block face.
 - b. Arrange buildings in a way that creates meaningful outdoor spaces on the site, with building designs that define and activate these spaces.
 - c. Blend a variety of building sizes and types and create compatible transitions between adjacent buildings of different scale by mimicking similar massing and proportions nearest to adjacent development.
 - d. Use materials and human-scale architectural features to create depth, texture, variation, and visual interest, particularly on larger facades, along streetscapes, near active open spaces, or near adjacent lots and buildings.
 - e. Encourage unique architectural expression and promote the use of key details and design characteristics inherent in the chosen style for the building.
 - f. Promote enduring investments with the application of durable, quality materials.
2. Residential *Building Design Standards.* Table 5-7, Building Design Standards provides standards for massing and facade design to meet the design objectives. Sub-sections following the table provide specific design strategies and techniques to be used to meet these standards.

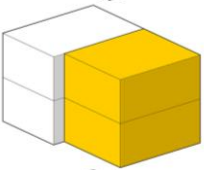
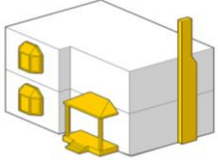
Table 5-7: Residential Building Design Standards			
Design Detail	Building Type	Detached House (all), and Multi-Unit House	Row House, Apartment (all)
<p><i>Wall Plane Limits.</i> Maximum wall plane without a massing variation of 4'+ on at least 25% of elevation.</p>		800 s.f. or 45 linear feet	1,200 s.f. or 70 linear feet
<p><i>Blank Wall Limits.</i> Maximum wall plane without modulation on at least 20% of the wall plane.</p>		500 s.f. or 30 linear feet	800 square feet or 45 linear feet



Table 5-7: Residential Building Design Standards			
Design Detail	Building Type	Detached House (all), and Multi-Unit House	Row House, Apartment (all)
<p><i>Roof Plane Limits.</i> Maximum roof plane without offset of at least 2', complex planes, dormers or gables.</p>		600 s.f. or 35 linear feet	1,000 s.f. or 50 linear feet
		Does not apply to flat roofs, provided there is a parapet, cornice or other defined edge at the roofline	
<p><i>Transparency.</i> Minimum window and door openings per elevation</p>		<p>Front – 20% Side – 8% Street-side - 15% Rear - 8%</p>	<p>Front – 20% Side – 8% Street-side - 15% Rear - 8%</p>
		Exterior walls of garages may be excluded from this requirement, provided other architectural details and materials are used to meet any applicable blank wall limits.	
<p><i>Materials</i></p>		<ul style="list-style-type: none"> ▪ Primary Material – 55% - 75% ▪ Secondary Material – 20% - 30% (limit 2, one of which must be masonry) ▪ Accent Material - 5% - 15% (limit 2, which may include architectural decorative metals) ▪ Limit – 4 materials total 	

3. **Wall & Roof Plane Limits.** Massing techniques use changes in the building footprint, height, or significant shifts in wall and roof planes to break down the volume of larger buildings. Wall planes that exceed the wall and roof plane limits in Table 5-7 shall have at least 25% of the elevation differentiated by one or more of the following massing techniques:
 - a. Break the building into distinct masses (primary mass, secondary mass, and wings), where portions of the building are offset from the main mass by at least 8 feet or are otherwise noticeably smaller and subordinate to the main mass.
 - b. Step back portions of the building footprint or upper stories by at least 4 feet in association with meaningful outside space, such as a balcony, deck, patio, or entry court.
 - c. Use cantilevers on upper stories that provide at least a 2 feet overhang of other portions of the wall plane.
 - d. Provide single-story entry feature that project at least 6 feet from the wall plane.
 - e. Articulate rooflines by stepping the roof, using gables and dormers, dropping eaves, and using prominent overhangs to create offsets and projections of at least 2 feet.
 - f. Where larger buildings are next to smaller buildings, or are along a block with smaller buildings, step the height of the building or offset secondary masses to create compatible massing nearest to adjacent structures.

Min. 25% of elevation has massing variation

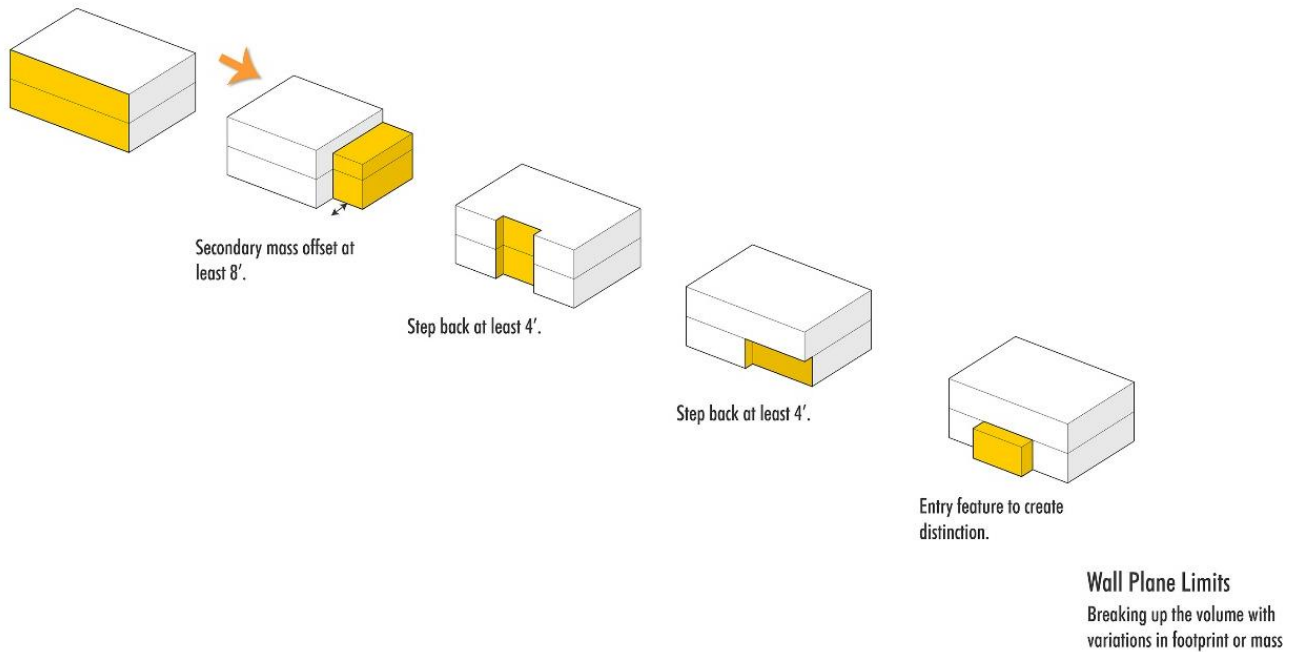


Figure 5-10 Wall Plane Limits

Wall planes over the size specified in Table 5-7 shall be broken up with a range of techniques so that at least 25% of the elevation is differentiated with distinct wall planes. (17-5-3.B.3.).

4. **Blank Wall Limits.** Modulation uses materials, ornamental details, and subtle variations in the wall plane to break up blank wall planes. Wall planes that exceed the blank wall limits in Table 5-7 shall use one or more of the following techniques so that at least 20% of the facade is distinguished by modulation:
 - a. Create projections in the wall planes with bay windows, balconies, awnings, or canopies that project at least 2 feet from the wall plane.
 - b. Create voids in the wall plane with step-backs of upper stories or balconies that recess at least 4 feet from the wall plane.
 - c. Differentiate stories, roofs, or other masses with prominent trim materials and/or incorporate material changes on different modules of the building. Significant trim or ornamentation used to break up blank walls or wall planes shall project between 2 inches and 2 feet from the wall and be at least 8 inches wide.
 - d. Use color changes and accent materials to emphasize distinct components of the facade. Material and color changes should wrap corners and occur at the inside corner of a massing element or occur in association with a significant trim or ornamentation to give a finished and unified appearance to the element.
 - e. Break up remaining large expanses of blank walls with facade composition that considers the location and grouping of windows, doors, or architectural details.

Min. 20% of wall plane has details & variation

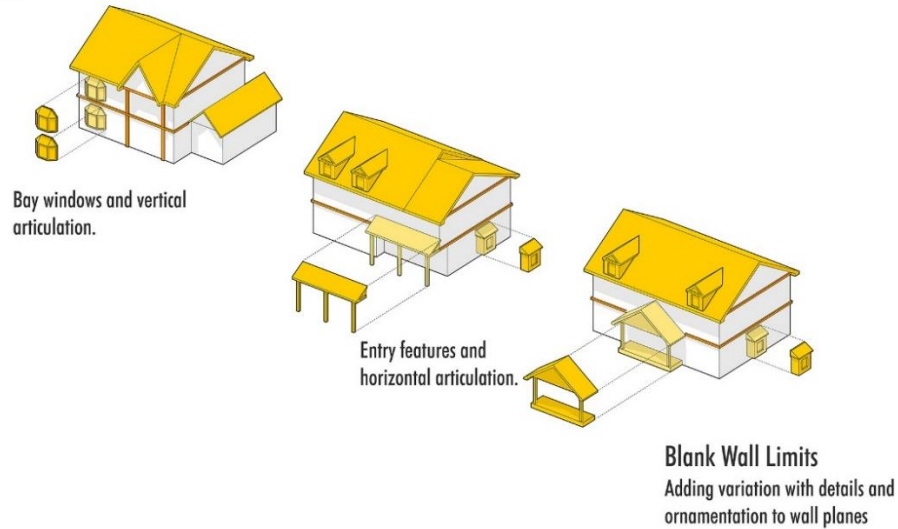


Figure 5-11 Blank Wall Limits

Wall planes over the size specified in Table 5-7 shall have ornamental details or subtle variations in the wall plane on at least 20% of any wall plane to eliminate large expanses of blank walls. (17-5-3.B.4).

5. **Transparency.** Windows and doors provide transparency, detail, and visual rhythm on the facade, and they break up blank walls with the location, pattern, and proportions of these openings. The following techniques should be used to achieve the design objectives of this sub-section and to meet the windows and doors requirements of Table 5-7, Building Design Standards:
 - a. Create relationships to outdoor spaces near buildings with the location, pattern, and proportions of windows and doors
 - b. Incorporate distinct and visually significant windows and doors (size, orientation, and ornamentation) to emphasize key locations on the facade or to relate to important social spaces.
 - c. Locate windows doors to create a coordinated facade composition considering the entire facade as a whole, and to break up large expanses into different components with the grouping of windows and doors.
 - d. Locate and design windows strategically in relation to privacy concerns in adjacent spaces and buildings but maintain consistent exterior patterns and façade composition. High-bank windows, transom windows, opaque windows, and window treatments that are adaptable and user-controlled may be used.
 - e. Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the facade; to emphasize openings; or to gang groups of openings. Openings that have projecting trim and casements (at least 1 inch off the facade and 4 inches wide) or that group widows with significant details may count these additional features for up to 25% of the window and door requirement.
 - f. The window requirement may be waived on sides of buildings that are closer than 3 feet to the property line, if necessary to meet applicable building code requirements.

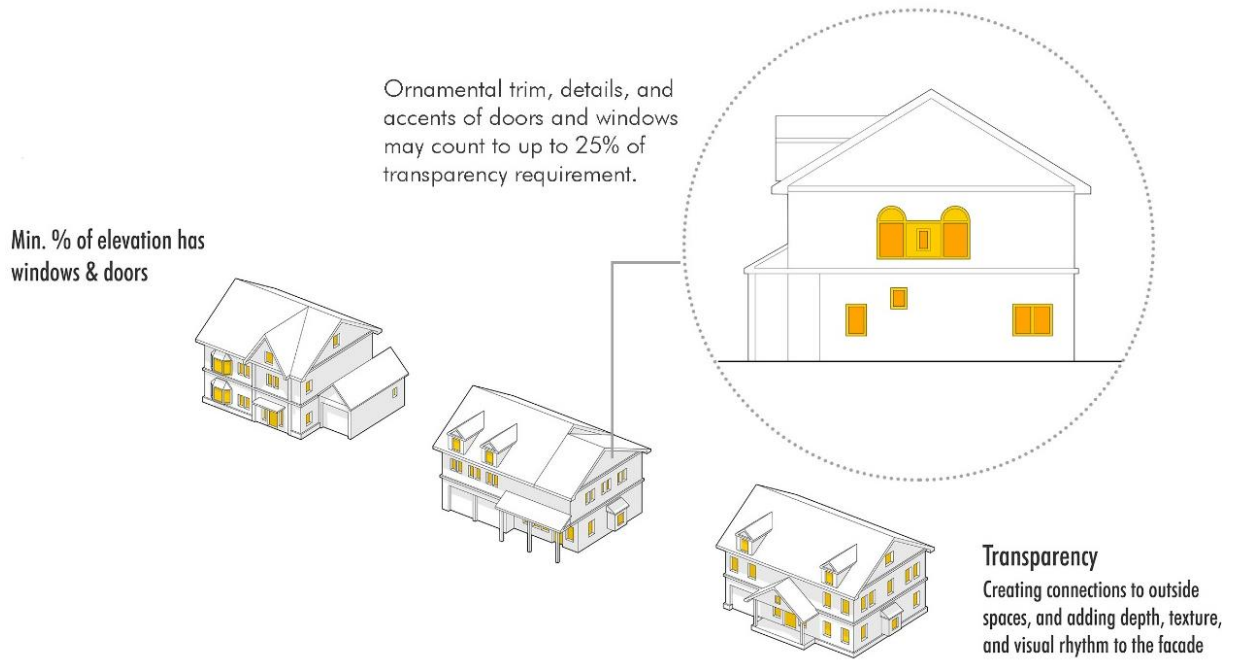


Figure 5-12 Transparency
 The minimum transparency specified in Table 5-7 shall create connections to outside spaces and break up blank walls. Enhancements that emphasize the windows and the location, arrangement, or grouping of windows may count to this requirement. (17-5-3.B.5).

6. **Materials.** Building materials with texture and patterns create visual interest and signify quality construction and detailing. The following techniques should be used to meet the material standards of Table 5-7, Building Design Standards and achieve the design objectives of this section:
 - a. Primary materials shall be natural materials, such as painted or natural finish wood siding (horizontal lap, tongue-and-groove, board and batten or vertical), brick, stone, stucco, ceramic or terra cotta tile. Synthetic alternates to these natural materials may be used if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design, and aesthetic goals.
 - b. Accent materials shall include 20-30% masonry, brick or stone,
 - c. Coordinate changes in color and materials in association with changes in massing and modulation of the building.
 - d. Use changes in color or materials to differentiate the ground floor from upper floors and the main body of the building from the top or roof-structure, particularly on buildings 3 stories or more.
 - e. In multi-building projects, use subtle variations in building materials and colors on different buildings, to create variety among buildings within a consistent palette of materials and colors for the project.
 - f. Percentage coverage shall apply to the façade and any street-facing wall, and shall be measured from the first floor elevation to the top eave, not counting doors and windows or interim roof feature, but does include the garage door.

7. **Variations of Buildings.** All projects involving three or more buildings shall provide variations in the elevation from the two buildings on each adjacent side, and the three nearest buildings on the opposite side of a facing block, with at least two of the following:



- a. Variations in the front entry features as indicated in 17-5-3.A.3. Variations should include combinations of at least two of the following changes:
 - (1) Different types of entry features: such as porch, stoop, or entry court.
 - (2) Different roof styles associated with the entry feature: such as gable, hip, shed, flat, arched, or no roof.
 - (3) Different locations and extent of the same entry feature: such as centered, shifted left or right, or wrapped; projecting or embedded; and half or full lengths; and/or
 - (4) Different ornamentation or architectural styles that lead to distinct qualities within a similar scale or pattern.
- b. Variations in the facade composition, including massing, modulation, window types and placement, materials, and details and ornamentation, to the extent that the buildings have a distinct appearance.
- c. Variations of the roof forms considering the type of roof, orientation of gables, or use and placement of dormers; or
- d. Variations of the building type or models of the same type with distinctively different floor plans that lead to different massing. Mirror images of the same model and floor plan shall not be used to meet the variation requirement.
- e. In the case of multi-unit buildings:
 - (1) For duplexes / multi-unit houses that are intended to mimic the scale and form of detached houses, a hierarchy of doors and entrances shall be used to create the appearance of a single building, and the variation shall apply between buildings.
 - (2) For row houses and similar buildings that are clearly designed for multiple units, subtle variations in the materials and entry features shall apply to emphasize different units, and the variation shall apply between units in the building.

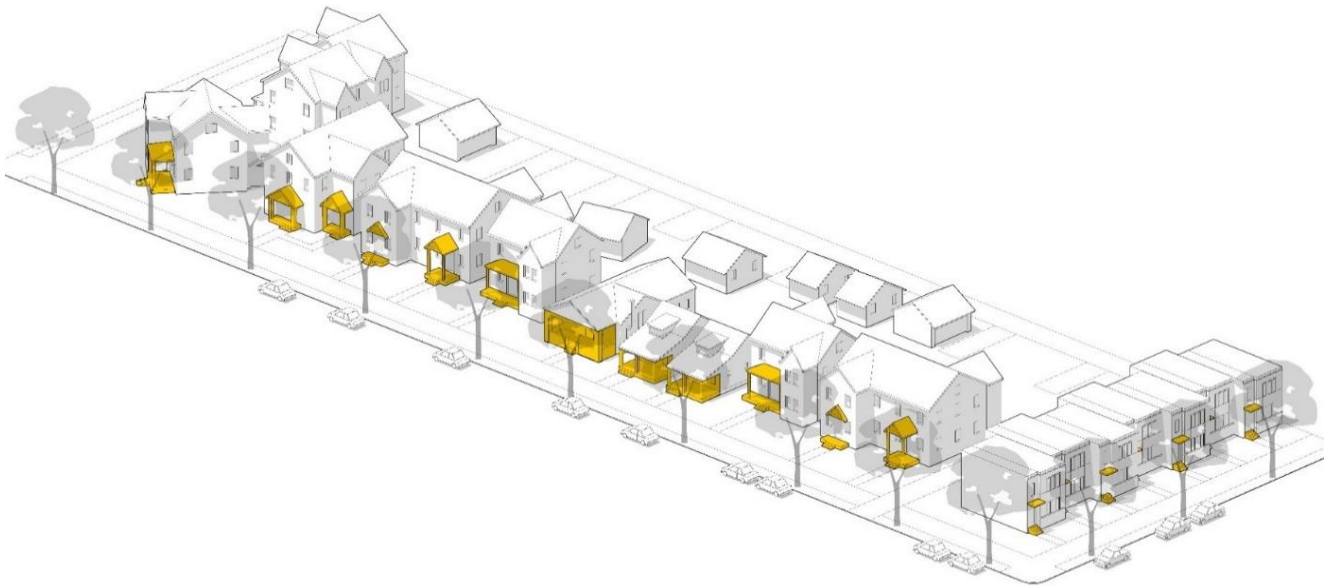


Figure 5-13 Front Entry Features - Variety

Using a wide variety of entry feature types, styles and designs is a way to create subtle distinctions between the same or similar building types and can add common human-scale patterns among different types or scales of buildings. (17-5-3.A.3 and B.7.a)

- 8. **Alternative Compliance.** Alternative compliance to the building design standards established in Section 17-5-3.B., Building Design may be authorized according to the



process and criteria in Section 17-2-7, Alternative Compliance, and any of the following additional applicable criteria:

- a. The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
- b. The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.
- c. Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
- d. In all cases the deviation is the minimum necessary to address the circumstance, the alternative equally or better meets the design objectives of this Section, and there is no negative impact on other design standards applicable to the building or site.

C. **Block & Lot Open Space Design.** A system of different types of open spaces shapes the neighborhood character and creates unique identities for different neighborhoods. Block and lot open spaces complement the overall civic and open space system and provide active gathering places and aesthetic enhancements to the buildings and lots.

1. *Design Objective.* The following design objectives shall be used to apply the open space standards Section 17-3-2, Open & Civic Spaces and in Table 5-1, Residential Building & Lot Standards.
 - a. Promote the arrangement of neighborhoods, blocks and lots in a way that responds to the existing natural features.
 - b. Ensure access to a variety of different types of open spaces including natural areas, park and recreation amenities, and formal gathering spaces.
 - c. Use open spaces to create gateways, focal points, and transitions in coordination with the street network, block structure, and lot arrangement. Open spaces should be designed to create support connections between neighborhoods.
 - d. Design all unbuilt areas to serve as valuable neighborhood features, considering the aesthetic, ecological, recreation, or community-serving potential of these spaces.
 - e. Require all lots and buildings have access and proximity to useable open space, whether public, common, or private, and whether neighborhood-scale, block-scale, or building- and lot-scale spaces.
2. *Required Site Open Space.* Each building type shall provide the open space specified in Table 5-1, (Residential Building & Lot standards; Lot Open Space) within the lot or associated project. With the exception of Detached Homes, lots platted through a final plat with common open space may credit the common open space towards the lot open space requirement, provided it meets the following standards:
 - a. The space is public or remains accessible to the public; or
 - b. If private or common space, the lot applying the credit has access to the space through ownership or other agreement, and the space is otherwise dedicated and reserved from future development.
 - c. The space shall be sited on the same lot, or the same block within 1,000 feet of the lot and meets the design standards for one of the open and civic space types in Section 17-3-2.
 - d. The required open space will be in addition to other open space and civic space requirements of other sections of the code.
3. *Lot Open Space Design.* Lot and building open space required for each building type shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:



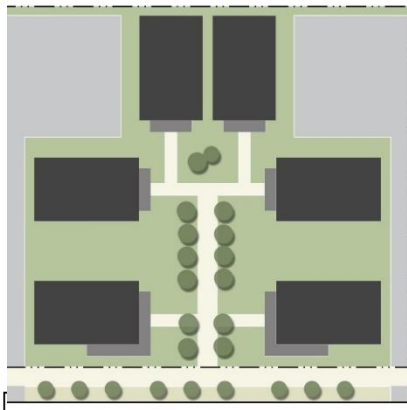
- a. Public or Common open space designed and platted according to the standards in Section 17-3-2, Open & Civic Space, subject to the limitations in C.2 above.
 - b. Private Yards and Spaces:
 - i. Private frontage areas designed according to Section 17-5-3.A., excluding any driveways, parking areas or other automobile space;
 - ii. Courtyards, meeting the standards of Section 17-5-4;
 - iii. Rear yards provided they are part of an open area of at least 300 square feet and at least 15 feet in all directions; and
 - iv. Private uncovered decks or patios provided they are part of an open area at least 120 square feet and at least 10 feet in all directions. This space is limited to no more than 25% of the requirement for lot and building.
 - c. For apartment or mixed-use buildings, rooftop decks provided they are at least 300 square feet, and at least 16 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building.
 - d. For apartment or mixed-use buildings, private balconies or patios, provided they are at 80 square feet, and at least 6 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building.
4. *Alternative Compliance.* Alternative compliance to the open space design standards established in this Section 17-5-3.C. may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance, and any of the following additional applicable criteria:
- a. The specific standard is not practical due to the context and location of the lot and meeting the requirement would otherwise result in improper arrangement of the building or site.
 - b. In instances of infill development or a context where a clear pattern of existing buildings and lots on the same block and opposite block face present a different arrangement in terms of buildings and lot open spaces.
 - c. The lot and building have access to at least two different active open spaces within 1,000 feet and meeting the design and service area standards in Section 17-3-2, Open & Civic Space.
 - d. In all cases the deviation is the minimum necessary to address the circumstance, the alternative equally or better meets the design objectives of this Section, and there are no negative impacts on other design standards applicable to the building or site.

17-5-4 Courtyard Pattern

- A. **Design Objective.** A courtyard pattern can integrate multi-building projects into the neighborhood pattern by connecting formal open space to the street frontage and using that space as an organizing element for buildings and lots. It is an effective infill strategy or is appropriate on deeper lots and blocks. Residential buildings and lots may be designed to front on a courtyard based on the design standards in this section.
- B. **Applicability.** The courtyard pattern is appropriate where:
 - 1. Courtyards are arranged within the block structure and designed as an extension of the public streetscape and open and civic space system for the neighborhood.
 - 2. Blocks and surrounding lots are deep, allowing a different configuration of buildable lots; or
 - 3. Other developed areas where existing lot patterns in the vicinity warrant use of this pattern to facilitate infill development and compatible building types.



- 4. Courtyards are properly programmed and maintained to provide value and safety to residents.
 - 5. Community amenities are a component of the development so that such features may be centrally located and available to residents.
- C. **Eligible Building Types.** The following building types are eligible for this pattern, subject to the limitations stated:
- 1. Small Apartments, up to 5 buildings or 36 units, whichever is less.
 - 2. Row Houses, up to 4 buildings or 24 units, whichever is less.
 - 3. Duplex/Multi-unit Houses and Detached Houses, up to 10 buildings or 24 units, whichever is less.
- D. **Design Standards and Exceptions.**
- 1. The minimum lot size per building may be reduced up to 20%, provided the courtyard is owned in common by all lots or otherwise established as a shared-space amenity.
 - 2. The courtyard shall be designed according to the standards in Section 17-3-2 and have frontage on a public street or be accessible from the streetscape by a pedestrian passage.
 - 3. Lots may front on the courtyard, rather than along a street. Building frontage standards shall apply on the courtyard and on the public street frontage.
 - 4. The front setback may be reduced to 5 feet from the courtyard boundary.
 - 5. Any buildings fronting on the street, or the sides of any buildings adjacent to the street shall still meet requirements for public frontages and orientation standards in this section.
 - 6. Vehicle access and parking for each lot shall be coordinated for all lots and buildings, be designed in a way that minimizes the impact the courtyard and lot frontages and meet all frontage standards along the public street.



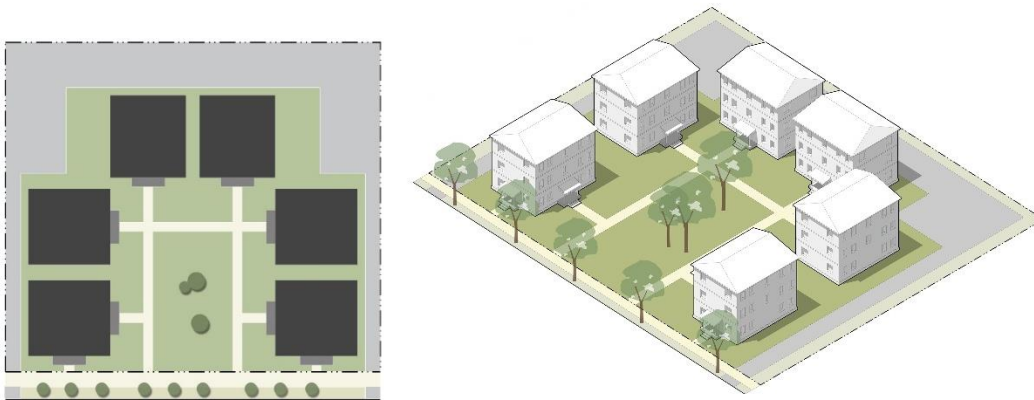


Figure 5-14 Courtyard Pattern

The courtyard pattern allows for a different configuration of buildings in specific contexts. The pattern arranges buildings on smaller lots with a common frontage on the courtyard. The courtyard and the front buildings provide to the streetscape, while other buildings may relate direction to the courtyard. Vehicle access is shared and limited to more remote or discrete portions of the project.

17-5-5 Conservation Pattern

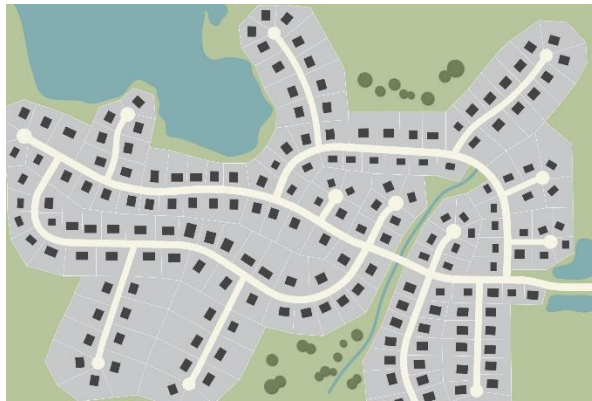
- A. **Design Objective.** Residential lots and buildings may be arranged around an open space system that will preserve greater amounts of intact open and natural spaces or agricultural uses that are designed as focal point and community amenity.
- B. **Applicability.** The conservation pattern is appropriate in more remote areas, and specifically is eligible in the A or R-E zoning districts. It requires a planned development application as outlined in Section 17-2-4.
- C. **Density Bonus.** The base density and open space required shall be based on a typical and practical layout according to the underlying zoning district (A or R-E). The following density bonus may be granted based on the amount of additional intact open space to be preserved in the plan. The “bonus” units shall not require additional open space, other than the space specified in Table 5-8.

Table 5-8: Conservation Design Density Bonus	
Total Project Area Preserved as Open Space [Natural Open Space, Agriculture Preservation, Park or Trail]	Bonus Units Above Base Density
15% - 30%	0 (but concentration on smaller lots permitted)
31% to 40%	15%
41% to 50%	30%
51% to 60%	50%
>60%	TBD by Town Council based on plan

- D. **Lot Sizes & Building Types.** The resulting density based on the plan after the density bonus is applied may be allocated in the developed portion of the project with the following building types. No combination of these building types may be used to allow more units than authorized by the density bonus. All other standards applicable to each building type in Table 5-1 shall apply within the developed portion of the plan.
 1. Detached house – farmstead, estate lot, large lot, standard lot, small lot, or compact lot



- 2. Duplex / multi-unit house
 - 3. Row house
- E. **Open Space.** Open space shall meet the design criteria of Section 17-3-2 for Natural Open Space, Park, or Trail, or include prime farmland or other existing and productive agriculture lands designed to be a focal point and community amenity. All lots shall have access to the public or common open space preserved as part of the plan within 1,000 feet, measured along pedestrian or trail routes.



Conventional Pattern



Conservation Pattern

Figure 5-15 Conservation Pattern

The conservation pattern allows both a greater number of units and a greater concentration of those units in exchange for greater quantities and more coordination of larger open spaces.

17-5-6 Manufactured & Small Format Housing District

- A. **Intent.** The intent of this section is to provide manufactured or other small-format homes in a neighborhood or community that includes common neighborhood amenities, and with site designs that limit impacts on adjacent property and promotes development patterns that are compatible with the surrounding areas.
- B. **Applicability.** Small format home communities are permitted in the Manufactured and Small Format Housing District – PD-M, and implemented as a planned development project according to Section 17-2-4. These standards shall not apply to: (1) mobile homes, trailers or similar temporary buildings used as an interim structure associated with an ongoing construction project under valid permits; (2) interim or temporary housing strategies to address emergencies; or (3) detached houses that are assembled off site and “manufactured,” provided they meet all other standards of the applicable zoning district.
- C. **Development Standards.** Except as otherwise modified through a development plan according to the approval procedures and criteria in 17-2-4, the general development standards for manufactured and other small format home projects are included in Table 5-9.

Table 5-9: PD-M Development Standards	
Project	Amount of Bonus Units Above Base Density
Project Size:	3 acre minimum, 200' minimum frontage an arterial or collector



Table 5-9: PD-M Development Standards	
	<i>Exception:</i> The Director may recommend a plan for as small as 2 acres and 100 feet of public street frontage if the plan demonstrates exceptional community design and layout for the common areas within the community, a high-quality and well-designed housing concept, and special attention to integrating and relating the project to surrounding areas.
Project Intensity:	7 units per acre, maximum <i>Exception:</i> Up to 15 units per acre for any project with more than 30% of the project area designed as useable open space meeting Open Space types in section 3.02.
Perimeter Setbacks	25' minimum from any street boundary; 20' from any property boundary (See Article 7 – Level II Buffer; or Neighborhood Frontage Type.)
Home Sites	
Lot Size	3,000 s.f. minimum, <i>Exception:</i> 1,500 s.f. minimum for any project with more than 30% of the project areas designed as useable open space meeting the types in Section. 3.02.
Lot Width	30' minimum, <i>Exception:</i> 24' for projects meeting the open space bonuses above. Frontage shall be on a public street, common internal street, or common open space with street access at the rear of the site.
Setbacks	Front: 10' from the lot/home site line, or 15' from the edge of the internal street, whichever is greater Side: 5', or 3' minimum with 10' between buildings Rear: 10' All buildings shall meet the project perimeter setback.
Height	30' maximum
Site Design	Each home site shall have a private patio, courtyard or similar outdoor amenity of at least 120 square feet. Any structure associated with this outside amenity may be located within 5 feet of the lot or home site boundary. Each home site may have an accessory storage building up to 160 square feet, up to 8 feet tall. The accessory storage building shall be set back at least 50 feet from any public or internal street, or behind the dwelling unit. Accessory buildings shall be separated by at least 5 feet from any other structure.
Parking	Each home site shall have at least one on-site parking space, and at least one excess or guest space within 200 feet of the unit. The excess or guest space may be "on-street" where streets are designed for parking or in a common area.

D **Uses.** In addition to any uses enabled for the PD-M district in Table 4-2, projects may include the following specific uses:

1. Dwelling units consisting of modular homes, mobile homes, or other similar small, detached dwellings.
2. Accessory buildings and uses incidental to those listed above and which support the residential community, including offices, recreation buildings, storage areas, maintenance and utility facilities, or other community services.

E. **Common Areas.** All common areas not dedicated as home sites according to the development standards in sub-section C, shall be designed as part of the Public Realm Plan (See **Section 17-2-4.B.3**, Planned Development procedures). This space shall be allocated to:

1. Internal vehicle circulation for the community, laid out to provide connectivity and continuity through the community and organize the project into blocks and lots so that all home sites and lots are served by streets. There shall be at least two entrance points from public streets for each project. Internal roadways shall be 20' where no parking is



permitted, 24' wide where parking is permitted on one side, and 28' wide where parking is permitted on both sides.

2. Open and Civic Space meeting one of the design types specified in Section 17-3-2 at a rate of at least 300 square feet per dwelling or 20% of the overall project, whichever is greater. Projects with more than 30% dedicated to useable open space (non-street, circulation or parking space) may be eligible for exceptions to the standards noted in Table 5-8. All open and civic spaces shall be designed and located in a manner that ensures adequate accessibility for all units in the community.
3. At least one of these spaces shall include a community building, which is centrally located, for recreation and meeting functions, laundry facilities, or other common amenities. The community building shall be at 1,500 square feet, or 15 square feet per dwelling unit, whichever is greater.
4. Other internal circulation or open space such as walkways, landscape buffers or other site design amenities that improves the quality of the community and its relationship to surrounding areas. Pedestrian connections shall be accounted for on all streets or at greater intervals through a trail or path system.
5. A storm shelter shall be provided which may be included with the clubhouse.
6. A common storage and utility area shall be provided within the plan including at least 100 square feet per unit. This area may be used for storage of large equipment, recreational vehicles, maintenance or other utility functions for the community. This area shall be screened from the project and from surrounding property according to the buffer standards in Article 8.

F. Building Design.

1. All dwellings shall have a front entry feature, such as a porch, stoop, or outside patio relating the home site to the lot frontage or other common open space upon which the dwelling is located.
2. Parking spaces on a home site shall be located to the side or rear of the dwelling. Home sites may include a carport, provided it remains open and unenclosed on at least 75% of the perimeter, is no taller than the dwelling unit, is no larger than 440 square feet, but in no case larger than the dwelling unit.
3. Any mobile home or similar non-foundational dwellings shall:
 - a. Be secured to the ground by tie downs and ground anchors in accordance with the applicable building code.
 - b. Be skirted within 14 days after placement in the community by enclosing the open area under the unit with a material that is compatible with the exterior finish of the mobile home and consistent with the quality of development in the community.
 - c. Be blocked at a maximum of 10-foot centers around the perimeter, and this blocking shall provide 16 inches bearing upon the stand.
 - d. Be located on a hard surface pad with a minimum of 18-inch concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points, with a proper surface between to control weeds.

G. Landscape and Parking Design. The standards of Articles 7 and 8 are generally applicable to PD-M district development plans, except as modified through a development plan based on the approval procedures and criteria in **Section 17-2-4.**

H. Utilities and Services.

1. A sanitary sewer system shall be provided in the plan, and all waste and sewer lines discharging from buildings and home sites shall be connected, and the entire system shall be connected to the Town sewer system.
2. All service lines within the PD-M District shall be underground.
3. Each home site or lot shall be provided with at least a 3-inch sewer connection, trapped below frost line, with the inlet of the line to be not less than 1 inch above the surface of



the ground. The sewer connection shall be provided with suitable fittings so that a water-tight connection and proper vent can be made between the units drain and the sewer connection. Connections shall be constructed to be airtight when closed and not linked to a unit and shall be capped immediately after being disconnected from a unit to maintain them in an odor-free condition.

4. The water supply shall be connected to all service buildings and all home sites. The entire system shall be connected to the Town water system. All internal service lines shall be a minimum of 4.5 feet below finished grade. An individual water service connection, which is provided for the direct use by a home site, shall be constructed to prevent damage from placing housing units. Connections shall have individual valves below frost depth, with a valve box to grade.
 5. All plumbing shall comply with the Uniform Plumbing Code and health regulations of the Town, of the applicable county, and of the state. Water lines shall not be installed within 10 feet of any sewer line.
 6. The storage, collection and disposal of refuse shall be managed to avoid health hazards, rodent harborage, insect breeding areas, accident hazards, air pollution, or other conditions which endanger the health, safety or welfare. Refuse collection containers shall be set on concrete pads and screened from adjacent property and from the common areas of the community.
- I. **Subdivisions.** Each home site may be individually platted if:
1. All lots shall have public utility access as provided in Article 3, including public easements for access to each home site and all other standards and criteria of the subdivision standards are met.
 2. All dwellings are on a permanent foundation; and
 3. There are covenants and restrictions and associations assuring that these provisions for the Development Standards, Common Areas, Building Design and Utilities and Services, as demonstrated on an approved plan, will be maintained through a management entity or common association.



Article 6. Nonresidential Development

- 17-6-1 Intent & Applicability
- 17-6-2 Nonresidential Development Standards
- 17-6-3 Frontage Design
- 17-6-4 Building Design
- 17-6-5 Open Space Design
- 17-6-6 Specific Frontage & Design Plans

17-6-1 Intent & Applicability

- A. **Intent.** The intent of the Nonresidential Development & Design standards is to:
1. Enable a range of compatible buildings and sites that meet the intent of each zoning district.
 2. Improve the appearance and vibrancy of mixed-use, commercial, and employment centers with good civic design.
 3. Reinforce the distinct character of different corridors, centers and districts with development patterns and building and landscape design appropriate to the context, and specifically the high intensity, moderate intensity, low intensity, and very low intensity areas of the Comprehensive Plan.
 4. Strengthen the accessibility of places by coordinating site access and internal circulation systems with multi-modal street networks.
 5. Promote lasting and sustained investment in corridors, centers, and districts with quality design.
- B. **Applicability.**
1. The standards in this Chapter shall apply to all development in the nonresidential districts (MU-NC, MU-DT, MU-RC, and I), except where stated that sections only apply to specific districts or specific situations.
 2. All new structures shall comply with these standards.
 3. Modification or additions to existing structures or sites shall meet these standards to the extent of the modification or addition, except that the Director may waive any design standards applied to modifications or additions that:
 - a. Conflict with the consistent design of an existing building;
 - b. Conflict with a desired and prevailing character on the block or immediate vicinity of the project; or
 - c. To otherwise facilitate infill development or adaptive reuse of an existing building.
 4. The standards shall not apply to ordinary maintenance of existing buildings or sites, except that maintenance shall not occur in a manner that brings the building or site to a greater degree of non-conformance with these standards.



17-6-2 Nonresidential Development Standards

A. **District Lot and Building Standards.** The lot and building standards for nonresidential districts are specified in Table 17-6-1.

Table 17-6-1: Nonresidential District Lot & Building Standards								
Zoning District	Lot Standards			Setbacks [5]				Building Height (max)
	Area (min.)	Width	Open Space (min.)	Front [1]	Interior Side [2]	Corner Side	Rear [3]	
MU-NC	2K – 40K s.f.	25' – 200'	15%	10' – 25'	5'5"; 0' if party wall	20'	20'	40' / 3 stories
MU-DT	2K – 30K s.f.	25' – 100'	8%	0' – 10'	5"; 0' if party wall	10' [4]	10'	40' / 3 stories
MU-RC	2.5K s.f.	25' min	20%	25'	5"; 0' if party wall	10' [4]	10'	60' / 5 stories
I-1	10K s.f. min.	50' min.	10%	25'	10"; 0' if party wall	25'	10'	40' / 3 stories

- [1] Front setback requirements may be modified for a particular street or block, based on the frontage types and design standards in Section 17-6-3.A.
- [2] For any side lot line that abuts a residential use or a district that has a greater side setback requirement, the greater side setback of the abutting district shall apply;
- [3] For any lot where a rear lot line abuts a residential district, a setback of at least 25' shall apply; any lot abutting an alley may include up to ½ the alley width in the required setback.
- [4] The side setback for corner buildings may be 0' in the MU-NC, MU-DT, or MU-RC districts, provided they meet the Frontage A standards on the lot and building for at least the first 30' from the front corner. [Section 17-6-3].
- [5] Buildings and structures shall be setback from existing or plugged and abandoned oil and gas facilities as provided in Section 17-10-3.

B. **Dimension Exceptions.** The following are exceptions to the lot and building standards established in Table 17-6-1: Nonresidential District Lot & Building Standards.

1. **Setback & Lot Exceptions.** The following are exceptions to the lot and setback standards in Table 17-6-1, except that in no case shall this authorize structures that violate the provisions of any easement:
 - a. Any projections over public rights of way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, access drive, or other area for vehicles.
 - b. Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices, awnings, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 2 feet from any lot line. This exception shall be limited to no more than 20% of the total area of a building elevation.
 - c. Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
 - d. Whenever a lot abuts upon a public alley, one-half of the alley width may be considered as a portion of the required setback.
 - e. A lot may have more than one principal building, provided any accessory, secondary, or principal building shall be located at least 10 feet from any other



- building on the same or adjacent lots, or be joined by a party wall meeting all aspects of the building code.
- f. Any other accessory use or structure in the required setback, not specified in Section 17-6-2.C, shall be setback of at least one-half its height.
2. **Height Exceptions.** The following are exceptions to the height standards in Table 17-6-1:
 - a. Accessory building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to quality building appearance may extend up to 6 feet above the roof deck on a flat roof.
 - b. Architectural features such as chimneys, ornamental towers and spires, and similar accessory elements may extend up to 50% above the actual building height, provided they are integral to the specific architectural style of the building and are less than 15% of the building footprint.
 - c. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents, or other equipment may be built up to their necessary height in accordance with building codes.
- C. **Accessory Buildings – Nonresidential.** Accessory buildings shall be permitted in association with and on the same lot as a principal building, subject to the standards in Table 17-6-2, Nonresidential Accessory Structures, and to the following additional limitations.

Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed, and similar structures)	<ul style="list-style-type: none"> ▪ 1 / lot; ▪ + 1 / each 10k s.f.; ▪ Maximum of 3 	<ul style="list-style-type: none"> ▪ 200 s.f. max 	<ul style="list-style-type: none"> ▪ 10' max 	<ul style="list-style-type: none"> ▪ 0' side or rear; 5' if on a concrete slab or similar foundation; ▪ 20' on any street side lot line; and ▪ Behind the rear building line of the principal structure
Secondary Building (detached accessory building)	<ul style="list-style-type: none"> ▪ 1 / principal building 	<ul style="list-style-type: none"> ▪ 50% of principal building footprint, up to 1,000 s.f. max. 	<ul style="list-style-type: none"> ▪ 25' max, but no higher than principal structure. 	<ul style="list-style-type: none"> ▪ 5' from side and rear; ▪ 10' from street side; and ▪ At least 12' behind the front building line of the principal structure
Any building over 10' high or more than 320 square feet shall meet the design standards in Section 17-6-2.C.4				

1. All accessory buildings shall be at least 10 feet from the principal building, or other distance specified by applicable building codes based on fire ratings of adjacent walls.
2. Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location and orientation.
3. Minor accessory structures of 200 square feet or less, and not on a slab or similar foundation do not have a required interior side or rear setback but should be movable and are otherwise placed "at risk" by the owner with regard to any easements, fence, or screening requirements.
4. Any portion of the building or structure over 200 square feet or over 10 feet high, and potentially visible from the street or other public areas shall use materials, colors, scale and forms (roofs and massing), and details that are compatible with the principal structure, or otherwise be screened according to Section 17-8-3.
5. Prior to any building permit required by the Town, applicants shall demonstrate that any manufactured structure meets all applicable state and local code requirements
6. Any building or structure exceeding the limits in Table 17-6-2 shall be treated as a second principal building and meet all lot and building design standards for a principal building.



17-6-3 Frontage Design

- A. **Design Objectives.** Frontage design determines the relationship between private development and the streetscape and affects the character of different streets, blocks, and districts. Application of frontage types is based upon a combination of the character of the district, the streetscape design, and the relationship to adjacent lots. The frontage design standards have the following design objectives:
1. Enhance the image of the Town by coordinating streetscape investment with private lot and building investment.
 2. Use buildings to shape streetscapes and public spaces, and orient buildings to these spaces.
 3. Design frontages based on the context of the area, block, and street, particularly emphasizing landscape areas to buffer sites from higher-volume / higher speed streets and emphasizing social spaces and human-scale features on walkable and multi-modal streets.
 4. Coordinate development across multiple lots with compatible frontages along block faces, considering building placement, access, parking, landscape, and open space design.
 5. Strengthen the identity and economic value of distinct places by reinforcing consistent patterns of streetscape, frontage design, and building placement and form.
- B. **Frontage Design Standards.** The frontage types and design standards may modify the front setback established in 17-6-1. Subsections following this table provide specific design strategies and techniques to meet the design objectives and standards.

Table 17-6-3: Nonresidential Frontage Design					
	Frontage A	Frontage B	Frontage C	Frontage D	
Front Building Line (build-to range)	0' – 10'	0' – 25'	25' – 80'	80' +	
Required Front Building Line	75% +	60% +	35% +	n/a	
Access Width (max.)	20'	24'	32'	40'	
Access Spacing	1 per block max	200' +	150' +	100' +	
Parking Setback (min.)	Behind rear of building	Behind front building line	6' min. See Sec.16-7-5.B	10' min. See Sec.16-7-5.B	
Extent of Parking Frontage (max.)	0%	40%	n/a	n/a	
Landscape	See Sections 17-3-4, 17-7-5, and 17-8-3				
Applicability	MU-NC & MU-DT	■	□	□	-
	MU-RC	■	■	□	□
	I-1	□	□	■	■

- Permitted by right
- Permitted subject to Alternative Compliance procedures and criteria in this Article and in Section 17-2-7, Alternative Compliance.



- C. **Front Building Line.** All buildings shall establish a front building line within the range specified in Table 17-6-3, Nonresidential Frontage Design, based on the appropriate frontage type for the specific street and block. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:
 - 1. Front building facades meeting the design standards in Table 17-6-4, Nonresidential Building Design; or
 - 2. Open spaces meeting the requirements of Section 17-6-6, Open Space Design, provided:
 - a. It is limited to no more than 50 linear feet or 50% of the lot frontage, whichever is greater;
 - b. There are defining vertical features at the extension of the required front building line, such as decorative walls, fences, or landscape features; and
 - c. All building facades fronting the open space meet the building design standards otherwise applicable to the building frontage.
 - 3. Corner lots shall meet the frontage requirement along the side street for at least 30' or 30% of the lot depth, whichever is greater.

- D. **Access & Parking Limits.** The following standards apply to the driveway and parking limits in Table 17-6-3, Nonresidential Frontage Design:
 - 1. Access width limits apply to the first 30 feet of the lot depth.
 - 2. Access spacing specifies the minimum distance between edges of driveways or internal access streets. However, the Johnstown Standards & Specifications Manual may specify different access standards on any particular lot, street, or block.
 - 3. In cases where these standards limit access to a lot, options that coordinate access to lots on the same block shall be used, including mid-block alleys, internal access streets, common access lanes, or shared drives and cross access easements.
 - 4. All parking shall be setback as specified in Table 17-6-3, be limited only to the extent specified along the frontage.

- E. **Landscape.** The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs.
 - 1. For frontages with buildings built between 0 and 10 feet from the front lot line, the streetscape design standards in 17-3-1, Street Design and Article 8, Landscape Design may satisfy this requirement, or extensions of the streetscape and landscape elements in easements or the private frontage.
 - 2. In all other cases the landscape design shall be according to the requirements of Chapter 7, Access & Parking and Article 8, Landscape Design.
 - 3. On all frontage types, lot open space meeting the standards of Section 16-6-6 may be included in the frontage area.

- F. **Alternative Compliance.** Alternative Compliance to the frontage design standards in this Section may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance and any of the following additional applicable criteria:
 - 1. The context presents a clear pattern of existing buildings and lots on the same block and opposite block face that are different from the requirements and are desirable to maintain.
 - a. Frontages should be similar for all lots on the same block face or gradually transition to different frontage types in situations that enable multiple types.
 - b. Front building lines on adjacent lots should generally not differ by more than 10 feet, unless substantial space exists between the buildings.
 - c. Blocks with pedestrian amenities, on-street parking, or designed according to the Pedestrian and Parkway / Bikeway street type standards in Section 17-3-1 are generally appropriate for the Frontage Types A and B standards.



- d. Blocks with higher traffic speeds or volumes, that lack pedestrian amenities, or lack on-street parking are generally appropriate for Frontage Types C and D standards.
- 2. Parking and access that serves a greater area beyond the site and block may deviate from these standards, provided it does not negatively impact development on adjacent lots and it is designed to minimize impacts on streetscapes.
- 3. Civic uses or landmark buildings may deviate from frontage designs provided they are in a location that serves as a focal point for the surrounding area, and the exception is used for improved social space or aesthetic features on the frontage.
- 4. In all cases where a non-building frontage area is permitted with alternative compliance, a strong development edge shall be created along the required frontage by a combination of an ornamental wall or fence that compliments the building design and additional landscape elements that create defined vertical elements.

17-6-4 Building Design

- A. **Design Objectives.** Building design refines the scale and form of buildings beyond the basic setback, height, and lot coverage standards and improves the relationship of buildings to public and active spaces. The building design standards of this Section have the following design objectives:
 - 1. Refine the scale, massing, and details of buildings to a greater degree the closer they are to the streetscapes and other publicly used spaces.
 - 2. Relate buildings to adjacent development by mimicking similar scale, massing, and proportions through step-backs and secondary masses that break up larger masses.
 - 3. Locate doors and windows in a way that activates spaces, creates connections to important exterior spaces, and promotes economic activity at the interface of buildings and public spaces.
 - 4. Use materials and human-scale architectural features to create depth, texture, variation, and visual interest, particularly on larger facades, along streetscapes, or near active open spaces or adjacent lots.
 - 5. Emphasize the quality and longevity of investments with materials and colors that are attractive, durable, and have low maintenance requirements.
- B. **Building Design Standards.** The building design standards in Table 17-6-4 are based on the placement of the building and proximity to the streetscape. Subsections following the table provide specific design strategies and techniques to meet the design objectives and standards.

Table 17-6-4: Nonresidential Building Design			
Front building line	0' – 10'	11' – 25'	26' +
<i>Massing & Modulation</i>	50' / 500 s.f.	75' / 1,000 s.f.	100' / 2,000 s.f.
<i>Entry Feature Spacing</i>	50' max.	100' max	1 per building
<i>First Story Transparency</i>	60% - 90%	40% - 90%	40% - 90% w/in 50' of entry
<i>Upper Story Transparency</i>	15% - 40%	15% - 40%	15% - 40% n/a for industrial buildings
<i>Materials</i>	See Section 17-6-5.F / Table 17-6-5		



- C. **Massing & Modulation.** Wall planes that exceed the linear feet or square footage limits in Table 17-6-4, Nonresidential Building Design shall be interrupted by one or a combination of the following techniques:
 - 1. Emphasize structural bays and vertical breaks in interior components of the building at regular intervals, with visible features such as columns, pillars, pilasters, or other details and accents that are between 6 and 48 inches wide, and project between 4 and 24 inches off the facade.
 - 2. Define horizontal elements with projections between 2 feet and 4 feet from the wall associated with entrance features or differentiating stories, such as balconies, awnings, cantilevers, or similar horizontal elements.
 - 3. Break the volume of the building into distinct components with:
 - a. Step-backs of upper stories of at least 8 feet
 - b. Recesses of the building footprint greater than 4 feet.
 - c. Deviations shall encompass at least 20% wall planes of the entire elevation.
 - 4. Horizontal differentiation of a base, body and top of buildings with materials and architectural details.
 - a. For buildings less than 3 stories, this can be a distinct foundation, a main facade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
 - b. For buildings 3 stories or more, the first floor should be clearly differentiated from upper stories to establish the base and an embellished roof structure.
 - c. Any belt course or trim band establishing the break in base, body and top shall use a material or pattern distinct from the primary material, be 6 to 36 inches wide, and off-set from the wall plane 4 to 24 inches; or be a lessor trim associated with a material change.
 - 5. Use patterns of windows and doors, meeting the transparency requirements in subsections D. or E., to create a rhythm and balance with vertical and horizontal elements on the elevation.
 - 6. Use ornamental architectural details, and material and color changes associated with trim or massing elements along areas where there are no windows or doors.

- D. **Entry Features.** Primary public entrances shall be clearly defined on all front facades with at least two of the following elements and be located at intervals specified in Table 17-6-4, Nonresidential Building Design:
 - 1. A single-story architectural emphasis such as raised parapets, gables, canopies, porticos, overhangs, pediments, arches, or recessions within the wall plane of at least 3 feet.
 - 2. Transom or sidelight windows that frame and emphasize the entry.
 - 3. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes.
 - 4. Integral planters, seating, or wing walls associated with an entry court or plaza that integrates landscape and hardscape designs.
 - 5. For corner buildings, any entrance feature located on the street corner may count to both sides, and may be considered located at 25' from each corner for the purpose of the required primary entry feature intervals.

- E. **Transparency.** The transparency requirements of Table 17-6-4, Nonresidential Building Design shall be met with one or more of the following techniques:
 - 1. Where expressed as a first story requirement the percentage shall be measured between 2 feet and 8 feet above the sidewalk grade, or within 10 feet above the first floor elevation if the building is set back more than 10 feet from the street.
 - 2. Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.



3. All first story windows required shall provide direct views to the building’s interior or to a lit display area extending a minimum of 3 feet behind the window.
 4. For industrial and civic buildings setback more than 25 feet from the street, clerestory windows may meet the first or upper story window requirements.
 5. Locate windows doors in conjunction with massing and modulation standards in Subsection C., including:
 - a. Create a coordinated facade composition considering the entire facade as a whole, and to break up large expanses into different components with the grouping of windows and doors.
 - b. Use projecting trim and ornamentation to create depth, texture, and shadows on the façade.
 - c. Emphasize openings or to combine groups of openings in association with ornamental details and architectural projections or recessions.
- F. **Materials.** Use building materials with a texture and pattern that creates visual interest and signifies quality construction and detailing.
1. The predominant surfaces on building walls shall be one of the primary materials listed in Table 17-6-5, Nonresidential Building Materials.
 2. No more than 4 materials should be use, including the use of secondary and accent materials.
 3. Material changes shall emphasize different elements of the building, in association with the massing and modulation standards in subsection C.
 - a. Where material changes are vertical (i.e. different materials stacked one above another), the transition between materials should include a belt course, trim band, sill, cap, frame, roof (if at ceiling height), or similar element to separate the two materials. Heavier and larger materials should be below lighter or smaller materials.
 - b. Where material changes are horizontal (i.e. different materials side-by-side) the transition between materials should occur at interior corners or at the trim line, architectural column or pilaster where the change is emphasizing different structural or massing components for a building.
 4. Material colors shall be low reflectance, subtle, neutral or earth tone colors. Primary, secondary, and accent materials shall establish distinct but compatible color palettes. The use of high-intensity colors, metallic colors, black or fluorescent colors is limited to accent areas.

Table 17-6-5: Nonresidential Building Materials		
Primary Materials (50% to 90%)	Secondary Materials (20% to 40%)	Accent Materials (5% to 20%)
<ul style="list-style-type: none"> ▪ Brick ▪ Stone ▪ Slate ▪ Stucco ▪ Exterior Insulation and Finish System (EIFS – water managed only) ▪ Fluted or split-faced block ▪ Corrugated metal (I-1 and I-2 only) 	<ul style="list-style-type: none"> ▪ Any of the primary materials ▪ Wood siding ▪ Architectural tiles ▪ Concrete Masonry Units (CMU - colored and textured only) ▪ Tilt-up concrete panels with brick or stone facing ▪ Architectural metals (prefinished non-corrugated) ▪ Transparent or tinted glass 	<ul style="list-style-type: none"> ▪ Any of the primary or secondary materials ▪ Precast stone ▪ Wood trim or simulated wood ▪ Translucent glass (not on first story) ▪ Canvas or similar durable cloth (awnings only) ▪ Acrylic (canopies only)

* Prohibited materials include: Vinyl siding, concrete block or tilt-up (smooth-faced), barrier-type EFIS, and reflective metal or glass.



- G. **Alternative Compliance.** Alternative Compliance to the building design standards in this Section may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance, and any of the following additional applicable criteria:
 - 1. The requirement is not consistent with the specific architectural style selected for the building based on reputable industry resources documenting the style.
 - 2. The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area, and that are desirable to reinforce.
 - 3. The requirement is inconsistent with the principal function of the building when applied to industrial buildings in the I-1 district.
 - 4. Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance. Manufacturer specifications and/or precedents for application may be required demonstrate that it will perform equally or better than the allowed material.

17-6-5 Open Space Design

- A. **Design Objectives.** The design of open space can reinforce the character of unique districts and distinct places. Lot open space coordinates unbuilt areas with the public realm design of commercial, mixed-use, and industrial areas, or uses landscape areas to mitigate undesirable impacts. The required lot open space in Table 6-1 shall be designed and located to meet the following design objectives:
 - 1. Coordinate site design with the larger open space system and public realm design of the area.
 - 2. Use open space as an organizing element for development, creating focal points for buildings or groups of buildings, and create transitions between distinct building sites.
 - 3. Design a hierarchy of gateways, gathering places, parks, and natural features, and integrate these spaces with the system of streets, through drives, trails, and pedestrian passages.
 - 4. Select open space types based on the context and natural amenities of the site; in general, more compact and formal gathering spaces are most appropriate in walkable commercial and mixed use areas, and more spacious and natural areas are most appropriate in large commercial or industrial areas.
 - 5. Use landscape, furnishings, fixtures, art, planters, and other elements of open spaces to complement buildings, coordinate buildings and sites, and distinguish the unique character of different places.
 - 6. Preserve natural features that can serve as amenities for development, maintain views to and from important outside spaces, perform ecological functions, or provide important connecting corridors.

- B. **Lot Open Space Design.** Lot open space required for each building and lot in Table 17-6-1 shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
 - 1. Private frontage landscape areas designed according to the frontage design standards in Section 17-6-3.A., excluding any driveways, parking areas, or other automobile space;
 - 2. Open space meeting the requirements for public or common open space in Section 17-3-2
 - 3. Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions – this space is limited to no more than 25% of the requirement for the lot and building;



- 4. Private balconies or patios, provided they are at least 100 square feet, and at least 8 feet in all directions– this space is limited to no more than 25% of the requirement for the lot and building; or
 - 5. Landscape areas and buffers designed according to the standards of Article 8. In order to promote active gathering spaces in appropriate locations, landscape and buffers shall only be counted towards the following percent of the open space requirement, even where greater landscape or buffers are required by other sections:
 - a. No more than 25% of the requirement for lot open space in the MU-DT and MU-NC district.
 - b. No more than 50% of the requirement for lot open space in MU-R-C ; and
 - c. No limit in the I-1 districts.
- C. **Alternative Compliance.** Alternative compliance to the lot open space design standards established in this Section may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance, and any of the following additional applicable criteria:
- 1. The lot and building has access to at least two different active open spaces on the same block or abutting blocks, each meeting the design and service area standards in Section 17-3-2.
 - 2. Other designs that promote infill development or rehabilitation of existing buildings and sites in a compact, and walkable context.
 - 3. Recreation and social spaces are otherwise adequately met appropriate for the building and use by public spaces such as streetscapes, parks and open space, recreation centers, or other common and accessible amenities.
 - 4. Any screening, buffering, or other non-useable open space needs for the use, site, or building meet the standards of Section 17-8-3.

17-6-6 Specific Frontage & Design Plans

The frontage design, building design, and open space design standards in this Article. may refined and further specified based on a specific area plan for multiple properties and owners. The plan shall use the standards in 17-6-3, 17-6-4, and 17-6-5. but specifically apply them on a block-by-block basis. The plan shall be approved by the Town as a supplement to the comprehensive plan. Alternatively, specific application of frontage types may be based on a plan approved in association with a development proposal, provided it: (1) is at least 10 acres; (2) includes at least 20% of Frontage A frontages; (3) includes at least 60% Frontage A or B standards; and (4) includes no more than 30% Frontage D standards. All plans approved shall be included or cross-referenced in the sub-sections below.

A. **[Reserved]**

[This section can be used to document and catalogue specific frontage and design plans either as the Town undertakes more specific plans using this concept, or as development proposals meeting these thresholds are proposed.]



Article 7. Access & Parking

- 17-7-1 Intent & Applicability
 - 17-7-2 Access & Circulation
 - 17-7-3 Required Parking
 - 17-7-4 Parking Design
-

17-7-1 Intent & Applicability

- A. **Intent.** The intent of the Access and Parking standards is to:
1. Emphasize the importance of site access for multiple modes of transportation.
 2. Preserve streetscape design and street functions by coordinating access along block faces and internal to blocks.
 3. Create access and parking standards appropriate to the context of the site, considering surrounding development patterns and street design.
 4. Provide the optimal amount of vehicle parking for individual sites, recognizing that too much and too little parking each have negative impacts.
 5. Ensure appropriate site design features that mitigate the physical and aesthetic impact of parking on streetscapes and surrounding sites.
 6. Maximize opportunities for on-street parking, shared parking, and other strategies to reduce the inefficiency from underutilized and redundant surface parking on adjacent sites.
 7. Promote parking designs that minimize runoff, decrease heat island effects, incorporate low impact design features, and infiltrate storm water into the ground.
- B. **Applicability.** Access and parking shall be shown on site plans, according to the application requirements in Article 17-2. Specifically the standards in this article apply to:
1. All new development, buildings or uses on a site.
 2. A change of use, or additions to existing building, except that
 - a. Additional parking requirements shall only apply to the expanded portions of buildings;
 - b. New parking shall only apply to non-residential uses that would require 20% or more additional required parking than the previous condition; and
 - c. The design standards shall only apply to the newly constructed parking, except when more than 50% of a parking area is reconstructed, all parking and access shall comply with this section.
 3. The access standards shall not limit the location of any existing access, except:
 - a. In conjunction with a public streetscape project;
 - b. Where an entire site is redeveloped or when more than 50% of a parking area is added, reconstructed, or similarly impacted by development; or
 - c. Where the existing access is determined to be a danger to public safety in association with a development application or street project.



17-7-2 Access & Circulation

- A. **Design Objectives.** The design of access to and circulation for sites shall achieve the following design objectives:
 1. Reduce impacts of driveways and curb cuts on streetscape designs and limit or eliminate conflicts with pedestrians, bicycles, and vehicles.
 2. Promote shared, common, or other vehicle access internal to blocks, particularly on busier streets or where the standards otherwise limit or prohibit access.
 3. Coordinate reasonable vehicle access with frontage designs for lots and buildings based on context and according to Sections 17-5-# and 17-6-#.
 4. Provide safe and convenient bicycle and pedestrian access to buildings and sites at an equal or greater level than vehicles, and in the most direct way possible.
- B. **Vehicle Access.** Vehicle access shall be designed according to the following standards.

- 1. *Driveway Location.* Except for where shared or common access is permitted and executed through easements, driveways shall be set back from side or rear lot lines as stated in Table 17-7-1: Driveway Setbacks.

Table 17-7-1 Driveway Setbacks			
Access	Setback from side or rear lot line	Setback from street side corner	Separation from other access
Residential access < 6 units	2' +	40'	35'[1]
Residential access 7 – 40 units	5' +	60'	100'
Nonresidential access and residential access to 41+ units	10+	100'	150'
Shared access	May be on the property line, subject to easements.		
Alley access	Front-loaded driveways may be prohibited on blocks with alley access; there are no access width or separation requirements for access from an alley.		

[1] Driveway spacing may be averaged along a block for residential lots or on local streets to allow the best arrangement considering grades, streetscapes, and building and lot layouts. This may result in two adjacent lots having access near the same lot line on one side (2' side setback on each), while greater separation between driveways is provided between lots on the opposite sides.

- 2. *Through Access Drives.* Any single project, lot, or site greater than 5 acres, or lots where access is constrained by driveway standards, shall provide a system of through access drives that establish access and circulation within the site. (See Figure 17-3-## in Section 17-3-1). Through access drives:
 - a. Shall be laid out to organize the site into smaller internal blocks between 1 and 4 acres.
 - b. Shall be designed to mimic public street cross sections in Section 17-3-1, including sidewalks, landscape amenities, on-street parking and travel lanes.
 - c. May be treated as public streets for determining the proper location, orientation and design of sites, buildings, and utilities within the project.
 - d. Trail, greenway, or pedestrian passages meeting the standards of Section 17-3-2 may account for a portion of this internal circulation network, provided it connects buildings, open spaces, and internal streets with similar networks external to the site and presents a logical connection point for pedestrians and bicycles.



- 3. **General Design Standards.** All access shall meet the following design standards.
 - a. Sufficient on-site storage to accommodate queued vehicles waiting to park or exit without interfering with street traffic.
 - b. Provisions for circulation between adjacent parcels shall be provided by through access drives, cross access easements, and other shared access provisions to protect the function, design, and character of public streets.
 - c. Driveway spacing and design shall be located so that safe ingress and egress is provided, considering the function and design speed of the street from which the access is provided, and minimizing potential conflicts of all modes of transportation, including pedestrians, bicycles, and vehicles.
 - d. Landscape, buildings, and other site elements at access points shall be designed to meet the sight distance requirements of Section 17-3-1.D.2, Sight Distances.
 - e. Any access from a state highway shall only be permitted as authorized and approved by the Colorado Department of Transportation.

B. Sidewalks.

- 1. **Sidewalk Standards.** Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall connect public entrances of buildings and sites to the following, in the most direct manner possible:
 - a. Sidewalks in the public streetscape or along through access drives.
 - b. Parking areas and any perimeter sidewalks, internal walkways, or crosswalks associated with the parking areas.
 - c. Civic or open space, or other common areas designed for active use.
 - d. Transit stops, ride-share, or park and ride location – existing or anticipated.
 - e. Where connections from the main entry to sidewalks in the public streetscapes or through access drives is not practical or would exceed 300 feet, sites shall provide pedestrian connections to the edge of adjacent property where any of the above amenities are closer and more directly accessible.
- 2. **Sidewalk Width.** Internal sidewalks shall meet the requirements of Table 17-7-2: Internal Sidewalk Widths.

Table 17-7-2: Internal Sidewalk Widths	
Location	Minimum Width
▪ Any residential property, generally	5'
▪ Any residential property with 10 units or more, or nonresidential property generally	6'
▪ Along the front or primary entrance to a non-residential building up to 5,000 square feet, or any other primary pedestrian route on a site.	8'
▪ Along the front or to the primary entrance of any non-residential building more than 10,000 square feet, or any access designed for both pedestrians and bicycles.	12'
▪ Along any parking area with vehicle overhangs.	+ 2' to other required width

- 3. **Pedestrian Amenities.** Sidewalks and internal pedestrian circulation shall be separated from moving vehicles with curbs, landscape buffers, curbside parking, or similar elements of the circulation and open space system; except crosswalks or other similar limited segments, which may be distinguished paint, brick, or colored or scored concrete and similar design features that signify pedestrian priority.



- C. **Bicycle Connections.** All nonresidential and multi-unit dwelling projects with 10 or more units shall provide connections between the on-site bicycle parking and the public street or nearest bicycle route, trail or greenway. These connections may be provided by:
 1. An internal sidewalk meeting Section 17-7-3.B. Sidewalks, where the distance is less than 200 feet and people may be expected to dismount and walk their bicycles;
 2. A shared use path at least 12 feet wide;
 3. An internal bicycle trail meeting standards in 17-3-2.; or
 4. Through access drives utilizing the most applicable public on-street bicycle accommodation in Section 17-3-1.

- D. **Alternative Compliance.** Alternative compliance to the access and circulation standards in this Section may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance, based on the intent and design objectives of this section, and with any of the following additional applicable criteria:
 1. The standards, when applied to a particular project or street, will adversely impact the function of the transportation network in the vicinity of the site.
 2. A specific access management study or plan has altered the application of these standards for the particular street segment, or the guidance for traffic control in the Standards and Specifications Manual lead to a different result.
 3. The project warrants a different access design when considering the functional class of the street, the streetscape design on the particular block, and the existing and anticipated adjacent land uses.
 4. In all cases, the alternatives shall be evaluated balancing the streetscape design objectives of the specific street type, traffic conditions of a particular street segment, and bicycle and pedestrian needs.

17-7-3 Required Parking

- A. **Vehicle Parking Rates.** Table 17-7-3: Required Parking provides minimum parking requirements and general categories apply to all similar uses not specifically listed. The following criteria shall be used in interpreting the table:
 1. Employee rates shall consider maximum number of employees likely to be on-site at one time.
 2. Square footage rates shall consider leasable floor area or active area dedicated to the particular use. Where this number is not easily or readily determined, 85% of gross floor area may be used.
 3. A seating or capacity rate shall consider total number of seats based on industry standards for typical layouts of buildings or building codes.
 4. Where uses or sites have components of different uses (i.e. hotel with a restaurant), each component shall be calculated under most applicable rate.
 5. Where a use is not similar to a general use in the table or could meet more than one category, the Director shall determine the appropriate classification based on industry guides and the most similar use in terms of scale, format and operation.

Table 17-7-3: Required Parking	
Use Category / Specific Use	Minimum Parking Rate
Residential	
<i>Accessory Dwelling</i>	1 / unit
<i>Dwellings (detached, manufactured)</i>	2 / unit
<i>Dwellings (attached, multiple, or mixed)</i>	1 / unit (Studio / 1 bedroom) 1.5 / unit (2 bedroom)



Table 17-7-3: Required Parking	
Use Category / Specific Use	Minimum Parking Rate
	1.75 / unit (3 bedroom) 2 / unit (4 + bedroom) Director may administratively approve 0.5 / unit for micro units (> 400 s.f.)
Senior Living (independent)	Same as Dwellings (attached, multiple or mixed)
Senior Living (assisted or nursing)	1 / 4 beds + 1 per employee
Group Home (assisted)	Same as Dwellings (detached, manufactured)
Group Home (protective or rehabilitative)	1 / 1 bed + 1 per employee
Group Home (emergency shelter)	1 / 8 beds + 1 per employee
Public / Civic	
Assembly	1 / 3 seats
Public Safety / Services	1 / 400 s.f.
Library	1 / 600 s.f.
Museum	1 / 1,000 s.f.
School	2 / class (elementary or junior) 1 / 4 students + 1 / employee (senior or higher education) OR 1 / 4 seats of all auditorium or even space, whichever is greater
Commercial	
Retail – Small (under 3K)	1 / 500 s.f.
Retail – General (3K+)	1 / 250 s.f.
Lodging - B&B	1 / guest room + 1 for operator or owner
Lodging - Hotel / Motel	1 / guest room + 1 / 200 s.f. of restaurant + 1 / 8 seats of meeting space
Medical Care	1 / 200 for all general office and service areas + 1 / bed (admittance permitted)
Office	1 / 300 s.f.
Services (i.e. medical services, day care, bank, vehicle repair, or similar uses with frequent customer service)	1 / 250 s.f.
Restaurant, bar or night club	1 / 100 s.f.
Health and Fitness Center	1 / 150 s.f.
Recreation and Entertainment	1 / 300 s.f. generally 1 / 4 seats of fixed seating areas 1 / active patron station (i.e 4 per lane bowling; 4 per hole golf course; etc.) 1 / 100 s.f. for food and beverage service areas
Industrial	
Manufacturing	1 / 500 s.f. (artisan/limited or light) 1 / 750 (all others) Director may administratively approve 1 / 1000 s.f. or 1 / employee for any large format manufacturing operations where the s.f. of building or site does not reflect the scale of operations or parking needs
Agriculture	
.All uses	Use combination of residential, public/civic commercial and industrial rates based on type and general nature of agriculture activities.

B. **Maximum Parking.** Nonresidential uses shall not provide more than 140% of the minimum required parking without documented evidence of actual parking demand based on studies of similar uses in similar contexts. In addition, any parking permitted over 120% of the minimum shall require mitigation of the potential impacts of additional parking through one or more of the following strategies:



1. Utilize all eligible parking reductions permitted in Section 17-7-3.C., Parking Reductions.
 2. Provide shared parking for other uses on the block or adjacent blocks according to this Section 17-7-3.D.
 3. Use alternative surfaces designed to infiltrate stormwater, and approved by the Public Works Director.
 4. Provide additional buffers and site open spaces to screen parking with at least a 10% increase in the open space or buffers required for the parking, and at least a 20% increase in the amount of landscape material required for the parking.
 5. Design all parking areas over the 120% minimum as dual-purpose space, such as plazas, playgrounds, or similar event areas for regular and active use of the space during non-peak parking times.
 6. Increase the lot open space required for the building and site in Section 17-5-3.C. or Section 17-6-5 by an amount equal to the area of parking over the 120% minimum and locate this open space to limit the impact and visibility of parking.
- C. **Parking Reductions.** The parking required by Table 7-###: Required Parking may be reduced depending on context and according to the following strategies:
1. *MU-DT Exempt.* No parking is required in the MU-DT zoning district, The Director may require parking for any nonresidential use over 10,000 square feet provided the location, accessibility, and design of the parking is consistent with the overall planning and urban design objectives of the downtown area, or for any residential uses where the location, density, and residential building types are likely to have an impact on public or business parking in the vicinity.
 2. *On-street Parking Credit.* All on-street parking within 300 feet of any lot frontage shall count towards the parking requirement at a rate of 0.5 spaces for every on-street space.
 3. *Bicycle Parking Credit.* All bicycle parking designed and located according to Section 17-7-3.E. may reduce the required vehicle parking at a rate of 1 space for every 2 bicycle parking spaces up to a maximum of 20% of the required vehicle parking or 20 spaces, whichever is less. To be eligible for this credit, the applicant must demonstrate that it is practical to expect significant bicycle access to the site based on: the location and proximity to the broader bicycle transportation network; the design of the site; and the nature of the use and anticipated patrons.
 4. *Administrative Adjustment.* The Director may reduce the required parking for any use by up to 3 spaces or 10% of the required spaces, whichever is greater, due to the nature of a particular use or any unique circumstances on the site.
- D. **Shared Parking.** Required parking may be reduced for any site containing multiple uses, or for adjacent sites with different uses according to Table 7-###, Shared Parking.
1. Any shared parking arrangement shall require an agreement among all landowners participating in the agreement to ensure access, joint use, maintenance, and other operational issues.
 2. The agreement shall be recorded for each participating property with the county clerk and recorder. The agreement shall state that it cannot be changed or modified without the approval and signature of the Director.
 3. A shared agreement that differs from this table may also be approved based on a joint parking study for the sites and uses demonstrating adequate parking during peak hours for all parties to the agreement.



Table 17-7-4: Shared Parking

Use	Percentage of Required Parking by Time Period				
	Weekday		Weekend		All
	6 AM to 5 PM	5 PM to 1 AM	6 AM to 5 PM	5 PM to 1 AM	1 AM to 6AM
Employment	100 %	10 %	5 %	5 %	5 %
Retail or Service	75 %	75 %	100 %	90 %	5 %
Restaurant	50 %	100 %	75 %	100 %	25 %
Entertainment & Recreation	30%	100 %	75 %	100 %	5 %
Place of Worship	5 %	25 %	100 %	50 %	5 %
School	100 %	10 %	10 %	10 %	5 %
Dwellings	25 %	90 %	50 %	90 %	100 %
Lodging	50 %	90 %	75 %	100 %	100 %

E. **Bicycle Parking.** All nonresidential or multifamily uses within 600 feet of an existing or future bicycle route or trail identified in the Comprehensive Plan or other related bicycle transportation plan shall provide bicycle parking spaces according to Table 17-7-5, Bicycle Parking.

Table 17-7-5 Bicycle Parking

Activity	Required Spaces
Primary or secondary school	30% of the student capacity
Retail or office uses	10% of the required vehicle spaces.
Recreation and community facilities	15% of the required vehicle spaces
Other institutional, employment, industrial or entertainment uses	5% of the required vehicle spaces.
Multi-unit Residential Buildings	1 per dwelling unit; 2 per dwelling unit with 3 or more bedrooms

Bicycle parking shall be designed according to the following standards:

1. A structure shall be securely anchored to the ground and usable for both U-locks and cable locks, support a bike at two points of contact to prevent damage to wheels or frames.
2. Bicycle parking for nonresidential uses shall be located within 100 feet of the primary entrance unless the Director approves an alternative location based on the site design and overall vehicle, bicycle, and pedestrian circulating for the site.
3. Bicycle parking facilities may be located in the right-of-way subject to streetscape design plans and the Director approval. Structures shall be designed for some other primary purpose meeting the streetscape standards or be designed with artistic or ornamentation enhancements compatible with the streetscape character at the specific location.
4. On-site structures that serve another primary function, such as light poles or bollards, but are designed to meet these standards, may count to the bicycle parking requirement.
5. Alternative standards and specifications based on recognized industry guidance or best practices for bicycle parking may be approved by the Director through site plan review.



- F. **Accessible Parking.** Accessible vehicle parking spaces shall be provided in accordance with the applicable building codes and the Americans with Disabilities Act (ADA) guidelines for quantity, design, and location.
- G. **Alternative Compliance.**

[monitor in association with above parking flexibility – determine if further and additional staff discretion needed; ability to defer parking is desired, or ability for P&ZC and/or TC to consider greater alternatives beyond staff AC for required parking is needed...]

17-7-4 Parking Design

- A. **Design Objectives.** The layout, location and design of parking areas shall meet the following design objectives”
 1. Locate parking and circulation in ways that minimize negative impacts on public streetscapes or adjacent sites.
 2. Use landscape, building design, and other site design strategies to improve the appearance of parking areas.
 3. Incorporate sustainable practices into parking design to minimize runoff, decrease heat island effects, incorporate low impact design features, and otherwise reduce environmental impacts.
 4. Encourage smaller and more dispersed parking areas to reduce impacts.
- B. **Landscape Areas.** The landscape area standards in Table 17-7-6, Parking Lot Landscape are based on the size of the parking area (# of spaces) and the location of the parking area relative to the principal building (front, side, or rear).

Table 17-7-6: Parking Lot Landscape		
Spaces per Parking Block	Front [1]	Side & Rear
151 or more	<ul style="list-style-type: none"> ▪ Prohibited – must be broken into smaller parking blocks 	<ul style="list-style-type: none"> ▪ 10’ perimeter buffer; and ▪ 10 spaces per internal island
51 or 150	<ul style="list-style-type: none"> ▪ 20’ front setback buffer ▪ 10’ perimeter buffer ▪ 10 spaces per internal island 	<ul style="list-style-type: none"> ▪ 6’ perimeter buffer ▪ 15 spaces per internal island
20-50	<ul style="list-style-type: none"> ▪ 10’ front setback buffer ▪ 6’ perimeter buffer ▪ 15 spaces per internal island 	<ul style="list-style-type: none"> ▪ 6’ perimeter buffer
Under 20	<ul style="list-style-type: none"> ▪ 6’ front setback buffer ▪ 6’ perimeter buffer 	<ul style="list-style-type: none"> ▪ 6’ perimeter buffer, except where abutting an alley

[1] [to be coordinated with Frontage Design concepts in association with residential and nonresidential design discussions...].

[2] Any surface parking lot in residential districts shall be behind the front building line or setback at least 30’ from the front lot line, whichever is less.

The landscape areas required by Table 17-7-6 shall be allocated as follows:

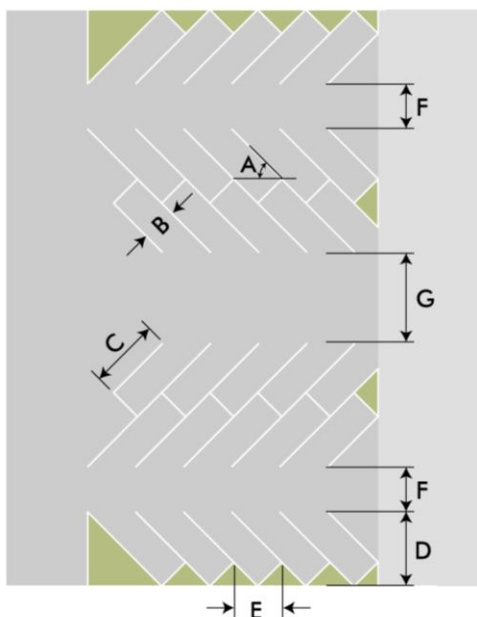
1. The perimeter landscape areas shall be continuous, except for driveways or sidewalks accessing the parking area.
2. Interior landscape islands shall be either:
 - a. A peninsula extending from the perimeter landscape area at the required intervals, at least 6’ wide and 110 square feet
 - b. An end cap island at the required intervals that is at least 8 feet wide and at least 150 square feet for 1 stall and at least 300 square feet for two stalls; or



- c. A continuous center strip between two opposing stalls along the entire parking bank that is at least 6 feet wide.
 - 3. Any perimeter area that includes a sidewalk shall meet both the sidewalk width and perimeter landscape area width independently, with no landscape area being less than 6 feet wide.
 - 4. All perimeter and internal landscape areas shall include plant materials meeting the requirements of Section 17-8-2.
- C **Sidewalks.** In meeting the standards of Sections 17-7-2.B and 17-7-4.B, a sidewalk connection shall be provided from the perimeter of the parking lot to the building entrance or building frontage. For any site or parking area with over 200 spaces, a sidewalk connection shall be provided through the parking areas and to the building frontage at least every 400 linear feet. Sidewalks meeting this standard may be located internal to the parking lot if separated from the surface parking, in any perimeter landscape area or landscape median, or along any through access drive.
- D. **Parking Dimensions.** Parking areas shall be designed to meet the dimension specifications in Table 17-7-7: Parking Dimensions.

Table 17-7-7: Parking Dimensions							
Parking Angle Width (A)	Width (B)	Length (C)	Depth to Curb (D)	Curb Width (E)	Aisle Width – One-way (F)	Aisle Width – Two-way (G)	Bumper Overhang*
0°	7.0'	22'	7.0'	22'	12'	20'	n/a
30°	8.5'	20'	18'	17'	15'	20'	1.5'
45°	8.5'	20'	20'	12'	15'	20'	1.5'
60°	9.0'	19'	21'	10.5'	18'	24'	2.0'
90°	9.0'	18'	18'	9.0'	20'	24'	2.0'

* Amount of Depth to Curb dimension that may overhang landscape area or sidewalk other wheel stop block. If overhanging sidewalk, this amount shall be added to the required minimum sidewalk width.



- A: Parking Angle
- B: Width
- C: Length
- D: Depth to Curb
- E: Curb Width
- F: Aisle Width -- One-way
- G: Aisle Width -- Two-way

Figure 7-### Parking Dimensions Dimensions standards of Table 7-###, applied to typical parking layouts.



E. **General Design Standards.**

1. All required parking shall be on-site except as specifically provided in this Article for credits or shared parking sections. Additionally, the Director may allow for a portion of required parking off site through a site plan review subject to the following specific considerations:
 - a. It is within 300 feet of the subject site;
 - b. It is in the same or comparable zoning district;
 - c. The presence of the off-site lot does not negatively impact potential development on that lot or in the vicinity;
 - d. There are no pedestrian barriers or other access constraints;
 - e. An agreement demonstrating rights and control of the off-site property is provided.
2. No parking space shall be located where it backs into a street or through access drive except:
 - a. Residential parking in driveways, which for driveways accessing buildings and lots with 6 units or less; or
 - b. On-street parking on public streets or through access drives according to the standards in Section 17-3-1.
3. All required parking areas shall be used solely for parking of vehicles in operating condition for patrons, occupants or employees of the use, unless specifically authorized otherwise by provisions in this code.
4. All parking and access areas shall be designed to adequately address drainage and runoff, including curb, gutters and inlets, or any other drainage strategy approved by the Public Works Director to support best management practices to minimize runoff and encourage infiltration of storm water.
5. All off-street parking areas and driveways shall be graded and paved with an all-weather material meeting Standards and Specifications.

F. **Loading Requirements.** In mixed-use, commercial, or industrial districts, off-street loading shall be required as indicated in Table 7-##, Loading Areas.

1. The number and size of spaces may be revised based on the operating characteristics of the particular use and determined through site plan review.
2. Loading areas shall be located on a remote portion of the building and site or internal to the block and buffered by other buildings wherever possible.
3. Loading areas and activities shall not interfere with the use of walkways, drive aisles, stacking areas, internal access streets or public streets.
4. Loading shall be screened from public streets or adjacent residential areas in a manner that best limits visibility and mitigates noise, according to the buffer types and design standards in Section 17-8-3.
5. In any area, project or zoning district designed to promote pedestrian activity, or for buildings and sites where more compact building and site design is required, alternate loading standards shall be permitted by the Director. Alternate loading standards may include sharing of loading spaces among multiple smaller tenants, using side streets, on-street parking, or alleys – particularly where there is sufficient spaces during off hours for loading or deliveries per Table 17-7-8, or other similar strategies that avoid designing sites for large vehicle access.

Table 17-7-8: Loading Areas	
Gross Floor Area	Required Loading Area and Size
Under 10,000 s.f	N/A, or may be shared per 17-7-4.F.5
10,001 – 25,000 s.f	1 space; 10' x 25'



Table 17-7-8: Loading Areas	
Gross Floor Area	Required Loading Area and Size
25,001 – 40,000 s.f.	2 spaces; at least one of which is increased to 10' x 50'
40,001 or more s.f.	3 spaces, plus 1 for every 50,000 s.f. over 100,000; at least every third space shall be increased to 10' x 50'

- G. **Alternative Compliance.** Alternative compliance to the parking design standards in this Section may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance, based on the intent and design objectives of this section, and with any of the following additional applicable criteria:
1. To facilitate infill development or where site constraints hinder the ability to meet the dimensional standards.
 2. To integrate more sustainable practices considering the water quality, air quality, energy efficiency, or other similar environmental impacts.
 3. To better accommodate any non-vehicle or other alternative modes of transportation.
 4. Any exception shall be based on documentation that the proposed dimensions and arrangements will not require unsafe or impractical vehicle maneuvering.



Article 8. Landscape & Site Design

- 17-8-1 Intent & Applicability
- 17-8-2 Plant Requirements
- 17-8-3 Buffer & Screens
- 17-8-4 Plant Specifications
- 17-8-5 Fences & Walls

17-8-1 Intent & Applicability

A. **Intent.** The intent of the landscape and site design standards is to:

1. Improve the image of the Town and build and retain value with a well-designed public and private realm, coordinating streetscapes, open spaces, and lot frontages.
2. Emphasize distinct areas throughout the Town with the location and design of landscape areas
3. Coordinate landscape and design amenities across multiple sites with special attention to the consistent relationship of public and private frontages.
4. Strengthen the character, quality, and value of development with landscape design that serves multiple aesthetic, environmental, and social functions.
5. Enhance the ecological function of un-built portions of sites, and protect and integrate established natural amenities into development projects.
6. Screen and mitigate the visual, noise, or other impacts of sites and buildings on adjacent properties and streets.
7. Conserve water and shift to water-conscious landscape design that is regionally appropriate and specific to the arid Front Range climate.
8. Reduce soil erosion and stormwater runoff, mitigate air pollution, and reduce glare and local heat build-up in the built environment to create a more resilient community.
1. Provide a basic requirement for all properties within the Town to contribute to the overall community and aesthetic character through appropriate landscaping and design.

B **Applicability.** The standards of this Section shall apply to all new development except:

1. Existing single-family detached or attached homes and multi-unit house projects, involving three (3) or fewer new buildings;
2. Additions to existing principal buildings or sites that do not result in an increase in building footprint or impervious surfaces by more than 10%; or
3. Changes in use that do not result in an increase in land use intensity, considering hours of operation, types of activity, or other functional impacts of the use.

In cases where the landscape standards apply, the intent is to bring the site into full compliance with these standards. However, for infill and rehabilitation of existing sites the Director may prorate the requirements to the extent of the site work where full compliance is not possible or practical, and only apply the standards to portions of the site subject to development.

17-8-2 Plant Requirements

A. **Design Objectives.**

1. Frame important streets and emphasize gateways with street trees, landscape massing, and other vertical elements.



2. Provide comfort, spatial definition, and visual interest to outdoor spaces including walkways, civic spaces, parks, trails or other similar outdoor gathering places.
3. Improve resource utilization and energy efficiency with landscape arrangements that consider wind blocks, heat gain, water usage, solar access, and other elements.
4. Promote storm water management and prevent erosion through natural landscape elements that intercept, infiltrate, store, or convey precipitation and runoff.
5. Locate plants, landscape features, and site design elements sensitive to seasonal solar and shading conditions, particularly maximizing summer shade and winter sun on active portions of sites.
6. Encourage the protection and preservation of healthy plants and landscape features that can meet current and future needs of the site through development, rather than plant and design new ones.
7. Provide visual screening and visual breaks within developments to promote a more aesthetically pleasing streetscape and built environment.

B. **Planting Requirements.** The required landscape shall be based on different elements of the site according to Table 8-###, Plant Requirements.

Table 8-###: Plant Requirements			
Site Element	Trees	Evergreen Trees	Shrubs
Streetscape: <i>The landscape area in the ROW or along the lot line immediately abutting the right of way.</i>	1 large tree per 35' of lot frontage;	n/a	n/a
	Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the requirement. Constrained rights-of-way or streetscapes may substitute 1 ornamental tree per 20'.		
Frontage & Foundation. <i>The area between the building line and ROW along a street, including street sides of corner lots.</i>	1 ornamental tree per 40 L.F. of lot frontage for buildings set back more than 10' from the front lot line; AND 1 large tree per 35 L.F. of lot frontage for buildings set back more than 40'.	Evergreen trees may be substituted for ornamental trees at a rate of 1 for 1, and for large trees at a rate of 2 for 1, for up to 50% of the requirement. Planted at least 10' from any walk or drive.	1 shrub per 5' of building frontage. 3 ornamental grasses may be substituted for each shrub up to 50% of the requirement. Seasonal planting beds or pots associated with the entrance may substitute for any planting located closer than 10' to the front lot line.
	Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the requirement		
Parking. <i>Areas on the perimeter, or interior of parking.</i>	1 large tree per 12 parking spaces	Evergreen trees may be substituted for large trees at a rate of 2 for 1, for up to 50% of the requirement	1 shrub per 10' of perimeter. 1 shrub per 5' for any parking area within 20' of any right of way or sidewalk. 3 ornamental grasses may be substituted for each shrub up to 50% of the requirement.
	Ornamental trees may be substituted for large trees at a rate of 2 for 1, up to 50% of the requirement		
Buffers. <i>Areas of a site that require additional landscape to mitigate potential impacts on streetscape or adjacent property.</i>	See Section 17-8-3.		
Civic and Open Spaces. <i>Areas of the site designed as part of a broader system of formal and natural open spaces.</i>	See Section 17-3-2		
Other.	All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch or other natural and permeable surfaces.		



Table 8--##: Plant Requirements

Site Element	Trees	Evergreen Trees	Shrubs
	Up to 50% of any landscape area may consist of inorganic (non-living) decorative material such as river rock, colored pea gravel, boulders, pavers or similar natural material, provided it is designed and arranged in a way that can infiltrate runoff in association with planting areas.		

C. **Credits for Existing Vegetation.** Preservation of existing landscape material that is healthy and desirable species may count for landscape requirements provided measures are taken to ensure the survival through construction and all other location and design standards are met.

1. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species, and any proposed for removal.
2. Existing landscape credits shall only count towards the portion of the site where it is located, according to the site elements in Table 8--##. For example, an existing tree may only count towards the required planting for parking lot perimeters if it remains in the parking perimeter in the final design.
3. Credits shall be on a 1 for 1 basis provided it meets the minimum specifications for new plants. The Director may approve landscape material that is larger or otherwise established and valuable on a 2 for 1 basis, or may approve plants of exceptional quality due to species, location, maturity, and health on a 3 for 1 basis.
4. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and the critical root zone shall be protected for the entirety of construction by a construction fence. Tree protection measures shall be based on applicable industry standards and best practices to ensure survival of the landscape.

D. **Design & Location.** The landscape required by Table 8--## shall be arranged and designed in a way that best achieves the intent of this Article and design objectives of this Section, considering the context and adjacencies proposed on the site. Required plantings shall be planted in the following specific locations on the lot.

1. *Streetscape Trees.* Streetscape and frontage trees shall generally be located in line with other trees along the block to create a rhythm along the streetscape and promote enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations in order of priority:
 - a. Centered between the sidewalk and curb where at least 6 feet of landscape area exists;
 - b. In tree wells that are at least 4 feet in all directions and at least 24 square feet located within the sidewalk, applicable on wider attached sidewalks or pedestrian-oriented commercial or mixed-use streets;
 - c. 5 to 10 feet from the back of curb where no sidewalk exists, or from an attached sidewalk;
 - d. Within the first ten (10) feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations;
 - e. Ornamental trees may be substituted for large street trees only in situations where no other alternative is available due to constraints of the site or right-of-way conditions. Ornamental trees should be used where trees are to be located within 10 feet of any overhead wires.
 - f. Shrubs or perennials planted in the streetscape (parkway, medians) shall not exceed 36 inches high, or 18 inches high in any area impacted by the sight distance limits of Section 17-3-1.D.2.



2. **Front Yard & Foundation Trees & Shrubs.** Foundation plantings shall be located in open spaces near the building or in planting beds associated with the design of any hardscape along the building frontage.
 - a. Ornamental and evergreen trees shall be located within 25 feet of the building.
 - b. Shrubs and other plantings shall be located within 6 feet of the foundation.
 - c. Where planting beds are used within hardscape around a foundation, they should be at least 4 feet deep, at least 60 square feet, and run along at least 50% of the building frontage facing a parking lot, public area, or street. Not required in service and loading areas.
 - d. Use larger and vertical landscape elements to frame entries, anchor the corners of buildings, or break up and soften larger building expanses.

 3. **Parking Lot Landscape.** Parking lot landscape requirements shall be planted in perimeter buffers and landscape islands planned and designed according to **Section 17-7-4**, Parking Lot Design.
 - a. There shall be at least one large tree per 35 linear feet of parking lot perimeter, or one ornamental or evergreen tree per 20 linear feet of perimeter.
 - b. There shall be at least one tree per parking lot island, or one large tree or two evergreen or ornamental trees per 300 feet of other internal landscape area in a parking area.
 - c. Shrubs shall be located to screen parking from adjacent sites and streets, define parking lot edges, and create low barriers along sidewalks and streetscapes.
 - d. Any parking within 20 feet of the ROW shall have a Type I buffer per **Section 17-8-3**.

 4. **Evergreens and Other Shaded Areas.** Avoid locating evergreen trees, fences, and other opaque screens that cause winter shade and freezing on the south sides near sidewalks, trails, or other active outdoors social areas. Use deciduous ornamental or shade trees that provide summer shade and winter sun in these locations, without overhanging adjacent parking spaces, walks, and other functional areas.

 5. **Sight Distance Triangles.** Screens, buffers and landscape shall be located and designed to maintain proper lines of sight at all intersections of streets, alleys, driveways, and internal access streets as provided in **Section 17-3-1.D.2.**, Sight Distances. No trees shall be planted in these areas, and shrubs and ground cover may not exceed 24 inches in height.

 6. **Specific Applicability.** Where landscape standards for different conditions or elements of a site overlap, effective site and landscape design may enable the space and plants to count toward more than one requirement, based on the greater plant requirement applicable to that area. For example, a buffer area required by **Section 17-8-3** may also be along a parking area perimeter, or a parking area perimeter may also be along a streetscape, and the greater planting requirement between these areas can satisfy both requirements. Approval shall be subject to the Director determining that the intent and design objectives of this section are achieved.
- E. **Alternative Compliance.** Alternative compliance to the landscape design standards established in **Section 17-8-2**, may be authorized according to the process and criteria in **Section 17-2-7**, Alternative Compliance, and any of the following additional applicable criteria:
1. The alternative results in better design of common or civic space on the site;
 2. The alternative results in a better allocation of plants in relation to adjacent streetscapes or other public spaces; or
 3. The alternative is necessary to improve the longevity or survival of plant materials.



- 4. In all cases the deviation is the minimum necessary to address the circumstance, the alternative equally or better meets the design objectives of this Section, and there are no negative impacts on other design standards applicable to the building or site.

17-8-3 Buffers & Screens

- A. **Design Objectives.** Land uses or site elements shall be buffered and screened from streetscapes and adjacent property according to the following design objectives. These objectives shall be used in applying the buffer requirements in Table 8-###, Buffer Planting Requirements and Table 8-3, Buffer Application.
 - 1. Mitigate impacts of parking lots or vehicle circulation near streets or property lines with landscape barriers and low-level headlight screening.
 - 2. Use berms, vertical landscape, dense plantings, or other grade or spatial changes to alter views, subdue sound, and change the sense of proximity of incompatible uses, buildings, or site conditions.
 - 3. Soften transitions where changes in development patterns, intensity of land uses, or building scale occur.
 - 4. Screen service, utility, and storage areas of buildings and sites from adjacent property and streetscapes with architectural features, fences, or landscape that limit visibility or noise.
 - 5. Address three layers of landscape buffers and screens, including: large trees (high-level – 30'+); evergreen or ornamental trees (mid-level – 6' to 30'); and shrubs, annuals, perennials, and ground cover (low-level – under 6'), to directly mitigate potential impacts and adjacencies.
- B. **Buffer Planting.** The planting requirements in Table 8-###: Buffer Designs shall be used to buffer and screen uses or elements of sites according to the design objectives of this section. The buffer width is independent of and may include any setback, parking perimeter buffer, or other open space requirement so that the larger requirement controls.

Table 8-###: Buffer Designs

Site Element	Minimum Buffer Width [1]	Trees	Screen
Type 1: A minimal buffer used to screen parking	6'	1 large tree per 30' May substitute evergreens or ornamental tree at 2 for 1 for up to 50% of the trees	3' high shrubs at 3' on center; OR 3' high decorative wall or fence with shrubs and perennials along 50%
Type 2: A buffer designed to soften the transition between different uses, scales of buildings, or intensity of uses	20'	1 large tree per 30' May substitute evergreens or ornamental tree at 2 for 1 for up to 50% of the trees	3' high shrubs planted 6' on center.
Type 3 : A buffer design to create a special and visibility barrier between incompatible situations	30'	1 large tree per 40' AND 1 ornamental or evergreen tree per 20'	6' high shrubs planted 6' on center; OR 6' high solid fence or wall with shrubs and perennials along 50%

[1] The width of a required buffer may be narrower to account for infill situations, or more compact, urban conditions. In these cases, a combination of additional plants or structural separation may be required.

Buffer types in Table 8-### shall be required in the following circumstances.

- 1. **Type 1 Buffers.** Type 1 buffers shall be required:
 - a. Along parking areas of 50 spaces or fewer located within 50 feet of the public right of way or public access easement.



- b. ,
 - c. Where parking is adjacent to any pedestrian area or gathering place on a adjacent lot.
2. **Type 2 Buffers.** Type 2 buffers shall be required:
- a. From a common boundary between multi-unit residential project of 10 or more units and adjacent detached houses.
 - b. between commercial and residential uses.
 - c. between industrial and commercial uses.
 - d. Where any parking area is located less than 20 feet, from a street or adjacent property, or a parking area of greater than 50 spaces is within 50 feet...
 - e. In a common open space, along any residential lots that back to a collector or arterial street.
 - f. Along any boundary of a commercial or industrial use that directly faces a state highway or interstate.
 - g. In a common open space, along any residential boundary that directly abuts existing agricultural lands.
3. **Type 3 Buffers.** Type 3 buffers shall be required.
- a. Any transition between industrial and residential uses.
 - b. Buffer and screening of any specific high-intensity uses or high-intensity portions of a site abutting or visible for public spaces or active portions of commercial and mixed-use property.
 - c. Outdoor storage
 - d. Along any residential boundary that directly faces a state highway or interstate.
4. **Generally.** Any buffer may be required where necessary to meet the design objectives of this section or to achieve the general screening standards of Section 16-8-5.C.
- C. **General Screening.** All of the following shall be screened from streets or adjacent property by placement of buildings, open space, dense evergreen vegetation, a decorative opaque fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where design of the building, frontages, open space, buffers and other site requirements do not adequately screen these elements, the Director may require additional planting to achieve the design objectives of this Section.
- 1. Plantings and other screening features may suffice for:
 - a. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.
 - b. Large or long blank walls visible from public streets, public or common areas or other sensitive boundaries in association with the buffer standards.
 - c. Utility stations or fixtures.
 - 7.
 - d. Nonresidential or multi-family parking lots over 10 spaces adjacent to residential lots.
 - 2. Solid screening wall or fencing required for:
 - a. Permanent or temporary outdoor storage areas
 - 3.
 - b. Trash and recycling enclosures.
 - 5.
 - c. Delivery and vehicle service bays,.



- D. **Alternative Compliance.** Alternative compliance to the buffer and screening standards established in Section 17-8-3, may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance.

17-8-4 Plant Specifications

- A. **Design Objectives.** The plant specifications have the following design objectives:
 1. Ensure the longevity and survival of landscape investments with proper species, location, installation and maintenance of plants.
 2. Promote regionally appropriate strategies, including limiting risk of disease or infestation through diversity of urban forest on an area- or town-wide basis.
 3. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.
 4. Require water efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.
- B. **Species.** All trees and shrubs shall be selected and planted according to the Johnstown Recommended Plant Materials List in Appendix ##. In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:
 1. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;
 2. Are adaptable to the climate of the Front Range region and the specific conditions in which they are proposed; and
 3. Are not invasive or otherwise problematic to the overall health of the landscape.
- C. **Plant Specifications.** All landscape materials shall meet the American Standards for Nursery Stock standards, and be selected for its native characteristics or survival in the climate for the Front Range region. Plants shall meet the following specifications at planting:

Table 8-##: Plant Specifications

Type	Specification
Large Tree	2" caliper; Mature height of at least 30'
Ornamental Tree	2" DBH ; 8' to 10' minimum planting height for multi-stemmed; Mature height of 15' – 30'
Evergreen Tree	6' minimum planting height; Mature height of at least 10'. Evergreens with mature heights of 30' or more may be classified as large trees.
Shrub	24" or 5-gallon minimum container
Perennials	1-gallon container
Ground Cover	Areas designed for vegetative cover shall have 50% ground cover at the time of planting and full coverage within 2 growing seasons
General	Plants used for screening and buffers shall achieve the required opacity and function in its winter seasonal conditions within 2 years following planting.

DBH – Diameter at breast height

- D. **Tree Diversity.** The required trees planted shall promote diversity with the following species selection criteria.



Table 8-##: Tree Diversity

Required Trees	Diversity
1 – 9	No specific requirement, but trees should be diversified from those existing trees in the vicinity.
10 – 39	At least 2 genus; AND At least 3 species No more than 50% of any one species
40+	At least 3 genus; AND At least 4 species No more than 33% of any one species

* Any streetscape master plan or public realm plan may achieve street tree diversity on a broader or block-scale basis while planting the same species on individual segments for the urban design effect.

- E. **Water Conservation Guidelines.** All landscape plans shall conserve water with landscape materials and design techniques using the following principles.
 1. Incorporate a “zoned planting scheme” to reduce water demand by grouping plants with similar water requirements together in the same hydrozone.
 2. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs, and use water-conserving grasses such as fescue sods.
 - Turf and spray-irrigated areas shall be limited to:
 - a. residential rear yard areas with a maximum of 50%, but no less than 2,000 SF if desired, except for lots platted prior to January 1, 2024;
 - b. designed for play, sports, and similar common or public park areas;
 - c. achieving specific aesthetic and design objectives at major gateways or entryways to neighborhoods or activity centers, at the discretion of the Town.
 3. Use drought tolerant plants, suitable to the region, with low watering and pruning requirements.
 4. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All planting areas shall receive soil amendments of at least 3 cubic yards per 1,000 square feet. Certification of amendment may be required.
 5. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover and drip irrigation for shrubs and trees, weather/rain gauges, and high-efficiency or precision nozzles.
 6. Native grasses – irrigation to establishment. Raw water dedication, per Chapter 13- required, credit at discretion of the Town. Seed mix per Standards & Specs.
 7. Alternative non-potable sources of irrigation for all common landscape areas is encouraged.

- F. **Stormwater Treatment.** Landscape amenities that incorporate stormwater treatment are recommended, provided they can meet both the landscape design standards and the stormwater management performance standards. Techniques such as bioswales, water quality ponds, and rain gardens should be used to infiltrate runoff from parking lots, streets, civic spaces, and other impervious surfaces.

- G. **Planting & Maintenance.** All landscape plans shall include installation specifications meeting Town Design Specifications method of maintenance including a watering system and statement of maintenance methods.
 1. All plantings shall be properly maintained. Plant materials which fail to grow within a 2-year period or which exhibits evidence of insect pests, disease, and/or damage shall be



appropriately treated, and any plant in danger of dying or already dead may be ordered by the Town to be removed and replaced.

- 2. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details. Deficiencies of any approved landscape plan at any point may be enforced as a violation of the provisions of this ordinance.

H. **Alternative Compliance.** Alternative compliance to the plant specification standards established in Section 17-8-4, may be authorized according to the process and criteria in Section 17-2-7, Alternative Compliance, and any of the following additional applicable criteria:

- 1. The alternative is necessary to improve the longevity or survival of plant materials.
- 2. The alternative improves the health or general species mix specific to the context and vicinity of the site.
- 3. In all cases the deviation is the minimum necessary to address the circumstance, the alternative equally or better meets the design objectives of this Section, and there are no negative impacts on other design standards applicable to the building or site.

17-8-5 Fences & Walls

A. **Design Objectives.** Fences and freestanding walls provide safety and security, screening, and architectural enhancements to sites and buildings and shall meet the following design objectives:

- 1. Fence and wall designs shall consider the context of the area, the location on the site, and the desired functions.
- 2. Fences and walls with prominent publicly visible locations require higher design standards, accompaniment of landscape to soften the expanse, or a combination of both.
- 3. Fences and walls in walkable contexts or nearest pedestrian facilities require a lower profile, more open design, or both.
- 4. Fences and walls in prominent public places should complement the design of the site and the architecture of the associated building.
- 5. Fences and walls shall be designed and located sensitive to the massing and design relationship, and other impacts to adjacent property.

Fence & Wall Design. All fences and walls shall meet the following standards.

- 1. All fences and walls shall be built to applicable codes, be engineered and permitted where required, and maintained in structure and appearance.
- 2. *Height & Location.* Fences for individual property shall be located according to Table 8-##: Fence Height and Location.

Table 8-##: Maximum Fence Height and Permitted Location		
	Residential	Commercial & Industrial
Front Yard	<ul style="list-style-type: none"> ▪ 3' high if solid ▪ 4' high if at least 50% open 	<ul style="list-style-type: none"> ▪ 3' high if solid ▪ 4' high if at least 50% open
Side & Rear Yards	<ul style="list-style-type: none"> ▪ 6' if behind the front building line 	<ul style="list-style-type: none"> ▪ 8' if behind the front building line, (permit and engineering required over 7') ▪ 10'- if behind the front building line and used to screen outdoor storage
Location	<ul style="list-style-type: none"> ▪ All fences shall be at least 2 feet from any public sidewalk.. 	



Table 8-##: Maximum Fence Height and Permitted Location

<i>Generally</i>	<ul style="list-style-type: none"> ▪ Ornamental enhancements associated with an entry or gateway may be up to 8' high. ▪ All fences or walls located along lot lines shall be constructed so that either: <ul style="list-style-type: none"> ○ The face of the fence is on or interior to the property line, but shall not create a space less than 3' from an existing fence or wall;; or ○ Any areas set back 3 feet or more from the property line, which could become enclosed by other similarly located fences or walls, shall provide at least one gate for access and maintenance equipment, or ○ ▪ Fences facing public streets shall be constructed with the finished side facing outward. ▪ Height includes any retaining wall or berm the fence is built on; however, the Director may grant exceptions where for fences in conjunction with a berm or wall where they equally or better serve the intent and design objectives of this Article.
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3. *Perimeter Fences.* Any fence designed as part of a perimeter fence for multiple properties, as part of a landscape buffer, or any expanse longer than 100 feet and within 30' of a collector or arterial, shall meet the following standards:
 - a. All fencing shall be softened with landscape materials on the street side of fences meeting the Type I buffer standards of Section 17-8-3.
 - b. Expanses of over 300' shall be broken up by either:
 - (1) Offsets of at least 3 feet on 1/3 of the length for every 300-foot span; or
 - (2) Ornamental designs on at least 1/2 of every 300 foot span space that is at least 75% open (i.e. wrought iron) and includes architectural pillars or posts (i.e. stone, or masonry) at least every 100 feet.

4. *Sports and Recreation Fences.* Fences for sports and recreation facilities, or for any other similar public facility, may be up to 10 feet generally; or up to 14 feet for tennis, pickleball, or similar sport courts if at least 50% open above 7 feet high; and taller to serve the functional need for backstops or golf course protection, at the direction or discretion of the Town for specific purposes and to ensure safety.

5. *Materials.* All fences and walls shall be made of the following:
 - a. Decorative iron;
 - b. Masonry;
 - c. Wood, commercially-available wood intended for fencing;
 - d. Chain-link/woven wire, except prohibited for any front fence or along a public street;
 - e. Vinyl;
 - g. Barbed wire, limited to the top 12" of a fence placed on the side or rear of commercial and industrial uses, not immediately adjacent to a residential use. fences and only if all portions of barbed wire are above 6 feet high. Razor wire is prohibited.; or
 - h. Electrical fences are only permitted for permitted agriculture uses..

6. *Construction Fences.* Temporary fences for construction may be up to 10 feet or as otherwise specified in construction permits.

7. *Drainage Easements.* No fence shall be constructed which could impede the flow of drainage waters. All fences must be installed in a manner that will not constrict the water flow planned for proper drainage of the lots in a subdivision.



- 8. *Sight Distances.* All fences, walls or screening shall be located out of the sight distances in **Section 17-3-1.D.2,** Sight Distances, or otherwise limited to no more than 3 feet high in these areas.

- C. **Alternative Compliance.** Alternative compliance to the fence and wall standards established in Section 17-8-5, may be authorized according to the process and criteria in **Section 17-2-7,** Alternative Compliance.



Article 9. Signs

- 17-9-1 Intent & Applicability
- 17-9-2 Exempt Signs
- 17-9-3 Permitted Sign Types & Allowances
- 17-9-4 Standards for Specific Signs
- 17-9-5 General Standards – All Signs

17-9-1 Intent & Applicability

A. **Intent.** The intent of the sign standards is to:

1. Create an attractive aesthetic environment in the town.
2. Enhance the quality and civic design of the community through the visual priority of buildings, streetscapes, open spaces, landscapes, and other investments in the public realm.
3. Ensure that signs preserve and contribute to the unique character of distinct places and districts.
4. Improve economic viability by assuring that the town is a visually pleasant place to visit, conduct business, and live.
5. Provide effective identification and communication for businesses, institutions, and other community destinations without excessive competition for visual attention.
6. Protect property values and investments by minimizing adverse effects from signs on adjacent property.
7. Promote safety for pedestrians, bicyclists, motorists, or other users of the public rights-of-way with proper location, construction, operation, and maintenance of signs.
8. Ensure that the constitutionally guaranteed right of free speech is protected through appropriate standards for signs as a way of public communication.

B. **Applicability.**

1. *General Applicability.* The standards in this Article shall apply to all signs except:
 - a. Legal non-conforming signs, subject to the provisions in Section 17-1-7.F
 - b. Exempt signs, to the extent of the limitations and specifications in 17-9-2.
2. *Permit Required.* All signs shall require a permit to demonstrate compliance with this Article, issued based on an application signed by the property owner or the owner’s authorized agent, except the following signs:
 - a. Signs exempt from a sign permit, as specified in Section 17-9-2.
 - b. The change of copy or content, change of sign panels, or similar changes to an existing sign that conforms to these standards, provided there is no change in the size, sign structure, or other essential design characteristics of the sign.
 - c. Ordinary maintenance or repair of existing signs provided no structural changes are made.
 - d. Permits may be required for work associated with any sign to demonstrate compliance with other public safety codes, such as electrical, fire, or building codes.

C. **Sign Measurements.** Sign dimensions shall be interpreted as follows: [here

1. *General Area Calculation.* All applicants for a sign permit shall provide the surface area of the sign in square feet, providing methods and measurements for the calculation. Signs mounted on or displayed as a standard geometrical shape shall be measured by



the standard mathematical formula for that shape. Signs mounted on or displayed as an irregular shape shall be measured by the smallest area of up to two standard geometrical shapes that can encompass the entire sign mounting. [\[insert graphic\]](#)

2. *Ground Signs.* The area of the sign shall be computed by the entire area of the face of the structure, cabinet, or module encompassing the sign. Bases or supporting structures that include no message may be excluded from the sign area calculation.
3. *Wall, Window or Other Building-mounted Signs.* Any building mounted sign mounted on a background shall be measured by the area of the background. If mounted directly on the wall, the area shall be computed by means of the smallest single and continuous perimeter of up to two standard geometric shapes that enclose the outer limits of the writing, emblem, or other display. Gaps which are greater than two times the height of the sign area, when using the continuous perimeter above, may be subtracted from the calculation of the sign area, but it shall be interpreted as two signs. The area of the wall or window area for the purposes of determining the sign allowance shall be the total surface of the wall or window visible in an elevation view.
4. *Decorative Elements.* Embellishments such as pole covers, framing, decorative roofing and support structures shall not be included in the area of the measurement if they contain no writing, emblem, or other display.
5. *Double-faced Signs.* Where the sign faces of a double-faced sign are no more than three feet apart at any location, only one face will be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the area of the sign will be the area of the larger face. In all other cases, the areas of all faces of a multi-faced sign or the surface area of objects will be added together to compute the area of the sign. [\[insert graphic\]](#)
6. *Height.* Sign height is generally measured from the existing lowest grade directly below the sign. The average grade of all areas directly below the sign may be used, provided the high and low point do not have a differential greater than 10 feet; otherwise the elevation 10 feet above the lowest grade shall be used.
7. *Clearance.* Sign clearance is measured from the highest point of the ground directly below the sign to the lowest point on the sign structure enclosing the sign face.
8. *Three-dimensional Objects.* Three-dimensional sign area is measured by the profile surface area that encloses the entire object on each side. This is calculated by largest profile of the object, plus the profile at 90 degrees from the largest profile, times two. [\[insert graphic\]](#)

17-9-2 Exempt Signs

The following signs are exempt from a sign permit provided the sign meets all other applicable requirements of this Article. Unless specifically noted, exempt signs do not count towards the sign allowance specified for each zone district. Signs beyond the limits of the exemptions may only be permitted by permits meeting the sign standards and allowances of the zone district.

- A. **Property Identification Signs.** Signs that enhance the ability of public safety, emergency services personnel, and the general public to locate the property, and which are visible from the right-of-way or other publicly accessible common areas, are exempt from permits subject to the following limitations:



1. **Address Signs.** Two per address up to 2 square feet each, only one of which may be ground mounted. Address signs on buildings shall be placed between 4 feet and 12 feet high on the building. Ground-mounted address signs shall be no more than 36 inches high, or incorporated into other permitted signs.
 2. **Building Name Plate.** Each building or site may have one name plate sign per frontage on streets or common areas, up to 20 square feet. Building name plate signs shall be associated with the permanence or significance of the building or site, rather than a particular tenant, and include designs such as engraved stone, bronze plates, or similar ornamental detail integrated with the architecture of the building or the site landscape.
- B. Public Safety, Traffic Control or Public Information.** Signs designed and located to control traffic movement and safety of vehicles and pedestrians according to uniform traffic control device standards; signs required by the Town's Building or Fire Code; or signs otherwise required to support any official action or legal obligation of a federal, state, or local government, may be designed and located to meet the public purposes or requirements of other codes.
- C. Flags.** Flags shall be mounted to the building and below the building height or mounted on a permanent pole subject to the height limit of the zoning district and setback from the property line a distance equal to the actual height of the flagpole.
1. **Residential Districts.** Up to three non-commercial flags may be permitted per lot. Total flag area per property shall not exceed 80 square feet and no single flag may be more than 40 square feet.
 2. **Nonresidential Districts.** Up to five non-commercial flags may be permitted per lot. Total flag area per property shall not exceed 200 square feet and no single flag may be more than 100.
- D. Window Signs.** Signs may be mounted to the interior of any first-floor windows in nonresidential districts, provided signs shall not exceed more than 25 percent of the area of all first floor windows, measured between 2 feet and 10 feet above the first floor elevation, and provided at least 50 percent of the window the sign is mounted on remains clear of any visual obstructions including the sign area.
- E. Temporary Signs.** Temporary signs are exempt from the sign permit process, provided they are within the allowances in Sections 17-9-2 and 17-9-2, and the standards in Section 17-9-4.D.
- F. Incidental Signs.** Incidental signs for nonresidential uses or multi-family complexes, which are intended to convey messages to guests, patrons, or other users of the property, such as parking instructions, internal directions, security warnings, or other similar minor accessory signs are limited to:
1. No single sign may be more than 4 square feet, or 12 square feet for lots more than 1 acre.
 2. Signs that are over 1.5 square feet are limited to no more than 12 square feet total sign allowance per lot, or 40 square feet per acre, whichever is greater.
 3. Signs shall be no more than 8 feet high if ground mounted or 12 feet high if mounted on a building;
 4. Signs shall be setback at least 10 feet from all property lines; and
 5. Grouping or arranging incidental signs to have the effect of a larger permitted sign or and increase visibility from rights-of-way or other publicly accessible common area makes all signs in the grouping ineligible for this exemption.
- G. Construction Signs.** Signs associated with nonresidential or multi-family construction, or any other construction project over 3 acres, and under a valid permit are limited to:
1. Up to 80 square feet total sign allowance per public street frontage;
 2. No more than 3 signs per street frontage;



- 3. Signs shall be mounted on a trailer, building or fence, or if mounted on the ground it shall be limited to no more than 10 feet high; and
- 4. The signs shall only be posted for the duration of a valid permit associated with the project.

These signs are in addition to any other temporary sign allowances in Tables 17-9-2 and 17-9-3.

- H. **Special Event Signs.** Signs associated with a temporary special event may be approved through the permitting and approvals for the event. Signs shall generally follow the standards in this Section; however, the event approval process may authorize deviations that generally meet the intent of this Article, or are otherwise based on the short term and special circumstances of the event.
- I. **Interior Signs.** Any sign that is not visible from the right-of-way, from any point along the perimeter of the property or from adjacent property, or from publicly accessible common spaces are exempt from permits and the standards of this Chapter, but may be subject to electrical, fire, or building codes, or subject to other construction and public safety specifications.
- J. **Venue Signs.** Signs associated with a public or common gathering space for events, and which are oriented only towards patrons of the event, such as scoreboards, institutional logos, or similar experience branding are exempt from the permits and standards provided they are approved as part of a site plan for the facility.

17-9-3 Permitted Sign Types & Allowances

- A. **Permitted Sign Types.** The following sign types are distinguished for the purposes of determining the total sign allowance for permitted signs for each lot or building.

Table 17-9-1: Permitted Sign Types	
Sign Type	Description
Building Signs	A sign painted, printed, or attached to the exterior surface of a building, awning, canopy, or other fixed building surface in a permanent manner. Building signs are the principal signs for the building or site and generally have a scale and design legible to vehicles in the public right-of-way or otherwise legible distant from the building (distinguished from Pedestrian Signs below).
Ground Signs	A detached sign that is mounted on the ground independent from any building. Ground signs are the principal signs for the building or site and generally have a scale and design legible to vehicles in the public right-of-way or distant from the site. (Distinguished from Pedestrian Signs below). Ground signs encompass two specific sign types: <i>Monument Sign:</i> A type of ground sign mounted on an enclosed, solid base or ornamental surface structure. <i>Pole Sign:</i> A type of ground sign mounted on one or more columns, poles, or similar structures so the bottom edge of the sign surface is elevated above the ground.
Pedestrian Signs	A sign with a design and scale to be legible to pedestrians in front of or immediately adjacent to the building or site, or to be legible to individuals internal to a site containing multiple buildings. Pedestrian signs may be attached to buildings or mounted on the ground independent to a building in a permanent manner. Typical examples include signs hanging below a canopy or awning, mounted on or projecting from a wall, or ground signs associated with a pedestrian entrance or passage.
Temporary Signs	A portable sign which is not permanently embedded in the ground or permanently affixed to a building or structure, and designed or intended to be used for a brief period of time. Temporary signs do not include permanent signs with temporary or changeable messages.



B. Residential Districts. The following sign types are permitted in residential zone districts:

Table 17-9-2: Permitted Signs – Residential Districts	
Sign Type	Standards
Building Signs	Quantity <ul style="list-style-type: none"> Permitted for principal nonresidential or multi-unit buildings (i.e. schools, churches, community centers, apartments) 2 per street-facing building elevation No more than 1 on any single wall plane
	Maximum Size (per sign) <ul style="list-style-type: none"> 5% of street-facing building elevation or 100 s.f. , whichever is less
	Height <ul style="list-style-type: none"> At least 1 foot below the top of the wall it is mounted on for flat roof buildings At least 1 foot below roof deck or eave line for pitched roof buildings.
	Other Standards <ul style="list-style-type: none"> See Section 17-9-4.A
Ground Signs	Quantity <ul style="list-style-type: none"> Permitted for principal nonresidential or multi-unit buildings (i.e. schools, churches, community centers, apartments) 1 per street frontage; but no more than 2 per lot.
	Maximum Size (per sign) <ul style="list-style-type: none"> 32 s.f.
	Height <ul style="list-style-type: none"> 6'
	Other standards <ul style="list-style-type: none"> Setback from property lines at least a distance equal to the height Monument signs only See Section 17-9-4.B Residential property may also be permitted Gateway Signs as provided in Section 17-9-4.E
Pedestrian Signs	Quantity <ul style="list-style-type: none"> Permitted for principal nonresidential or multi-unit buildings (i.e. schools, churches, community centers, apartments) 1 per each public building entrance
	Maximum Size (per sign) <ul style="list-style-type: none"> 12 square feet
	Height <ul style="list-style-type: none"> 6' if ground-mounted 12' if mounted on a wall
	Other Standards <ul style="list-style-type: none"> See Section 17-9-4.C.
Temporary Signs	Total Allowance <ul style="list-style-type: none"> 18 s.f., or 0.18 s.f. per 1' of street frontage whichever is greater, but no more than 48 square feet.
	Quantity <ul style="list-style-type: none"> N/A; subject to total allowance and duration limits; however the duration and period of multiple signs allowed is limited. See Section 17-9-4.D
	Maximum Size (per sign) <ul style="list-style-type: none"> 6 square feet 12 square feet for lots 100' to 200' of street frontage 24 square feet per sign for lots with over 200' of street frontage.
	Height <ul style="list-style-type: none"> 5' if ground mounted 20' or 1' below top of wall plane, whichever is less, if mounted on a building
	Other Standards <ul style="list-style-type: none"> See Section 17-9-4.D

C. Nonresidential Districts. The following sign types are permitted in nonresidential zone districts:



Table 17- 9-3: Permitted Signs – Nonresidential Districts

Sign Type	Standards
Building Signs	<i>Total Allowance</i> <ul style="list-style-type: none"> 2 square feet for each 1’ of building frontage (first 100’ of building frontage) 1 square foot for each 1’ of building frontage (101’ + of building frontage)
	<i>Quantity</i> <ul style="list-style-type: none"> 1 primary sign per street-facing building elevation Up to 3 secondary signs per street-facing building elevation subject to the total allowance
	<i>Maximum Size (per sign)</i> <ul style="list-style-type: none"> Primary sign may use the total allowance Secondary signs, no more than 20% of the total allowance
	<i>Height</i> <ul style="list-style-type: none"> At least 1 foot below the top of the wall it is mounted on for flat roof buildings At least 1 foot below roof deck or eave line for pitched roof buildings.
	<i>Other Standards</i> <p>See Section 17-9-4.A</p>
Ground Signs	<i>Total Allowance</i> <ul style="list-style-type: none"> 1 square feet for each 1’ of street frontage (first 100’ of frontage) 0.5 square foot for each 1’ of street frontage; (101’+ of frontage)
	<i>Quantity</i> <ul style="list-style-type: none"> 1 per each 150’ of street frontage (minimum 100’ separation between signs) 3 per lot maximum.
	<i>Maximum Size (per sign)</i> <ul style="list-style-type: none"> N/A; limited to total allowance
	<i>Height</i> <ul style="list-style-type: none"> 8’ monument signs, 25’ pole signs, Pole signs within 100’ of the I-25 right-of-way may be up to 80’ high Pole signs within 50’ of a state or U.S. highway right-of-way may be up to 40’ high
	<i>Setbacks</i> <ul style="list-style-type: none"> 5’ for monument signs 10’ for pole signs 20’ for any pole sign permitted over 25’ high
	<i>Other standards</i> <p>See Section 17-9-4.B Projects over 5 acres may also be permitted Gateway Signs as provided in Section 17-9-4.D</p>
Pedestrian Signs	<i>Quantity</i> <ul style="list-style-type: none"> 1 sign per each 50’ of building frontage, or one for each tenant along the building frontage or with an entrance at the frontage, whichever is greater Plus 1 for each building entrance
	<i>Maximum Size (Individual Signs)</i> <ul style="list-style-type: none"> 6 square feet 8 square feet if associated with a primary building entrance
	<i>Height</i> <ul style="list-style-type: none"> 6’ if ground-mounted 12’ if mounted on a wall
	<i>Other Standards</i> <p>See Section 17-9-4.C</p>
Temporary Signs	<i>Total Allowance</i> <ul style="list-style-type: none"> 25 square feet total sign allowance, or 0.25 square feet for every 1’ of street frontage for lots over 100’ of frontage, up to a maximum of 100 square feet.
	<i>Quantity</i> <ul style="list-style-type: none"> N/A; subject to total allowance and duration limits; however the duration and period of multiple signs allowed is limited. See Section 17-9-4.D.
	<i>Maximum Size (Individual Signs)</i> <ul style="list-style-type: none"> 12 square feet 24 square feet for lots with 100’ to 200’ of street frontage



	<ul style="list-style-type: none"> ▪ 48 square feet per sign for lots with over 200' of street frontage.
Height	<ul style="list-style-type: none"> ▪ 5' if ground mounted ▪ 20' or 1' below top of wall plane, whichever is less, if mounted on a building
Other Standards	See Section 17-9-4.D

17-9-4 Standards for Specific Sign Types

The standards in this section are supplemental standards, in addition to the general standards in Tables 17-9-2 and 17-9-2 applicable to specific sign types.

- A. **Building Signs.** Buildings signs are subject to the following additional standards:
 1. No portion of a building wall may be built above the roofline, that serves no other structural or architectural purpose, other than to mount a sign or expand the sign area allowance.
 2. Signs attached to a building shall not project more than 15 inches off the surface, except projecting signs meeting the following additional limitations:
 - a. Projecting wall signs may extend from and be perpendicular to the wall up to 10 feet, but no closer than 5 feet to the back of the curb.
 - b. Projecting signs shall be at least 7.5 feet above grade.
 - c. Projecting signs shall be no larger 2 square feet for every 1 foot of building height, up to a maximum of 50 square feet.
 - d. Only one projecting sign is permitted per wall.

- B. **Ground Signs.** Ground signs are subject to the following additional standards:
 1. Support structures and bases shall be constructed with durable, quality materials that complement the building or are integrated into the landscape and other site elements in terms of material, colors, and ornamentation.
 2. Monument signs shall be located within a landscape area at least 3 feet in all directions from the monument base.
 3. Pole signs shall be located within a landscape area at least equal to the area of the sign, and extending under all areas of the sign.
 4. Ground signs shall be accompanied by a landscape plan that integrates the sign area into the overall site, softens the visibility of the structural elements, and improves the appearance of the sign and property from the streetscape subject to the standards and criteria of Article 8.
 5. Any lot or site that uses only monument signs for ground sign allowance (no pole signs), may receive a 15% bonus in the permitted ground sign allowance.
 6. Any lot or site that uses only building signs (no ground signs) may receive a 30% bonus in the permitted building sign allowance.

- C. **Pedestrian Signs.** Pedestrian signs are subject to the following additional standards:
 1. Pedestrian signs shall be placed along the building frontage where there is direct pedestrian access and circulation
 2. Signs may be mounted directly on the surface of the wall, awning, or canopy, or if hanging below, maintains at least 7.5 feet clearance from the sidewalk below
 3. Pedestrian signs associated with an entrance shall be located within 10 feet a business entrance.
 4. Portable pedestrian signs (“A frame”, “sandwich board” or “T-frame”) have a limited license to be placed in the public right-of-way for any permitted retail or service use provided:
 1. Signs are only permitted on Pedestrian Streets meeting the street design standards of Section 17-3-1.C., or other areas of a site associated with pedestrian circulation and access.



2. No more than one sign per public building entrance.
3. The sign shall be no more than 8 square and is limited to no wider than 3 feet and not taller than 4 feet.
4. The sign is placed within 20 feet of the main entrance of the building or service area of a business, and at least 2 feet from any curb.
5. The sign is placed on or near a sidewalk, and otherwise associated with pedestrian routes to and from the business.
6. The sign shall maintain at least six feet clear passage for pedestrians on the sidewalk, and is otherwise not put in any location that creates visual obstructions or safety hazards for users of the right-of-way.

D. **Temporary Signs.** Temporary signs are subject to the following additional standards:

1. Any temporary sign shall be placed with the permission of the property owner, and it is the responsibility of the person placing the sign and the property owner to ensure the sign meets all standards and is removed prior to duration limits.
2. No temporary sign shall be displayed for more than 150 consecutive days, without 60 days intervening. Relocation of a temporary sign, or removal and replacement with a substantially similar sign does not expand the time period for the temporary sign.
3. The period where more than 2 temporary signs may be placed on a lot or site shall be limited to no more than 120 days.
4. The total area allowance for temporary signs in Table 17-9-2 or 17-9-3 may be allocated to multiple signs, provided:
 - a. No single sign exceeds the maximum area per sign.
 - b. The limitation periods for a single sign or multiple signs is not exceeded.
 - c. Signs shall not be grouped or arranged to have the effect of a larger permitted sign or otherwise be coordinated as a single sign.
5. Temporary signs shall not be illuminated or use any light reflecting materials or coating.
6. Temporary signs shall be constructed of rigid material, designed to resist quick deterioration from the elements, and securely anchored to not pose a distraction or hazard. Non-rigid materials (such as banners) shall be secured by a support or frame to avoid distraction or flapping.
7. The Director may require the removal of any temporary sign that pertains to an expired event, or may refrain from enforcement of the duration or time limits for any temporary sign related to an event that has been extended beyond the control of the owner.

E. **Gateway Signs.** Larger commercial properties and residential neighborhoods may be permitted gateway signs as provided in this section.

1. *Nonresidential Gateway Signs.* Nonresidential projects over 5 acres and with multiple tenants or buildings are permitted gateway signs in addition to the permitted ground sign allowances, subject to the following:
 - a. Pole signs are not permitted, and gateway signs shall be incorporated into a significant architectural element that reflects the unique character and identity of the area.
 - b. Structures associated with gateway features shall generally be subject to height limits of the district, however exceptions may be approved through the site plan process and based on the context of the site. No exception shall be approved beyond the pole sign height limits in Table
 - c. Gateway signs shall be set back from the lot or parcel line at least 10 feet, or at least one-half the height of the structure, whichever is greater.
 - d. No more than two gateway signs per entrance and one per corner at the intersection of two perimeter streets.
 - e. Maximum sign area shall be no more than 200 square feet per sign.



- f. Gateways signs shall be located at least 200 feet from any other freestanding sign, except for matching gateway signs on either side of an entrance.
 - g. Gateway signs shall be located on the site of the nonresidential use, or in a common area owned and controlled by a property or business association of the nonresidential uses, provided there is a business or property owners association to ensure on-going maintenance of the sign and landscape.
2. **Residential Gateway Signs.** Residential projects with more than 20 lots or more than 5 acres are permitted gateway signs in addition to the permitted ground sign allowances subject to the following standards:
- a. All residential gateway signs shall be monument signs, no higher than 8 feet, unless incorporated into an accessory structure that is part of the landscape design.
 - b. Gateway signs shall be limited to no more than 2 per entrance from a collector or arterial street, provided the entrances are separated by at least 300 feet.
 - c. Gateway signs shall be limited to:
 - (1) 24 square feet for entrances on a collector street;
 - (2) 48 square feet for entrances on an arterial street.
 - d. Gateway signs shall be set back from the lot or parcel line at least 10 feet.
 - e. Gateway signs shall be located on the site of the residential use, or in a common area owned and controlled by a property or business association of the residential uses, provided there is a property manager or homeowners association to ensure on-going maintenance of the sign and landscape.
3. **Site Plan Review.** All gateway signs shall required a full site plan review according to the standards and criteria in Section 17-2-6.
- F. **Multi-tenant Buildings and Sites.** Any building or site with multiple tenants shall be subject to the following:
- 1. Ground signs for individual tenants may be allocated to the permitted ground sign allowance, but are limited to monument signs only, or where applicable to gateway signs in Section 17-9-4.E.
 - 2. Building signs may be apportioned to any tenant with a separate exterior entrance and apportioned to their percentage of the street-facing elevation. In the case where all tenants share a common entrance the building signs may be apportioned to no more than two signs per street-facing elevation.
 - 3. Buildings that have multiple wall or ground signs, or multiple tenant components on a single sign shall coordinate all signs for the building or site. Coordination may be established by combinations of two or more of the following:
 - a. The same or similar fonts, in terms of color, scale, and style. However, a primary and secondary font may be incorporated into signs.
 - b. The same sign background in terms of material and color or coordinated colors.
 - c. The same casing or framing in terms of materials and style, provided it is prominent enough to be a visible coordinating element across multiple signs.
 - d. A consistent scale, orientation, shape or placement of signs. For example, all oval signs, or all signs located within a sign band across storefronts.
 - e. Pedestrian signs or portions of principle signs that are less than 33% of the sign areas, may deviate from coordinating elements to account for logos, icons, or branding unique to the tenants.according to section 18.09.100.E. below.
 - 4. A sign plan shall demonstrate coordination of all signs on the building and site, allow sufficient flexibility for the replacement of signs or new tenants without the need for a new sign plan, unless a completely new sign design concept is proposed for the entire building or site.



- G. **Drive-Through Service Facilities.** Drive-through service facilities may have two signs per service area, and no more than 32 square feet per sign and no more than 8 feet high. Drive through service signs may be further limited and locates to the accessory use standards in Section 17-4-###, and the site plan criteria in Section 17-2-5 and 17-2-6.

- H. **Dynamic or Electronic Message Displays.** Dynamic or electronic message displays may be incorporated into permitted signs subject to the following additional limitations:
 - 1. Only one display shall be permitted for each lot.
 - 2. Displays shall only be used for permitted non-residential uses, and shall be setback at least 100 feet from any property zoned or used exclusively for residential uses.
 - 3. Portions of a sign use for dynamic or electronic display shall be further limited in the following districts:
 - a. R-1, R-2, R-3, MU-1 and CB districts – 24 square feet maximum.
 - b. All other non-residential districts – 48 square feet maximum.
 - 4. Only static display is permitted with at least 8 seconds between changes in display and no more than 0.3 second for transitions.
 - 5. Changes may occur only by dissolve, fade or instantaneous change. Scrolling, flashing, rolling, window shading or other similar effects, or any other flashing or appearance of movement is prohibited.
 - 6. Displays shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to dim according to ambient light conditions and keep the illumination to no more than 0.3 footcandles over ambient lighting conditions.
 - a. Lighting shall be measured perpendicular to the sign at a distance dependent on the overall sign area.
 - b. Unless standard industry practices dictate a different measure or method, the distance shall be the square root of 100 time the sign area. (i.e. a 50 square foot sign should be measure from 70.7 feet perpendicular to the sign.).
 - 7. Applications for sign permits containing an electronic display shall include the manufacturer's specifications and cd/m² rating.
 - 8. Signs shall not include any business message that is not on the same lot or premises as the sign, and shall not direct attention to a business, produce or service sold or offered off premises.
 - 9. Any sign that malfunctions causing flashing, motion, or other violations of this Chapter shall be turned off as soon as possible, but in not case longer than 24 hours. The sign shall not be turned on again until prepared to operate according to these standards.
 - 10. The City shall have the right to enter the property and view the programmed specifications of the sign to determine compliance with these provisions in accordance with the sign permit issued for the sign.

17-9-5 General Standards – All Signs

- A. **Public Health, Safety, & Maintenance.**
 - 1. All signs shall be designed, constructed, located, and maintained in a manner that is compliant with all electrical, fire, and building codes, and any other industry standards for public safety of signs, so that the sign does not present any potential risk to public safety in the judgment of the Building Official or the Director.
 - 2. No sign shall be designed and located in a way where it can imitate or be confused with an official government sign for traffic direction or any other public safety symbol.
 - 3. Signs shall not obstruct visibility of pedestrians and vehicles with sight triangles, as defined by Section 17-3-2.D.2.



- 4. Any sign projecting over a walkway, active area in front of a building, or other area where people may pass shall maintain at least 7.5 feet vertical clearance.
- 5. No sign shall be located to obstruct any window, door, or other opening used for egress or required for light or ventilation.
- 6. No sign, sign structure, or associated grounds shall present any dilapidated state or condition that may impact the relationship to or appearance from the public right-of-way or adjacent property.
- 7. All signs and any surrounding grounds or landscape shall be maintained in good condition, free of any debris, weeds, disrepair, or other unsightly conditions.

B. General Design.

- 1. *Placement.* The location of all permanent building signs shall be incorporated into the architectural design of the building according to the following principles:
 - a. Placement of signs should be considered part of the overall facade design and composition.
 - b. Sign locations should align with major architectural features such as storefront sign bands, cornices and parapets, entrance features, marquees, windows, canopies, and other similar architectural features.
 - c. Signs shall not be placed where they obstruct any significant building design feature, including windows, architectural details, trim, and ornamentation.
- 2. *Durability & Appearance.* All permanent signs shall be designed to convey durability and a quality appearance according to the following principles:
 - a. Materials, particularly for the frames, casings or bases of signs, should be chosen to complement the architecture of the building, and coordinate with other accent materials or architectural details of the building and site.
 - b. Simple 2- and 3-color contrasting colors schemes should be used between the color of the background, letters, and accents to ensure legibility and quality appearances. Fluorescent colors should be limited to accents and typically less than 10% of the sign area.
 - c. Buildings and sites that have that have multiple building or ground signs should coordinate all signs using one or more consistent coordinating elements, such as similar fonts, colors, sign scale or shapes, backgrounds, or casing and framing material.

C. Specific Designs Prohibited.

- 1. No sign shall be attached to any public utility pole or installed within the public right-of-way, except:
 - a. Official government signs exempt from these standards according to Section 17-9-3.B;
 - b. Signs attached to and projecting from buildings and meeting all other standards of this Article;
 - c. Portable pedestrian signs meeting the limited license and exception in Section 17-9-4.C; or
 - d. Signs otherwise licensed by the city through special events or management of the design and use of the right-of-way, apart from the Development Code.
- 2. No sign shall include balloons, streamers, pennants, or other air activated movements and animated elements such as flashing, blinking, or rotating, whether animated by mechanical, electrical, or environmental means.
 - a. This limitation shall not apply to pedestrian signs, provided any animated element of the sign or structure shall count to the limits of the pedestrian sign allowances.



- b. This provision shall not apply to prohibit flags, temporary signs, or electronic message displays meeting the standards of this Article, or to signs approved in association with a special event permit.
- c. This provision shall not apply to prohibit temporary holiday displays or works of art, provided there is no business message associated with them.
- 3. No sign shall be placed on any vehicle or trailer visible from the right-of-way, where the sign and the vehicle or trailer is located specifically to avoid the standards or criteria of this Article.
- 4. Any sign with a business message shall be located on the lot of the business activity and shall not direct attention to a business, produce or service sold or offered off premises, except signs for multi-tenant premises, which must be associated with the site and located in common areas controlled by the businesses or property owners' associations.

D. Illumination.

- 1. Any illumination shall be designed to eliminate glare or any other negative impacts on surrounding rights-of-way and property. In general, any direct source of light shall not be visible from the public street or adjacent property.
- 2. Light from an illuminated sign shall not spill onto adjacent properties. The light reading from sign lighting at any point within 10 feet from and adjacent private property shall be less than one foot-candle.
- 3. External light sources shall be directed and shielded to conceal the light source and illuminate only the surface of the sign.
- 4. External illumination of a signs 10 feet high or more shall only occur from the top down.
- 5. No light source shall cause any glare, flashing, movement, or other distraction to traffic.
- 6. Exposed incandescent, neon, or tube lighting, or other integral illumination where the light source is the sign, shall be limited to window signs mounted to the inside of the building, pedestrian signs, or otherwise used only as an accent of less than 10% of the sign area.

17-9-6 Planned Unit Development Signs

The provisions in this Article shall be used to guide signs within Planned Unit Development (PUD) requests. Proposed PUD development may include a specific and coordinated sign plan with standards that address size, height, design, lighting, color, materials, location and method of construction of all signs planned within the PUD. Absent a specific sign plan, the Town shall apply sign standards closest to the zone district the PUD land uses represent. The Town Council may impose alternate standards relating to signs if it is determined that there are commensurate design trade-offs proposed for signs through the procedures and criteria in Section 17-2-4.



Article 10. Supplemental Standards

- 17-10-1 Wireless Communication Facilities
 - 17-10-2 Floodplain Management & Flood Damage Prevention
 - 17-10-3 Oil & Gas
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17-10-1 Wireless Communication Facilities

- A. **Intent.** In order to accommodate the communication needs of residents and businesses while protecting the public, health, safety and general welfare of the community, the Town Council finds that these regulations are necessary to:
1. Provide for the managed development and installation, maintenance modification and removal of wireless communications infrastructure in the Town with the fewest number of wireless communications facilities (WCFs) to complete a network without unreasonably discriminating against wireless communications providers of functionally equivalent services, including all of those who install, maintain, operate and remove wireless communication facilities;
 2. Minimize adverse visual effects of WCFs through thoughtful design and siting, including, but not limited to, camouflage design techniques, appropriate and effective screening and undergrounding whenever possible;
 3. Encourage the location of towers in areas that minimize the total number of towers needed throughout the Town;
 4. Require the co-siting of WCFs on new and existing sites wherever possible;
 5. Encourage the location of WCFs in areas where the impact to the Town and its residents is minimized;
 6. Enhance the ability of wireless communications service providers to provide wireless services to the community quickly, effectively and efficiently; and
 7. Effectively manage WCFs located in the public right-of-way.
- B. **Applicability.** The requirements set forth in this Section shall apply to all eligible facilities requests and WCF applications for base stations, alternative tower structures, towers, micro cells, small cells and all other wireless facilities, except the following:
1. *Amateur radio antennas.* Amateur radio antennas that are owned and operated by a federally licensed amateur radio station operator or are exclusively receive-only antennas, provided that the height is less than or equal to the distance from the base of the antenna to the property line and meets other applicable provisions of the Code are met.
 2. *Pre-existing WCFs.* Any WCF for which a permit has been properly issued prior to June 3, 2019, shall not be required to meet the requirements of this Section. Notwithstanding the foregoing, any modifications qualifying as an eligible facility request shall be evaluated under this Section.
 3. *Miscellaneous receiving antennas.* Antennas used for reception of television, multi-channel video programming and radio such as over-the-air receiving device (OTARD) antennas, television broadcast antennas, satellite antennas and broadcast radio antennas, provided such antennas are less than 1 meter in diameter, mounted on the ground with a total height less than 5 feet or attached to an existing building. The Director has the authority to approve modifications to the size and height restriction of OTARD



- antennas and OTARD antenna structures, if, in the reasonable discretion of the Director, modifications are necessary to comply with federal law.
4. *Emergency.* A WCF installed upon the declaration of a state of emergency by the federal or state government or by the Town pursuant to written determination, provided prior to the WCF installation or within 72 hours thereafter, that such action is necessary to protect the health, safety and welfare of the public.
 5. *Temporary WCF.* A cell on wheels, or similar temporary WCF, installed for the purpose of providing sufficient coverage for a special event for no more than 1) days, subject to administrative approval by the Town.

C. Operational Standards

1. *Federal Requirements.* WCFs shall meet the standards and regulations of the Federal Aviation Administration, the FCC and any other federal government agency with the authority to regulate WCFs, as amended from time to time. If such standards and regulations are revised, then the owners of the WCF shall bring such facility into compliance with such revised standards and regulations within the time period mandated by the controlling federal agency. Unless preempted by federal law, failure to meet such revised standards and regulations within 30 days of the Town's determination of such failure shall constitute grounds for the removal of the WCF by the Town or by the owner of the WCF at the owner's expense.
2. *Permission to use public right-of-way or public property.*
 - a. *Public right-of-way.* Prior to, or concurrently with, the filing of an application seeking land use approval for the siting of WCF in the ROW, the applicant shall have an executed agreement with the Town, granting the applicant a non-exclusive license to use the ROW. WCFs attached to an existing pole or replacement pole or on a new traffic signal, street light pole or similar structure shall require written evidence of a license, or other legal right or approval, to use such structure by its owner. The applicant shall remain the owner of, and solely responsible for, any WCF installed in the ROW.
 - b. *Public property.* Prior to, or concurrently with, the filing of an application seeking land use approval for a WCF on public property, the applicant shall execute a lease agreement with the Town.
3. *Operation and maintenance.* To ensure the structural integrity of WCFs, the owner and operator of a WCF shall ensure that it is maintained in compliance with the standards contained in applicable local building and safety codes. If, upon inspection, the Town concludes that a WCF fails to comply with such codes and/or constitutes a danger to persons or property, then, upon written notice being provided to the owner of the WCF, the owner shall have 30 days from the date of notice to bring the WCF into compliance. Upon good cause shown by the owner and meeting reasonable safety considerations, the Director may extend such compliance period, not to exceed 90 days from the date of said notice. If the owner fails to bring the WCF into compliance within said time period, the Town may remove the WCF at the owner's expense.
4. *Abandonment and removal.* After the WCF is constructed, if a WCF has not been in use for a period of 3 months, the owner of the WCF shall notify the Town of the non-use and shall indicate whether re-use is expected within the ensuing three months. Any WCF that is constructed and is not operated for a continuous period of 6 months shall be considered abandoned. The Town, in its sole discretion, may require an abandoned WCF to be removed. The owner of such WCF, or the property owner who signed a removal affidavit,



shall remove the same within 30 days of receipt of written notice from the Town. If such WCF is not removed within said 30 days, the Town may remove it at the owner or the property owner's expense and any approved permits for the WCF shall be deemed to have expired. The Town may also, in its sole discretion, decline to approve any new WCF application until the applicant who is also the owner of any abandoned WCF has removed such WCF or provided payment for such removal to the Town.

- 5. *Hazardous materials.* No hazardous materials shall be permitted in association with WCFs, except those necessary for the operation of the WCF and only in accordance with all applicable laws governing such materials.
- 6. *Collocation and co-siting.* No WCF owner or operator shall unreasonably exclude a telecommunications competitor from using the same WCF facility or site. When an owner or operator seeks to exclude a telecommunications competitor, upon request from the Director, the owner or operator shall provide written evidence explaining why collocation or co-siting is not possible at the particular facility or site.

D. Review Procedures & Requirements

- 1. *Timeframe for review.* New WCFs shall be constructed, collocated or co-sited after a written request from an applicant is reviewed and approved by the Town, in accordance with this Section. The Town shall provide an application for WCF submittals, which shall require the provision of information necessary and adequate for the Town to appropriately make a determination with respect to the WCF development request. An application for a WCF that does not comply with the provisions and design standards of this Section may seek use by special review approval pursuant to the procedure set forth in the Code.
 - a. *Facilities within public rights-of-way.* Applications for base stations, alternative tower structures, small cell facilities and alternative tower structures within public rights-of-way shall be reviewed by the Director for conformance with this Section, using the design standards in Subsection E. and those otherwise found in the Code. If the Director determines that WCFs in the rights-of-way are found to have a significant visual impact, are not compatible with the structure or surrounding area or do not meet the intent of this Section, the Director may refer such applications to the Planning and Zoning Commission for a use by special review determination.
 - b. *WCFs, including towers.*
 - 1. Applications for towers, other than those defined or excepted in subsection D.1.a., must utilize the use by special review procedure (conditional use approval) set forth in the Code, and meet the applicable submittal requirements site development plans in Article 2, unless otherwise directed by the Director.
 - 2. Applications for towers shall demonstrate that other alternative design options, such as using base stations or alternative tower structures, are not viable options.
 - 3. Subject to the tolling provisions in Subsection D.3, the Town shall render a decision within 150 days of the date on which an applicant submits a complete use by special review application.
 - c. *Eligible facilities requests.*
 - 1. *Permitted use.* Eligible facilities requests shall be considered a permitted use in all zoning districts and shall be subject to administrative review.



The Town shall prepare an application form requiring submittal of the information necessary for the Town to consider whether a project constitutes an eligible facilities request, including, but not limited to, sufficient information to allow the Town to determine whether the request does not constitute a substantial change and whether it complies with applicable law. The application shall not require the applicant to demonstrate a need or business case for the request.

- 2. *Timeframe.* Subject to the tolling provisions in Subsection D.3, the Director shall render a decision within 60 days of the date on which an applicant submits a complete application.
- 3. *Ineligible requests.* If the Director determines that the applicant's request is not an eligible facilities, the presumptively reasonable timeframe in Section 332(c)(7) of the Telecommunication Act, as prescribed by the Shot Clock, shall begin to run from the issuance of the Town's decision that the application is not a covered request, assuming that the application is deemed to be complete at that time. The Town may request additional information from the applicant to evaluate whether the application is complete, during which time the timeframe for review of the application shall be tolled.

d. *Small cell facilities.*

- 1. *Application.* The Town shall prepare an application form requiring submittal of the information necessary for the Town to consider whether a project constitutes a small cell facility.
- 2. *Timeframe.*
 - (a) *Collocation on existing structure.* Subject to the tolling provisions in Subsection D.3, the Town shall render a decision within 60 days of the date on which an applicant submits a complete application.
 - (b) *New structure.* Subject to the tolling provisions of in Subsection D.3, the Town shall render a decision within 90)days of the date on which an applicant submits a complete application.
- 3. *Batched applications.* If a single application seeks authorization for multiple deployments, all of which may be categorized as either small cell facilities using an existing structure or small cell facilities using a new structure, then the timeframe for review shall be equal to that for a single deployment within that category. If a single application seeks authorization for multiple deployments, the components of which may be a mix of these aforementioned categories (small cell facilities using an existing structure or small cell facilities using a new structure), then the timeframe for review shall be equal to that with the longer review timeframe permitted for all components of that application.

2. *Additional submittal requirements.*

- a. In addition to the requirements contained in the Town-approved applications, the following supplemental items are required for all WCF applications:
 - (1) Applicable submittal requirements for site development plans in Article 2, unless otherwise waived by the Director;
 - (2) Signal non-interference letter;
 - (3) Radio frequency emissions letter;
 - (4) Photo simulations showing before and after conditions;
 - (5) Inventory of sites. Each applicant shall provide a narrative description and a map of the applicant's existing and currently proposed WCFs



shall commence to run again on the business day following the day on which the applicant submits such subsequent amended application.

- c. *Failure to act.* If an applicant fails to respond and resubmit the information requested by the Town within 14 days of the Town's written notice, the Town may make a determination of denial without prejudice. The applicant may thereafter submit a new application.
- 4. *Decision.* Any decision to approve, approve with conditions or deny an application shall be in writing and supported by evidence and shall be provided to the applicant. An applicant may appeal an administrative decision in accordance with the Code and may appeal a decision rendered by Town Council in accordance with state and federal law and regulations.
- 5. *Compliance with applicable law.* Notwithstanding the approval of a WCF application or eligible facilities request, all work must be completed in compliance with applicable building, structural, electrical and safety requirements as set forth in the Code and all other applicable laws and regulations. All applicants shall:
 - a. Comply with permits and licenses issued by a governmental authority with jurisdiction;
 - b. Comply with easements, covenants, conditions and restrictions on or applicable to the underlying real property;
 - c. Maintain the WCF in good working condition and to the standards established at the time of application approval; and
 - d. Ensure the WCF and the site is free from trash, debris, litter, graffiti and other forms of vandalism. Any damage shall be repaired as soon as practicable, and, in no instance, more than 10 days from the time of notification by the Town or after discovery by the owner or operator of the site. Notwithstanding the foregoing, any graffiti on WCFs located in the public rights-of-way or on public property may be removed by the Town, in its discretion, and the owner or operator of the WCF shall pay all costs of such removal within 30 days after receipt of an invoice from the Town.
- 6. *Fee.* The applicant shall pay a fee with the submission of the application. The fee shall be the maximum amount allowed by the FCC, if at all, or an amount set by Town Council by resolution. The fee shall constitute a reasonable approximation of the Town's costs and shall be imposed on a non-discriminatory basis. The Town may, in its discretion, retain professional consultants to review and assist in the processing of applications. If a professional consultant is retained by the Town, the applicant shall be required to pay the Town's actual costs for the consultant.

E. Design Standards

- 1. *Applicability.* WCFs shall be designed and located to minimize the impact on the surrounding neighborhood and to maintain the character and appearance of the Town. The design standards set forth herein shall apply to the location and design of all WCFs governed by this Section, unless otherwise exempted by the Town. While the Town anticipates and expects compliance with all the design standards set forth herein, the Town's primary objectives are to ensure that WCFs use camouflage and concealment design techniques to reduce visibility and be co-sited or collocated to minimize the number of facilities.
- 2. *General design standards for WCFs.*



- a. *Camouflage and concealment.* All WCFs and any transmission equipment shall, to the maximum extent possible, use camouflage and concealment design techniques including, but not limited to, the use of materials, colors, textures, screening, undergrounding, landscaping or other design options that blend the WCF into the surrounding natural setting and built environment.
- (1) Camouflage design may be of heightened importance where findings of particular sensitivity are made (e.g. proximity to historic, natural or aesthetically significant structures or areas, views or to community features or facilities). In instances where WCFs are located in areas of high visibility, they shall be designed (e.g., placed underground, depressed or located behind earth berms) to minimize their profile.
 - (2) Camouflage design may include the use of alternative tower structures should the Director determine that such design meets the intent of this Section and the community is better served thereby.
 - (3) WCFs shall be constructed out of non-reflective materials (visible exterior surfaces only).
- b. *Co-siting and collocation.*
- (1) *Co-siting.* WCFs shall be designed and constructed to permit the facility to accommodate WCFs from at least two wireless service providers on the same WCF, to the extent reasonably feasible based upon construction, engineering and design standards, except where such collocation would materially compromise the design intent of the WCF, particularly visually.
 - (2) *Collocation.* If existing eligible facilities are not available in the area to be served, WCFs shall be designed to utilize pre-existing structures, poles and buildings wherever possible.
- c. *Accessibility.* WCFs and associated equipment shall be designed and sited to comply with the Americans with Disabilities Act and all other local, state and federal laws and regulations. WCFs may not be located or maintained in a manner that causes unreasonable interference.
- d. *Height.* The maximum height of a WCF shall be 36 inches unless otherwise approved through a use by special review procedure or the applicant provides compelling evidence that a majority of similar, nearby structures are taller and that a taller height is thus compatible. The Director shall determine whether a taller height is acceptable.
- e. *Setbacks.* The following minimum setback requirements shall apply to all WCFs, except for alternative tower structures and small cell facilities in the right-of-way, and shall be the greater of the following:
- (1) When attached to a structure, the setback for a principal building within the applicable zoning district;
 - (2) 25% of the facility height, including WCFs and related accessory equipment;
 - (3) For sites within 100 feet of residential uses, facilities over 30 feet from ground elevation measured within 5 feet of the base, a setback from all adjacent residential property lines of 1 foot for every foot in height; or
 - (4) 20 feet.
- f. *Lighting.* WCFs shall not be artificially lighted, unless required by the FAA or other applicable governmental authority or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes. All exterior lighting



- within equipment yards shall be mounted on poles or on a building wall below the height of the screen wall or fence.
- g. *Noise.* Noise generated on a site must not be emitted at levels prohibited in the Code or otherwise prohibited by the Director, except that a WCF owner or operator shall be permitted to exceed such noise standards for a reasonable period of time during repairs, not to exceed 2 hours without the prior written authorization of the Director.
 - h. *Landscaping.*
 - (1) All landscaping and screening shall adhere to the Town of Johnstown Landscape Standards and Specifications, as amended;
 - (2) WCFs shall be sited in a manner that ensures continued compliance with required landscaping and open areas for the principal uses on the parcel;
 - (3) WCFs, including small cell facilities, unless excepted by the Director for safety considerations, shall provide screening from rights-of-way and adjacent properties, which may, in the Director's discretion, include berms and plant materials; and
 - (4) Where landscaping is required, appropriate irrigation must be installed.
 - i. *Screening.*
 - (1) All structures and improvements associated with a WCF shall incorporate adequate safety equipment and aesthetic treatments to be visually compatible with uses in the surrounding area;
 - (2) All equipment not located within the right-of-way and not otherwise addressed herein shall be fully screened within a walled yard or placed in an enclosed building except in cases where the Director determines that a better design alternative exists. The yard shall be enclosed by a solid fence or wall of sufficient height to screen all miscellaneous equipment from view from the right-of-way or adjacent properties and to provide security; and
 - (3) Cables, wires, boxes, transformers and other accessory equipment must be designed to be located internally or otherwise highly-integrated into any structure to the degree feasible to minimize visual clutter and screen.
3. *Additional design standards.*
- a. Building roof-mounted WCFs and equipment shall be set back from the edges of flat roofs, screened, painted, enclosed or otherwise effectively camouflaged and concealed to minimize the visual impact on surrounding properties and rights-of-way. No roof-mounting may occur on gabled or similar roofing structures that provide significant visibility from nearby rights-of-way and properties.
 - b. Antennas may only be mounted to the side of a building if camouflage and concealments techniques are utilized to ensure maximum integration and minimal interference with the architectural features of that building. The equipment shall be mounted in a configuration as flush to the wall as technically possible, with a maximum protrusion of six (6) feet, and shall not project above the wall on which it is mounted.
 - c. Equipment shall, to the maximum extent feasible, feature the smallest and most discreet components that the technology will allow so as to have the least possible impact on the architectural character and overall aesthetics of the building or structure.



- d. Roof-mounted WCF equipment shall be screened by parapet or screen walls in a manner compatible with the building's design, colors and materials.
 - e. If a replacement pole is being considered, the new pole must match, to the extent feasible, other street light and traffic poles within 528 feet of the site with regard to design, height, width and utility. A replacement pole accommodating internal wiring and cable may be up to 24 inches in diameter at the base.
4. *Design standards in relation to residential uses.*
- a. WCFs shall be sited and designed in a manner that is considerate of the proximity of the facility relative to residential structures, neighborhoods and planned residential areas in order to minimize the visual impacts of WCFs on existing and planned residential areas.
 - b. When placed on or adjacent to residential properties, a WCF shall be placed in close proximity to a common property line between adjoining residential properties, such that the WCF minimizes visual impacts equitably among adjacent and nearby properties.
 - c. For a corner lot, the WCF shall be placed adjacent to a common property line between adjoining residential properties or on the corner formed by two intersecting streets.
5. *Design requirements for specific types of WCFs.*
- a. Alternative tower structures not in the public right-of-way shall:
 - (1) Be designed and constructed to look like a building, facility, structure or other commonplace item typically found in the area;
 - (2) Be camouflaged or concealed consistent with other existing natural or manmade features in or near the proposed location;
 - (3) Be compatible with the surrounding area, including design considerations such as the context, scale, massing, height, articulation, topography and the landscaped environment;
 - (4) Be the minimum size needed to obtain coverage objectives. Height or size of the proposed alternative tower structure should be minimized as much as possible;
 - (5) Be sited in a manner that is sensitive to the proximity of the facility to structures, neighborhoods, special districts, natural areas and residential uses and zoning district boundaries; and
 - (6) Take into consideration the uses on adjacent and nearby properties and the compatibility of the facility to these uses.
 - b. Alternative tower structures and small cell facilities in the public right-of-way are subject to the alternative tower structures design standards in this Section and to the following additional design criteria:
 - (1) Alternative tower structures and associated small cell facilities or micro cell facilities may be deployed in the public right-of-way through the utilization of a street light pole, distribution lines, utility poles, traffic signal or similar structure;
 - (2) To the extent that an alternative tower structure is a vertical structure located in the public right-of-way, its pole-mounted components shall be located on or within an existing utility or street light pole serving another purpose whenever technically feasible;



- (3) If the applicant provides evidence that an existing structure is not available in the area where additional coverage is needed, a new pole or structure may be considered;
- (4) With respect to pole components, such components shall be located on or within a new utility pole where other utility distribution lines are aerial and there are no reasonable alternatives, if the applicant is authorized to construct the new utility poles;
- (5) Alternative tower structures shall be consistent with the size and shape of similar pole-mounted equipment installed by communications companies on utility poles in the right-of-way within reasonable proximity the proposed alternative tower structure;
- (6) Alternative tower structures shall be designed such that antenna installations on traffic signal standards are placed in a manner so that the size and appearance of the structure will not be considerably altered and the function of the signal will not be impacted;
- (7) Alternative tower structures shall be sized to minimize the negative aesthetic impacts to the right-of-way and adjacent properties;
- (8) Alternative tower structures shall not alter vehicular circulation or parking within the right-of-way or impede vehicular, bicycle or pedestrian access or visibility along the right-of-way;
- (9) Alternative tower structures may not be more than 5 feet taller (as measured from the ground to the top of the pole) than any existing utility or traffic signal pole within a radius of 528 feet of the pole or structure. A new or freestanding alternative tower structure may not be higher than 36 feet; and
- (10) Alternative tower structures in the right-of-way shall not exceed 24 inches in diameter.

c. Towers that are not alternative tower structures or small cell facilities are subject to the following:

- (1) No new towers, excepting small cell facilities in the right-of-way, shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Director that existing WCFs are not able to accommodate the needs that the applicant proposes to address with its tower application and sufficient separation of towers is achieved. Evidence may consist of the following:
 - (a) No existing WCFs with a suitable height are located within the geographic area required to meet the applicant's engineering requirements;
 - (b) Existing WCFs do not have sufficient structural strength to support applicant's proposed WCF;
 - (c) The applicant's proposed WCF would cause electromagnetic interference with the existing WCFs or the existing WCFs would cause interference with the applicant's proposed WCF; or
 - (d) The applicant demonstrates that there are other limiting factors that render existing WCFs unsuitable for collocation;
- (2) Towers shall either maintain a galvanized steel finish, or, subject to any applicable FAA standards and Town design approval processes, be painted a neutral color so as to reduce visual obtrusiveness;
- (3) Wherever possible, towers shall be located to utilize existing landforms, vegetation and structures to aid in screening the facility from view or to otherwise blend in with the surrounding built and natural environment;
- (4) Monopole support structures shall taper from the base to the tip;



- (5) All towers shall be enclosed by security fencing or wall and shall also be equipped with an appropriate anti-climbing device;
 - (6) Where the proposed height exceeds that of the zoning district, towers over 90 feet in height shall not be located within one-quarter mile from any existing tower that is over 90 feet in height, unless the applicant has shown to the satisfaction of the Director that there are no reasonably suitable alternative sites in the required geographic area that meet the applicant's needs; and
 - (7) Tower-related accessory equipment shall meet the following standards:
 - (a) All buildings, shelter, cabinets and other accessory components shall be grouped as closely together as technically possible;
 - (b) The total footprint coverage area of the WCF's accessory equipment shall not exceed 350 square feet;
 - (c) No related accessory equipment or accessory structure shall exceed 12 feet in height; and
 - (d) Related accessory equipment, including, but not limited to, remote radio units, shall be fully screened whenever feasible by being located behind parapet walls or within equipment enclosures.
6. *Design standards for ground mounted equipment.* Ground-mounted equipment shall be located in a manner necessary to address both public safety and aesthetic concerns. Wherever feasible, ground-mounted equipment that is otherwise visible from the right-of-way or adjacent properties shall be undergrounded to minimize the visual impact to the area and minimize impacts related to physical access on the site. Where appropriate and to the extent it is reasonably feasible based upon construction, engineering and design standards, the Director may require a flush-to-grade underground equipment vault.
7. *Deviation and interpretation.*
- a. *Deviation.* The Town anticipates and expects compliance with all the design standards set forth in this Section. If an applicant does not utilize the design standards, the applicant shall, in its application, identify the standards that are not utilized and the reason for the deviation.
 - b. *Interpretation.* Where interpretation of the design standards is necessitated by the circumstances, the Director shall make such determination. The applicant may appeal the Director's determination to the Board of Adjustment.

F. **Definitions.** The following terms shall have the specific meaning given when used in this section. All other terms shall have their plain and ordinary meaning unless specifically defined for use throughout this Chapter in **Article 11.**

Agreement. An executed agreement, and any exhibits, supplements or amendments thereto, between the owner or operator of WCFs and the Town to utilize the public right-of-way or public property to install WCFs and associated equipment.

Alternative tower structure. Man-made trees, clock towers, bell steeples, light poles, buildings and similar alternative design mounting structures that are compatible with the natural setting and surrounding structures and camouflage or conceal the presence of the antennas or towers in a manner designed to make them architecturally compatible with the surrounding area. This term also includes any antenna or antenna array attached to an alternative tower structure. A stand-alone pole in the right-of-way, streetlight or traffic signal that accommodates small cell facilities is considered an alternative tower structure to the extent it meets the camouflage and concealment standards of this Section.



Antenna. Any device used to transmit or receive radio or electromagnetic waves such as, but not limited to, panel antennas, reflecting discs, microwave dishes, whip antennas, directional and non-directional antennas consisting of one or more elements, multiple antenna configurations or other similar devices and configurations as well as exterior apparatus designed for telephone, radio or television communications through the sending or receiving of wireless communications signals.

Base station. A structure or equipment at a fixed location that enables Federal Communications Commission ("FCC") licensed or authorized wireless communications between user equipment and a communications network. The definition of base station does not include or encompass a tower as defined herein or any equipment associated with a tower. Base station includes, without limitation:

- (a) Equipment associated with wireless communications services such as private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul that, at the time the relevant application is filed with the Town under this Section, has been reviewed and approved under the applicable zoning or siting process or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support; and
- (b) Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including distributed antenna systems and small-cell networks) that, at the time the relevant application is filed with the Town under this Section, has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

The definition of base station does not include any structure that, at the time the relevant application is filed with the Town, does not support or house equipment described in paragraphs (a) and (b) above.

Camouflage, concealment or camouflage design techniques. Measures used in designing a WCF to alter or mask its appearance in such a manner as to substantially integrate it into surrounding building designs or natural settings to minimize the visual impacts of the facility on the surrounding uses and ensure the facility is compatible with the environment in which it is located. A WCF site utilizes camouflage design techniques when it:

- (a) is integrated as an architectural feature of an existing structure such as a cupola, spire, chimney, cornice or similar item;
- (b) is integrated in an outdoor fixture such as a utility tower; or
- (c) uses a design which mimics and is consistent with nearby natural features, architectural features (such as a clock tower), or is incorporated into (including without limitation, being attached to the exterior of such facilities and painted to match it) or replaces existing permitted facilities (including without limitation, stop signs or other traffic signs or freestanding light standards), such that the presence of the WCF is not readily apparent.

Cell on wheels. A mobile cell site that consists of an antenna tower and electronic radio transceiver equipment on a truck or trailer designed to boost reception as part of a larger cellular network and is temporary in nature.

Collocation.

- (a) the mounting or installation of transmission equipment on a pre-existing structure (i.e., tower, building, utility pole, street light pole); or
- (b) the modification of a structure for the purpose of mounting or installing an antenna facility on the structure to transmit or receive radio frequency signals for communications purposes, whether or not there is an existing antenna on the structure.

Co-siting. The sharing of a single structure, tower, designated area of land or other facility by more than one antennae or other WCF equipment.



Eligible facilities request. Any request for modification of an existing tower or base station that is not a substantial change.

Eligible support structure. Any tower or base station as defined in this Section, provided that it is existing at the time the relevant application is filed with the Town under this Section.

Existing tower or base station. A constructed tower or base station that was reviewed, approved and lawfully constructed in accordance with all requirements of applicable law as of the time it was built; for example, a tower that exists as a legal, non-conforming use and was lawfully constructed is existing for purposes of this definition.

Micro cell facility. A small wireless facility that is no larger than 24 inches in length, 15 inches in width, 12 inches in height, and that has an exterior antenna, if any, that is no more than 11 inches in length.

Monopole. A single, freestanding pole-type structure supporting one or more antennas.

Over the air receiving device shall mean an antenna used to receive video programming from direct broadcast satellites, broadband radio services and television broadcast stations, but shall not include antennas used for AM/FM radio, amateur ("ham") radio, CB radio, digital audio radio services or antennas used as part of a hub to relay signals among multiple locations.

Pole-mounted small cell facility. A small cell facility with an antenna that is mounted and supported on an alternative tower structure, which structure may be a replacement pole.

Public property shall mean real property owned or controlled by the Town, excluding the public right-of-way.

Radio frequency emissions letter. A letter from the applicant certifying that all WCFs that are the subject of the application shall comply with federal standards for radio frequency emissions.

Replacement pole. An alternative tower structure that is a newly constructed and permitted traffic signal, utility pole, street light, flagpole, electric distribution or other similar structure of proportions and of equal height or such other height that would not constitute a substantial change to a pre-existing pole or structure in order to support a WCF or small cell facility or micro cell facility or to accommodate collocation, and replaces a pre-existing pole or structure.

Shot Clock. The provisions of the Declaratory Ruling and Third Report and Order issued by the FCC on September 28, 2018, related to the timeframe for review and tolling, as may be amended by the FCC from time to time.

Signal non-interference letter. A letter from the applicant certifying that the WCFs that are the subject of the application will be designed, sited and operated in accordance with applicable federal regulations addressing radio frequency interference.

Site for towers (other than towers in the right-of-way and eligible support structures). The current boundaries of the leased or owned property surrounding the tower or eligible support structure and any access or utility easements currently related to the site. A site for other alternative tower structures, base stations, micro cell facilities and small cell facilities in the right-of-way is further restricted to that area comprising the base of the structure and other existing or proposed related accessory equipment deployed on the ground.

Small cell facility or small wireless facility. A WCF where each antenna is located inside an enclosure of no more than 3 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 3 cubic feet; and primary equipment enclosures are not larger than 28 cubic feet in volume; and all other wireless equipment associated with the structure, including the wireless equipment associated with the proposed



antenna and any pre-existing associated equipment on the structure, is not more than 28 cubic feet in volume, cumulatively.

Small cell facilities are mounted to structures 50 feet or less in height, including their antennas, or are mounted on structures no more than 10% taller than other adjacent structures, or do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10%, whichever is greater.

Small cell facility shall also include a micro cell or micro cell facility.

Substantial change. A modification that substantially changes the physical dimensions of an eligible support structure if, after the modification, the structure meets any of the following criteria:

- (a) For towers, other than alternative tower structures or towers in the right-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array, with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than 10 feet, whichever is greater;
- (b) For towers, other than towers in the right-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the side of the structure by more than 6 feet;
- (c) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed 4 cabinets;
- (d) For towers in the right-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other existing, individual ground cabinet associated with the structure;
- (e) For any eligible support structure, it entails any excavation or deployment outside the current site;
- (f) For any eligible support structure, it would defeat the concealment elements of the eligible support structure; for the purposes of this definition, a change that would undermine the concealment elements of this structure will be considered to defeat the concealment elements of the structure; or
- (g) For any eligible support structure, it does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure equipment, unless the non-compliance is due to an increase in height, increase in width, addition of cabinets or new excavation that would not exceed the thresholds identified in subsections (a), (b), (c) or (d) of this definition. For purposes of determining whether a substantial change exists, changes in height are measured from the original support structure in cases where deployments are or will be separated horizontally, such as on building rooftops; in other circumstances, changes in height are measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to February 22, 2012.

Telecommunications Act. The Federal Telecommunications Act of 1996, 47 U.S.C. §§ 151-614 (1994 & Supp. 1998), as amended.

Toll and tolling. To delay, suspend or hold off on the imposition of a deadline, statute of limitations or time limit.

Tower. Any structure that is designed and constructed primarily built for the sole or primary purpose of supporting one or more FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. The term includes self-supporting lattice towers, guyed towers, monopole towers, radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like.



Transmission equipment. Equipment that facilitates transmission for any FCC licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

Unreasonable interference. Any use of the right-of-way that disrupts or interferes with the use by the Town, the general public or other person authorized to use or be present upon the right-of-way, when there exists an alternative that would result in less disruption or interference. Unreasonable interference includes any use of the right-of-way that disrupts vehicular or pedestrian traffic, any interference with public utilities and any other activity that will present a hazard to public health, safety or welfare.

Wireless communications facility or WCF. A facility used to provide personal wireless services as defined at 47 U.S.C. § 332 (c)(7)(C), as amended; or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include a device attached to a building, used for serving that building only and that is otherwise permitted under other provisions of the Code. A WCF includes an antenna or antennas, including without limitation, directional, omni-directional and parabolic antennas, base stations, support equipment, alternative tower structures and towers. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand held radios/telephones and their associated transmitting antennas, nor does it include other facilities specifically excluded from the coverage of this Title.

17-10-2 Floodplain Management & Flood Damage Prevention

A. Title & Purpose

1. *Statutory authorization.* The Legislature of the State has, in Article 20 of Title 29, C.R.S., delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. The Town, as a home rule municipality, has the inherent authority to adopt land use regulations affecting the public health, safety, and welfare of the Town.
2. *Findings of fact.*
 - a. The flood hazard areas of the Town are subject to periodic inundation, which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the health, safety and general welfare of the public.
 - b. These flood losses are created by the cumulative effect of obstructions in areas of special flood hazard, which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods, which are/may be hazardous to other lands because they are inadequately elevated, floodproofed, or otherwise protected from flood damage and therefore may further contribute to the flood loss.
3. *Statement of purpose.* It is the purpose of this Article to promote public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
 - a. Protect human life and health;



- b. Minimize expenditure of public money for costly flood control projects;
 - c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - d. Minimize prolonged business interruptions;
 - e. Minimize damage to critical facilities, infrastructure and other public facilities, such as water, sewer and gas mains; electric and communications stations; and streets and bridges located in floodplains;
 - f. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
 - g. Ensure that potential buyers are notified that property is located in a flood hazard area.
 - h. Ensure that those who occupy the floodplain assume the responsibility for their actions;
 - i. Protect the natural areas required to convey flood flows and retain flow characteristics; and
 - j. Obtain and maintain the benefits to the community of participating in the National Flood Insurance Program.
4. *Methods of reducing flood losses.* In order to accomplish its purposes, this Article uses the following methods:
- a. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
 - b. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 - c. Control the alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of flood waters;
 - d. Control filling, grading, dredging and other development which may increase flood damage; and
 - e. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

B. General Provisions

- 1. *Lands to which this Article applies.* This Article shall apply to all areas within the jurisdiction of the Town. If a lot or parcel lies partly within a floodplain, floodway, flood fringe, or other designated area, or has been removed from a flood fringe by a LOMR-Fill, the part(s) of such lot or parcel lying within such area or areas shall meet all the standards and requirements applicable to such area as prescribed by this Article. If lands located outside the Town limits are included within a flood hazard area, the requirements of this Article shall apply to such lands upon annexation and thereafter, and any development activities upon such lands after the date of annexation shall comply with this Article.
- 2. *Basis for establishing the Special Flood Hazard Area.* The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in the most recent scientific and engineering reports entitled, "The Flood Insurance Study for Larimer County, Colorado and Incorporated Areas," dated December 19, 2006, and "The Flood Insurance Study for Weld County, Colorado and Incorporated Areas," dated January 20, 2016, both with accompanying Flood Insurance Rate Maps and any revisions thereto are hereby adopted by reference and declared to be a part of this Article. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this Article and may be supplemented by studies designated and approved by the Town Council. The Floodplain Administrator shall keep a copy of the Flood



Insurance Study (FIS), DFIRMs, FIRMs and/or FBFMs on file and available for public inspection at Town Hall

3. *Establishment of Floodplain Development Permit.* A Floodplain Development Permit shall be required to ensure conformance with the provisions of this Article.
4. *Compliance.* No structure or land shall hereafter be located, altered or have its use changed within the Special Flood Hazard Area without full compliance with the terms of this Article and other applicable regulations. Nothing herein shall prevent the Town Council from taking such lawful action as is necessary to prevent or remedy any violation. These regulations meet the minimum requirements as set forth by the Colorado Water Conservation Board and the National Flood Insurance Program.
5. *Abrogation and greater restrictions.* This Article is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Article and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
6. *Interpretation.* In the interpretation and application of this Article, all provisions shall be:
 - a. Considered as minimum requirements;
 - b. Liberally construed in favor of the governing body; and
 - c. Deemed neither to limit nor repeal any other powers granted under state statutes.
7. *Warning and disclaimer of liability.* The degree of flood protection required by this Article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Article does not imply that land outside the Special Flood Hazard Area or uses permitted within such areas will be free from flooding or flood damages. This Article shall not create liability on the part of the Town or any official or employee thereof for any flood damages that result from reliance on this Article or any administrative decision lawfully made thereunder.
8. *Severability.* This Article and the various parts thereof are hereby declared to be severable. Should any section of this Article be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Article as a whole or any portion thereof other than the section so declared to be unconstitutional or invalid.

C. Administration

1. *Designation of Floodplain Administrator.* The Town Planner is hereby appointed as Floodplain Administrator to administer, implement, and enforce the provisions of this Article and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.
2. *Duties and responsibilities of Floodplain Administrator.* Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
 - a. Maintain and hold open for public inspection all records pertaining to the provisions of this Article including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certificate required this Article
 - b. Review, approve or deny all applications for Floodplain Development Permits required by adoption of this Article.



- c. Review Floodplain Development Permit applications to determine whether a proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
 - d. Review permits for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. § 1334) from which prior approval is required.
 - e. Inspect all development at appropriate times during the period of construction to ensure compliance with all provisions of this Article, including proper elevation of the structure.
 - f. Where interpretation is needed as to the exact location of the boundaries of the Special Flood Hazard Area (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Floodplain Administrator shall make the necessary interpretation.
 - g. When Base Flood Elevation data has not been provided in accordance with Subsection 17-263(b) of this Article, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of Section 17-265 of this Article.
 - h. For waterways with Base Flood Elevations for which a regulatory floodway has not been designated, no new construction, substantial improvements or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half (½) foot at any point within the community.
 - i. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zone A1-30, AE or AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one-half (½) foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12 and receives FEMA approval.
 - j. Notify, in riverine situations, adjacent communities and the state coordinating agency, which is the Colorado Water Conservation Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
 - k. Ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained.
3. *Permit procedures.* Prior to any development or construction within any areas of Special Flood Hazard, an application for a Floodplain Development Permit shall be presented to and approved by the Floodplain Administrator. The Town shall provide application forms and submittal checklists, which may include, but not be limited to, plans drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to Special Flood Hazard Area. Additionally, the following information is required:
- a. Elevation (in relation to mean sea level), of the lowest floor, including without limitation the crawl space or basement, heating, cooling or other mechanical components, and garage of all new and substantially improved structures;
 - b. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;



- c. A certificate from a registered Colorado professional engineer or architect that the floodproofing methods meet the floodproofing criteria of Paragraph 17-265(b)(2);
 - d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development; and
 - e. A written report showing to the satisfaction of the Floodplain Administrator that the floodplain development permit may be issued in compliance with all criteria for approval;
 - f. Specifications for building construction and materials, filling, dredging, grading, channel improvements and changes, storage of materials, water supply and sanitary facilities;
 - g. Detailed information documenting compliance with any specific requirements applicable to the proposed development or activity pursuant to this Article; and
 - h. An emergency response and preparedness plan, if required pursuant to this Article; provided, however, that this requirement may be considered a floodplain development permit condition to be met prior to issuance of a certificate of occupancy, pursuant to Subsection (g) below.
 - i. An application for a floodplain development permit may be subject to a permit application fee plus the applicable review fees for any and all associated analyses.
4. The Floodplain Administrator may require the applicant to furnish such additional information as he or she deems necessary to evaluate the effects of the proposed construction upon any flood hazard areas, which information may include, but shall not be limited to, the following:
- a. Valley cross-sections showing the floodplain surrounding the watercourse, cross-sections of the area to be occupied by the proposed development, and 1% flood maximum water-surface elevation information;
 - b. A profile showing the slope of the bottom of the channel or thalweg of the watercourse;
 - c. A floodplain analysis of the flood profile, base flood elevation and velocity, and floodplain, flood fringe, floodway and erosion buffer zone boundaries, along with boundaries of any other delineated areas, using floodplain modeling guidelines established or approved by the Town Planner, which analysis shall include existing and anticipated uses and shall show the impact the proposed construction or development will have on the elevation of the water-surface of the 1% flood;
 - d. A structural analysis showing that any proposed structures will be adequately designed and constructed to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy and scouring; and
 - e. A stability analysis for any proposed development within an erosion buffer zone or for any floodway encroachment or modification.
5. Plans, drawings, specifications or reports for structures, other improvements, features or encroachments, or other impacts of proposed activities shall be prepared and certified by a Colorado registered professional engineer as necessary to provide for an adequate technical basis for floodplain development permit, variance or other decisions under this Article.
6. When reviewing and making a final determination of approval or denial of the application for a floodplain development permit, the Floodplain Administrator shall determine which portions of any flood hazard areas are affected by the particular development request and then shall apply the provisions of this Article as applicable. The Floodplain



Administrator also shall determine whether the proposed construction or development is consistent with the need to minimize flood damage and meets the intent of this Article after considering the following factors:

- a. The effects upon the efficiency or capacity of the floodway;
 - b. The effects upon lands upstream, downstream and in the immediate vicinity;
 - c. The effects upon the 1% flood profile and channel stability;
 - d. The effects upon any tributaries to the main stream, drainage ditches, and any other drainage facilities or systems;
 - e. Whether additional public expenditures for flood protection or prevention will be required;
 - f. Whether the proposed use is for human occupancy, and, if so, the impacts to human safety and the extent to which emergency response and preparedness and other measures are required and have been assured in order to reduce safety risk;
 - g. The potential danger to persons upstream, downstream, and in the immediate vicinity;
 - h. Whether any proposed changes in watercourse will have an adverse environmental effect on the watercourse, including without limitation, erosion of stream banks, and streamside trees, vegetation, and wildlife habitat;
 - i. Whether any proposed water supply and sanitation systems and other public utility systems are located and constructed to minimize flood damage and to prevent disease, contamination and unsanitary or hazardous conditions during a flood;
 - j. Whether any proposed facility and its contents will be susceptible to flood damage and the effect of such damage;
 - k. The relationship of the proposed development to elements of the Johnstown Comprehensive Plan and any applicable floodplain management programs;
 - l. Whether safe access is available to the property in times of flood for ordinary and emergency vehicles;
 - m. Whether the cumulative effect of the proposed development with other existing and anticipated uses will increase flood elevations; and
 - n. Whether the expected flood elevations, velocities, duration, rate of rise, channel stability and sediment transport of the floodwaters expected at the site will adversely affect the development or surrounding property, and whether adequate drainage is provided to reduce exposure to flood damage.
7. All floodplain mapping shall meet the requirements set forth in the version of the FEMA publication "Guidelines and Specifications for Flood Hazard Mapping Partners" in effect at the time of the completion of the mapping.
8. If the Floodplain Administrator determines that the application meets the purposes and requirements of this Article, he or she shall issue the permit and may attach such conditions as he or she deems necessary to further the purposes of this Article or to ensure compliance with the same. The Floodplain Administrator may require a deposit of escrowed funds or other means of securing the performance of permit conditions, and may request that the Town building official condition the release of a certificate of occupancy or other final approval upon submission of final documentation of compliance with conditions, as appropriate.
9. A floodplain development permit shall expire three years after its date of issuance if the permittee has not started construction (see definition of *start of construction*) under the permit. If a floodplain use permit is issued in connection with the issuance of a building permit, and the building permit expires, then the floodplain development permit shall be reevaluated based on any new criteria or data established or available since the issuance



of the permit, and a new floodplain development permit may be required in connection with a new building permit, if the permit would not comply with this Section in light of such new criteria or data.

- 10. No person who has obtained a floodplain development permit shall fail to construct in accordance with the approved application and design or terms of said permit.
- 11. Variance procedures.
 - a. The Town Council shall hear and render judgment on requests for variances from the requirements of this Article.
 - b. The Town Council shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Article.
 - c. Any person or persons aggrieved by the decision of the Town Council may appeal such decision in the courts of competent jurisdiction.
 - d. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
 - e. Variances may be issued for the reconstruction, rehabilitation, or restoration of Historic Structures, without regard to the procedures set forth in the remainder of this Article, provided such reconstruction, rehabilitation or restoration will not cause the structure to lose the Historic Structure designation.
 - f. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided that the relevant factors in Subsection (c) above have been fully considered. As the lot size increases beyond the one-half (1/2) acre, the technical justification required for issuing the variance increases.
 - g. Upon consideration of the factors noted above and the intent of this Article, the Town Council may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Section).
 - h. Variances shall not be issued within any designated floodway if any increase (e.g. greater than 0.00' rise) in flood levels during the base flood discharge would result.
 - i. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 - j. Prerequisites for granting variances:
 - (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (2) Variances shall only be issued upon:
 - (a) Showing a good and sufficient cause;
 - (b) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (3) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor



elevation below the Base Flood Elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

k. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use, provided that:

(1) The criteria outlined in Paragraphs (11)(a. – i.) of this Section are met; and

(2) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Non-conforming structures use may be continued, notwithstanding the provisions of this Article, subject to the following conditions:

(a) If a non-conforming structure is abandoned for 12 consecutive months, the structure shall conform to the requirements of this Article prior to any future use. Intent to resume active operations shall not affect the foregoing.

(b) If any non-conforming structure is substantially damaged (>50% of value) by any means, including floods, such structure shall not be reconstructed, except in conformity with the provisions of this Article.

(c) Any substantial improvement to a non-conforming structure in a FEMA basin floodplain shall be made only in conformity with the provisions of this Article.

(d) No person shall change the use of a non-conforming structure in any floodway from a nonresidential structure to a residential structure or a mixed-use structure, or to increase the residential use area of a mixed-use structure.

(e) No person shall change the use of a non-conforming structure in any flood fringe from a nonresidential structure to either a residential structure or a mixed-use structure with residential use below the regulatory flood protection elevation, or to increase the residential use area of a mixed-use structure below the regulatory flood protection elevation.

(f) No person shall change the use of a non-conforming structure or existing structure that is not a critical facility to use as a critical facility contrary to the provisions of this Section, or change the use of a critical facility to another type of critical facility, or increase the physical area in use for a non-conforming critical facility, contrary to the provisions of this Section.

(g) A non-conforming structure may not be relocated, except that a non-conforming critical facility may be relocated within the same parcel of land without losing its legal non-conforming status.

12. *Penalties for noncompliance.* No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. A person who violates the requirements of this Article shall be punished by a fine not exceeding the amount set forth in Article IV of Chapter 1 of the Code. Each day that any such violation continues shall constitute a separate violation and shall subject the perpetrator to a separate penalty. Nothing herein contained shall prevent the Town from taking such other lawful action as is necessary to prevent or remedy any violation.

**D. Provisions for Flood Hazard Reduction**

1. *General standards.* In all Special Flood Hazard Areas, the following provisions are required for all new construction and substantial improvements:
 - a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
 - c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
 - d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - e. All manufactured homes shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 - f. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
 - g. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and
 - h. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

2. *Specific standards.* In all Special Flood Hazard Areas where base flood elevation data has been provided as set forth in (i) Subsection B.2; Subsection C.2.g; or (iii) Subsection D.7, the following provisions are required:
 - a. *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork), elevated to 1 foot above the base flood elevation. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado professional engineer, architect or land surveyor. Such certification shall be submitted to the Floodplain Administrator.

 - b. *Nonresidential construction.* With the exception of Critical Facilities, outlined in Subsection (h) of this Section, new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement), electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork) elevated to 1 foot above the base flood elevation or, together with attendant utility and sanitary facilities, be designed so that, at 1 foot above the base flood elevation, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting



hydrostatic and hydrodynamic loads and effects of buoyancy. A registered Colorado professional engineer or architect shall develop and/or review structural design, specifications and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this Subsection. Such certification shall be maintained by the Floodplain Administrator, as proposed in Subsection D.3 above.

- c. *Enclosures.* New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered Colorado professional engineer or architect or meet or exceed the following minimum criteria:
- (1) A minimum of 2 openings having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (2) The bottom of all openings shall be no higher than 1 foot above grade.
 - (3) Openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- d. *Manufactured homes.* All manufactured homes that are placed or substantially improved within Zones A1-30, AH and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home, electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork) are elevated to 1 foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. All manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of the above Paragraph shall be elevated so that either:
- (1) The lowest floor of the manufactured home, electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork), are 1 foot above the base flood elevation; or
 - (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and all securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- e. *Recreational vehicles.* All recreational vehicles placed on sites within Zones A1-30, AH and AE on the community's FIRM shall either:
- (1) Be on the site for fewer than 180 consecutive days;
 - (2) Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached



- to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.; or
- (3) Meet the permit requirements of Subsection D.3 and the elevation and anchoring requirements for manufactured homes in Subsection D.2.d above.
- f. *Prior approved activities.* Any activity for which a Floodplain Development Permit was issued by the Town or a CLOMR was issued by FEMA prior to January 1, 2021 may be completed according to the standards in place at the time of the permit or CLOMR issuance and will not be considered in violation of this Article if it meets such standards.
3. *Standards for areas of shallow flooding (AO/AH zones).* Located within the Special Flood Hazard Area established in Subsection C.2 are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:
- a. *Residential construction.* All new construction and substantial improvements of residential structures must have the lowest floor (including basement), electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork) elevated above the highest adjacent grade at least 1 foot above the depth number specified in feet on the community's FIRM (at least 3 feet if no depth number is specified). Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado professional engineer, architect or land surveyor. Such certification shall be submitted to the Floodplain Administrator.
- b. *Nonresidential construction.* With the exception of Critical Facilities, outlined in Subsection D.12, all new construction and substantial improvements of nonresidential structures, must have the lowest floor (including basement), electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork) elevated above the highest adjacent grade at least 1 foot above the depth number specified in feet on the community's FIRM (at least 3 feet if no depth number is specified) or, together with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least 1 foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy. A registered Colorado professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in Subsection D.3, are satisfied. Within Zone AH or AO, adequate drainage paths around structures on slopes are required to guide floodwaters around and away from proposed structures.
4. *Standards for determination of the lowest floor elevation.* The lowest floor elevation of the structure shall be determined based on the type of foundation. If more than one foundation type is used, the lowest floor elevation shall be determined separately for each portion of the structure with a different foundation type.
- a. *Slab-on-grade.* The lowest floor elevation of a slab-on-grade structure shall be measured at the top of the slab.
- b. *Basement.* The lowest floor elevation of a structure with a basement shall be measured at the top of the basement slab.



- c. *Crawl space.* The lowest floor elevation of a structure with a crawl space shall be measured at the top of the floor of the lowest finished area.
 - d. *Enclosure.* The lowest floor elevation of a structure with an enclosure shall be measured at the lowest interior grade of the enclosure.
5. *Elevation certificate required.* A FEMA elevation certificate, signed and certified by a Colorado registered professional land surveyor, accurately documenting the as-built elevation of the improvements, must be submitted to the Floodplain Administrator and accepted before release of a certificate of occupancy for the structure.
6. *Standards for floodproofing.* Any structure or portion of a structure eligible to substitute floodproofing in lieu of compliance with the applicable elevation requirements of Section 17-265 shall meet the following requirements, which shall be referred to as *floodproofing requirements*:
- a. In order for a structure to be eligible to comply with this Article through these floodproofing requirements:
 - (1) The structure must be a nonresidential structure, a nonresidential use portion of a mixed-use structure, an accessory structure or an attached garage; and
 - (2) The flood depth surrounding the structure must not exceed three (3) feet.
 - b. The structure must be designed and constructed to be floodproofed so that:
 - (1) Below the regulatory flood protection elevation, the structure is watertight with walls substantially impermeable to the passage of water;
 - (2) All structural components are capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy from flooding;
 - (3) The structure complies with the FEMA flood-resistant materials and floodproofing requirements in effect as of the date of the floodplain development permit; and
 - c. The following must be submitted to the Floodplain Administrator and accepted as completed prior to issuance of a floodplain use permit and a building permit:
 - (1) A pre-construction floodproofing certificate, signed and certified by a registered professional engineer or architect, accurately documenting the proposed floodproofing elevation;
 - (2) Detailed plans for floodproofing measures that include:
 - (a) The benchmark used;
 - (b) Design details and locations of the specific floodproofing measures;
 - (c) The direction and distance that all doors swing, in order to show that floodproofing closure shields, if any, cannot block doors from opening when shields are in place; and
 - (d) The signature and certification of a registered professional engineer or architect;
 - (3) Manufacturer's specification sheets if using manufactured measures, such as, for example, sealants;
 - (4) Manufacturer's catalog cuts if ordering measures, such as, for example, gates or shields, from a catalog;
 - (5) A statement of the wording of the directions for securing and releasing any gate or closure shield, which directions are required to appear on the back of any gate or closure shield;



- (6) An emergency action plan that includes:
 - (a) A description of where the floodproofing measures will be stored;
 - (b) A description of who will be responsible for ensuring that the measures are in place, and who will monitor any closure shields, if the structure is an occupied structure; and
 - (c) An annual schedule of when the floodproofing measures will be in use;
 - (7) A statement of the wording of notices to be posted in conspicuous locations on each floor of the structure, in such form, locations and numbers as are reasonably necessary to inform occupants of the structure that the structure is floodproofed and identifying the specific location of any floodproofing equipment requiring human operation in order for the floodproofing to be effective;
 - (8) A plan of the structure showing the location of the required floodproofing notices; and
 - (9) A plan for maintenance and inspection of the floodproofing measures.
 - d. A post-construction floodproofing certificate, signed and certified by a registered professional engineer or architect, accurately documenting the as-built elevation of the floodproofing improvements, must be submitted to the Floodplain Administrator and accepted before release of a certificate of occupancy for the structure.
7. *Standards for venting.* Any structure or portion of a structure eligible to substitute venting in lieu of compliance with the applicable elevation requirement in Subsection E. shall meet the following requirements:
 - a. The structure must provide 1 square inch of venting for every square foot of enclosed area;
 - b. The structure must provide at least two vents located on different sides of the structure, with one being located on the upstream side of the structure if possible;
 - c. The bottom of required vents must be no higher than 1 foot above grade;
 - d. The required vents must be freely open with no human intervention required;
 - e. The area below the regulatory flood protection elevation must be unfinished and constructed of flood-resistant materials as the same are defined by FEMA. Sheetrock (drywall) used for fire protection is permitted in unfinished areas;
 - f. All ductwork, heating, ventilation and air conditioning systems, electrical and hot water heaters included as part of the structure must be elevated to above the regulatory flood protection elevation;
 - g. The structure must be securely anchored to resist floatation;
 - h. All of the above required features must be shown on the building plans submitted for the floodplain permit and building permit;
 - i. An elevation certificate documenting the venting features included in a structure in a form satisfactory to the Floodplain Administrator must be submitted prior to the issuance of a certificate of occupancy for the structure. For an accessory structure, a certification shall not be required, provided that the structure is inspected during routine inspection in connection with a building permit or certificate of occupancy.
8. *Floodways.* Floodways are administrative limits and tools used to regulate existing and future floodplain development. The State has adopted floodway standards that are more stringent than the FEMA minimum standard (see definition of *Floodway* in Subsection B.). Located within Special Flood Hazard Area (as established in Subsection C.2) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the



- velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
- a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway. Unless it has been demonstrated through hydrologic and hydraulic analyses performed by a licensed Colorado professional engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a no-rise certification) in flood levels within the community during the occurrence of the base flood discharge.
 - b. If Paragraph D.8.a above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this Section.
 - c. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in Base Flood Elevations, provided that the community first applies for a CLOMR and floodway revision through FEMA.
9. *Alteration of a watercourse.* For all proposed developments that alter a watercourse within a Special Flood Hazard Area, the following standards apply:
- a. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition and channel migration and properly mitigate potential problems through the project, as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
 - b. Channelization and flow diversion projects shall evaluate the residual 100-year floodplain.
 - c. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable federal, state and local floodplain rules, regulations and ordinances.
 - d. Any stream alteration activity shall be designed and sealed by a registered Colorado professional engineer or Certified Professional Hydrologist.
 - e. All activities within the regulatory floodplain shall meet all applicable federal, state and the Town floodplain requirements and regulations.
 - f. Within the regulatory floodway, stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a registered Colorado professional engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions floodway resulting from the project, otherwise known as a no-rise certification, unless the community first applies for a CLOMR and floodway revision in accordance with Subsection D.4.
 - g. Maintenance shall be required for any altered or relocated portions of watercourses so that the flood-carrying capacity is not diminished.
10. *Properties removed from floodplain by fill.* A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) unless such new structure or addition complies with the following:
- a. *Residential construction.* The lowest floor (including basement) electrical, heating, ventilation, plumbing and air conditioning equipment and other service



- facilities (including ductwork) must be elevated to minimum of 1 foot above the Base Flood Elevation that existed prior to the placement of fill.
 - b. *Nonresidential construction.* The lowest floor (including basement) electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities (including ductwork) must be elevated to minimum of 1 foot above the Base Flood Elevation that existed prior to the placement of fill, or, together with attendant utility and sanitary facilities, be designed so that the structure or addition is watertight to at least 1 foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.
 - c. All fill materials to be used in the floodplain shall be designed to withstand the erosional forces associated with the Base Flood, and shall be certified by a registered Colorado professional engineer prior to placement. Said certification shall be submitted to the Floodplain Administrator for review and approval.
11. Standards for subdivision and development proposals, including the placement of manufactured home parks and subdivisions.
- a. All subdivision and development proposals, shall be reasonably safe from flooding. If a subdivision or other development proposal is in a flood-prone area, the proposal shall minimize flood damage.
 - b. All proposals for the development of subdivisions and other applicable development shall meet Floodplain Development Permit requirements of Subsection C.2; D.3; and the provisions of this subsection.
 - c. Base Flood Elevation data shall be generated for subdivision proposals and other proposed development , which is greater than fifty (50) lots or five (5) acres, whichever is lesser, if not otherwise provided pursuant to Subsection C.2 or Subsection D.2..
 - d. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
 - e. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize or eliminate flood damage.
12. *Standards for Critical Facilities.* A Critical Facility is a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado, that, if flooded, may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.
- a. *Classification of Critical Facilities.* Critical Facilities are classified under the following categories: (i) essential services; (ii) hazardous materials; (iii) at-risk populations; and (iv) vital to restoring normal services. It is the responsibility of the Town Council to identify and confirm that specific structures in their community meet the following criteria:
 - (1) Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities and transportation lifelines.
 - (a) These facilities consist of:
 - (i) Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage and emergency operation centers);
 - (ii) Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency



owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, AND the chemicals are stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Public Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification," 40 C.F.R. § 302 (2010) and OSHA regulation "Occupational Safety and Health Standards," 29 C.F.R. § 1910 (2010) are incorporated herein by reference and include the regulations in existence at the time of the promulgation the ordinance codified herein, but exclude later amendments to or editions of the regulations.

- (c) Specific exemptions to this category include:
 - (i) Finished consumer products within retail centers and households containing hazardous materials intended for household use and agricultural products intended for agricultural use.
 - (ii) Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public.
 - (iii) Pharmaceutical sales, use, storage and distribution centers that do not manufacture pharmaceutical products.
 - (iv) These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in this Article.
- (3) At-risk population facilities include those facilities that house or provide shelter or services to children, the infirm, or other persons requiring special assistance or care or life support:
 - (a) Hospitals;
 - (b) Non-ambulatory surgery center;
 - (c) Residential care and group homes;
 - (d) Elder care;
 - (e) Nursing homes and assisted living;
 - (f) Congregate care ;
 - (g) Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children;
 - (h) Day care and day camps;



- (i) Other housing and facilities intended to serve those insufficiently mobile to avoid death or injury during a flood without special assistance.
- (4) Facilities vital to restoring normal services including government operations. These facilities consist of:
 - (a) Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);
 - (b) Essential structures for public colleges and universities (dormitories, offices and classrooms only).
 - (c) These facilities may be exempted if it is demonstrated to the Town Council that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this Section and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Town Council on an as-needed basis upon request.

b. *Protection for Critical Facilities.* All new and substantially improved Critical Facilities and new additions to Critical Facilities located within the Special Flood Hazard Area shall be regulated to a higher standard than structures not determined to be Critical Facilities. For the purposes of this Article, protection shall include one of the following:

- (1) Location outside the Special Flood Hazard Area; or
- (2) Elevation of the lowest floor or floodproofing of the structure, together with attendant utility and sanitary facilities, to at least 2 feet above the Base Flood Elevation.

c. *Ingress and egress for new Critical Facilities.* New Critical Facilities shall, when practicable as determined by the Town Council, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

E. **Definitions.** The following terms shall have the specific meaning given when used in this section. All other terms shall have their plain and ordinary meaning unless specifically defined for use throughout this Chapter in [Article 11](#).

1-percent (1%) flood. A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (one-percent-annual-chance flood). The terms *one-hundred-year flood* and *one-percent-chance flood* is synonymous with the term *100-year flood*. This term does not imply that the flood will necessarily happen only once every 100 years.

1% floodplain. The area of land susceptible to being inundated as a result of the occurrence of a 1% flood.

100-year flood. See “1% flood.”



0.2-percent (0.2%) flood. A flood having a recurrence interval that has a two-tenths percent chance of being equaled or exceeded during any given year (0.2-percent-chance annual flood). The terms five-hundred-year flood and 0.2 percent-chance flood is synonymous with the term 500-year flood. This term does not imply that the flood will necessarily happen only once every 500 years.

0.2% floodplain. The area of land susceptible to being inundated as a result of the occurrence of a 0.2% flood.

500-year flood. See “0.2% flood”

Abandoned. Any structure that has been used or was intended for use as an occupied structure, in whole or in part, including an accessory building, that has become vacant or unused for a period of at least 365 consecutive days, and meets at least two of the following conditions:

- (1) Is open to casual entry or trespass;
- (2) Is damaged by fire, flood, weather or vandalism to an extent that prevents safe occupation;
- (3) Is the site of loitering or vagrancy;
- (4) Demonstrates a lack of property maintenance and upkeep as evidenced by one or more violations of the International Property Maintenance Code, as adopted in § 5-47 of this Code;
- (5) Is under notice for being in violation of one or more City ordinances;
- (6) Has been secured or boarded up for at least three hundred sixty-five (365) consecutive days;
- (7) Has utilities disconnected or not in use;
- (8) Is subject to a condemnation notice or legal order to vacate;
- (9) Is structurally unsound to an extent that prevents safe occupation; or
- (10) Is a potential hazard or danger to the public.

Accessory structure. A structure that is located on the same parcel of property as the principal structure and is used solely for parking and/or storage.

Addition. Any activity that expands the enclosed footprint or increases the square footage of an existing structure.

Alluvial fan flooding. A fan-shaped sediment deposit formed by a stream that flows from a steep mountain valley or gorge onto a plain or the junction of a tributary stream with the main stream. Alluvial fans contain active stream channels and boulder bars, and recently abandoned channels. Alluvial fans are predominantly formed by alluvial deposits and are modified by infrequent sheet flood, channel avulsions and other stream processes.

Area of shallow flooding. A designated Zone AO or AH on a community's Flood Insurance Rate Map (FIRM) with a one-percent chance or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow

At-risk population. Children, the infirm, and other persons requiring special assistance or care, or life support.

Base flood. The flood having a one-percent chance of being equaled or exceeded in any given year, whether designated as such by FEMA or by the Town Council in the manner provided in this Article. **Base Flood Elevation (BFE)** means the elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30 and VE that indicates the water surface elevation resulting from a flood that has a one-percent chance of equaling or exceeding that level in any given year.

Basement. Any area of a building having its floor sub-grade (below ground level) on all sides.



Benchmark. An established monument with a documented elevation in relation to mean sea level.

Channel. The physical confine of a stream or waterway consisting of a bed and stream banks, existing in a variety of geometries.

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

Code of Federal Regulations (CFR). The codification of the general and permanent Rules published in the Federal Register by the executive departments and agencies of the federal government. It is divided into fifty titles that represent broad areas subject to federal regulation.

Community. Any political subdivision in the State that has authority to adopt and enforce floodplain management regulations through zoning, including but not limited to cities, towns, unincorporated areas in the counties, Indian tribes and drainage and flood control districts.

Conditional Letter of Map Revision (CLOMR). A letter from FEMA officially commenting on a proposed project, which, if constructed in conformance with the CLOMR submittal contained plans would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in a revision to the effective Flood Insurance Rate Map to show changes in zones, delineations, and flood elevations of floodplains and floodways. A CLOMR does not revise an effective Flood Insurance Rate Map.

Conditional physical map revision (CPMR). A letter from FEMA officially commenting on, but not revising, the effective Flood Insurance Rate Map, for a proposed project that would, upon completion, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in a revision to, and republication of, one or more panels of the effective Flood Insurance Rate Map to show changes in flood risk zones, delineations and flood elevations of floodplains and floodways.

Crawl space. Any unfinished area of a building having its improved or unimproved floor subgrade (below ground level) on all sides and the interior height of which, measured from the lowest interior grade to the highest point of the foundation, is 4 feet or less.

Critical Facility. A structure or related infrastructure, but not the land on which it is situated, as specified in Subsection E.8 that, if flooded, may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood. See Subsection E.8.

Cumulative substantial improvement. Any combination of repairs, demolition, reconstruction, rehabilitation and/or other improvements of a structure taking place during the time the structure has been located in a designated floodplain, the cumulative cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement, provided that the footprint of the structure is not increased. The term *cumulative substantial improvement* shall include any repair or reconstruction work on structures that have incurred substantial damage. It shall not include any project for improvement of a structure to correct violations of state or local health, sanitary or safety code specifications that have been identified by the local code enforcement official, including only the minimum improvements necessary to assure safe living conditions. Also, *cumulative substantial improvement* shall not include ordinary maintenance activities, such as interior or exterior painting or decoration, replacement of windows, doors or other nonstructural elements, repair or replacement of heating or air conditioning appliances or hot water heaters, reroofing, and utility connections, provided that such improvements shall not be excluded from the overall work when carried out in connection with structural improvements.

Development. Any man-made change in improved and unimproved real estate, including but not limited to: new buildings or other structures, modifications or improvements to existing structures, mining,



dredging, filling, grading, paving, land clearing, excavation or drilling operations, or permanent storage of equipment or materials. Development shall also mean any change to, or change of use of, a property or structure that is within the scope of a restriction or equipment set out in this Article.

DFIRM database. A database (usually spreadsheets containing data and analyses that accompany DFIRMs). The FEMA Mapping Specifications and Guidelines outline requirements for the development and maintenance of DFIRM databases.

Digital Flood Insurance Rate Map (DFIRM). A FEMA digital floodplain map. These digital maps serve as "regulatory floodplain maps" for insurance and floodplain management purposes.

Drainageway. A natural or artificial land surface depression with or without perceptibly defined beds and banks to which surface runoff gravitates and collectively forms a flow of water continuously or intermittently in a definite direction.

Elevated building. A non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X and D, to have the top of the elevated floor above the ground level by means of pilings, columns (posts and piers) or shear walls parallel to the flow of the water; and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X and D, *elevated building* also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

Emergency response and preparedness plan. A plan, and related preparations and systems, that are intended to provide both a reasonable measure of preparedness for flooding and other emergencies that may occur in conjunction with flooding, and a reasonable ability to respond to such circumstances so as to avoid and minimize potential harm to persons or property.

Enclosure. An unfinished area below the finished area of a building that is partially or fully shut in by rigid walls, where the lowest interior grade is at or above the outside grade on all sides.

Encroachment. An addition to or change to the physical condition of a specified type of flood hazard area that results in the blockage, diversion or displacement of floodwaters.

Essential services facilities. Facilities for the provision of services needed before, during and after a flood event in order to protect public health and safety.

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or mobile building development. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes or mobile buildings are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads). Installation of a manufactured home or mobile building on a previously improved lot within a manufactured home park or mobile building development shall not be deemed to constitute expansion of manufactured home park or mobile building development.

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

FEMA. The Federal Emergency Management Agency, or successor agency



FEMA floodplain basin. The land in a 1% floodplain designated by FEMA. This includes both areas of a floodplain designated as Zones A, AE, AO, AH and A1—A30 on the Flood Insurance Rate Map and any other areas in a basin for which FEMA has issued a floodplain map that the Town designates as 1% floodplain.

FEMA special flood hazard area. Areas delineated on the Flood Insurance Rate Map and designated as Zones A, AE, AO, AH and A1—A30.

Fill. A deposit of materials of any kind placed by artificial means. *Finished area* shall mean an enclosed area that has more than 20 linear feet of finished walls (paneling, wallboard or other non-flood-resistant material, for example) or that is used for any purpose other than solely for parking of vehicles, building access or storage.

Floatable materials. Any material that is not secured in place or completely enclosed in a structure, so that it could float off site during the occurrence of a flood and potentially cause harm to downstream property owners, or that could cause blockage of a culvert, bridge or other drainage facility. This includes, without limitation, lumber, vehicles, boats, equipment, trash dumpsters, tires, drums or other containers, pieces of metal, plastic or any other item or material likely to float. *Floatable materials* shall not include motor vehicles parked temporarily on property for the purpose of customer or employee parking, or a business's temporary outdoor display of inventory during its usual hours of operation.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) The overflow of water from channels and reservoir spillways;
- (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (c) Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

Flood control structure. A physical structure designed and built expressly or partially for the purpose of reducing, redirecting or guiding flood flows along a particular waterway. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood fringe. That portion of the 1% floodplain between the floodway boundary and the upper limits of the base flood. Sheet flow areas with flood depths of less than 1 foot shall not be considered part of the *flood fringe*. Sheet flow areas with flood depths between 1 and 3 feet, inclusive, shall be considered part of the *flood fringe*.

Flood hazard area shall mean the Big Thompson or Little Thompson floodplain, a FEMA basin floodplain, a Town basin floodplain, an area removed from a floodplain by a LOMR-Fill, or an erosion buffer zone.

Flood Insurance Rate Map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the community.

Flood Insurance Study (FIS). The official report provided by FEMA. The report contains the Flood Insurance Rate Map, as well as flood profiles and water surface elevation of the base flood.

Floodplain or flood-prone area. Any land area susceptible to being inundated as the result of a flood, including the area of land over which floodwater would flow from the spillway of a reservoir.

Floodplain Administrator. The community official designated by title to administer and enforce the floodplain management regulations.



Floodplain Development Permit. A permit required before construction or development begins within any Special Flood Hazard Area (SFHA). If FEMA has not defined the SFHA within a community, the community shall require permits for all proposed construction or other development in the community including the placement of manufactured homes, so that it may determine whether such construction or other development is proposed within flood-prone areas. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and this Article.

Floodplain management. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations. Floodplain management refers to those activities that are implemented with the intent to promote the public health, safety and general welfare, to minimize public and private losses due to flood conditions and to maintain, enhance and improve the natural and beneficial functions of floodplains.

Floodplain management regulations. Land use and zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing. Any combination of structural provisions, and/or nonstructural additions, changes or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damage to properties, water and sanitary facilities, structures and contents of buildings in a floodplain area.

Floodway (regulatory floodway). The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the base flood water surface elevation more than one-half ($\frac{1}{2}$) foot (six [6] inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

Floodway modification. Any alteration to a channel thalweg, bed or banks of a floodway that would change the delineation of the floodway. **Footprint** shall mean the aerial extent and location of a structure at the point at which it meets the ground at grade level, or at which the floor projects horizontally above the ground, to the extent portions of the structure do not meet the ground.

Freeboard. The vertical distance in feet above a predicted water surface elevation, intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes docking facilities, but does not include long-term storage or related manufacturing facilities.

Hardship. The effect of a floodplain designation on the use of a property in light of unusual physical characteristics of the land that are exceptional or peculiar to the property and not shared by adjacent parcels. **Hardship** does not include personal or financial circumstances of the current owner of the land, such as increased costs, inconvenience, aesthetic considerations, physical disability, timing, mistakes by contractors or advisors, personal preferences, or the disapproval of neighbors.

Hazardous materials facilities. Facilities that produce, use or store highly volatile, hazardous, flammable, explosive, toxic and/or water-reactive materials, liquids, gases or solids, as defined under the Hazardous



Materials Transportation Act, 49 U.S.C. Secs. 1801-1812, and cemeteries. *Hazardous materials facilities* shall include, but not be limited to: chemical and pharmaceutical plants; laboratories; refineries; hazardous waste storage and disposal sites; gasoline storage or sales facilities; automobile oil and lubrication, repair or paint facilities; warehouses; manufacturing facilities; and propane storage or sales facilities. *Hazardous materials facilities* shall not include retail structures and facilities that only stock and store products in factory-sealed containers.

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

Historic structure. Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior; or
 2. Directly by the Secretary of the Interior in states without approved programs.

Infrastructure. Any facility, excluding structures, of a public or private utility providing electric, telephone, cable TV, fiber-optic, telegraph, water, wastewater, storm sewer or any other public utility service; stormwater improvements identified in any Town-approved drainage master plan; public roads, bridges and culverts; and traffic signaling equipment that is provided, required or authorized by any governmental entity having jurisdiction.

Letter of map amendment (LOMA). A letter from FEMA officially revising the effective Flood Insurance Rate Map that establishes that a property is not located in a FEMA special flood hazard area.

Letter of Map Revision (LOMR). FEMA's official revision of an effective Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs) or the Special Flood Hazard Area (SFHA).

Letter of Map Revision based on Fill (LOMR-F). A letter from FEMA stating that a structure or parcel of land that has been elevated by fill would not be inundated by the base flood.

Levee. A man-made embankment, usually earthen, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding. For a levee structure to be reflected on the FEMA FIRMs as providing flood protection, the levee structure must meet the requirements set forth in 44 CFR § 65.10.

Levee system. A flood protection system which consists of a levee or levees and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.



Lowest adjacent grade (LAG). The elevation of the natural ground or properly compacted fill that comprises a component of a building's foundation system, sidewalk, patio, deck support or basement entryway immediately next to a structure and after the completion of construction.

Lowest floor. The lowest floor of the lowest enclosed area (including basement), and includes any floor used for living purposes which includes working, storage, sleeping, cooking and eating or recreation, or any combination thereof. This includes any floor that could be converted to such a use, such as a basement or crawl space. The lowest floor is a determinate for the flood insurance premium for a building, home or business. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

Manufactured home. A structure that is used or intended for use as a residential structure that is transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term *manufactured home* does not include a recreational vehicle.

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. The value of a structure, excluding the value of the underlying land, based upon the market for comparable properties in the local real estate market among willing buyers and sellers. Market value may be established by the County Assessor's assessment of the actual value of the structure, or may be established by an independent certified appraisal consistent with FEMA standards for the appraisal of improvements.

Material Safety Data Sheet (MSDS). A form with data regarding the properties of a particular substance. An important component of product stewardship and workplace safety, it is intended to provide workers and emergency personnel with procedures for handling or working with that substance in a safe manner, and includes information such as physical data (melting point, boiling point, flash point, etc.), toxicity, health effects, first aid, reactivity, storage, disposal, protective equipment and spill-handling procedures.

Mean sea level. For purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

Mixed-use structure. Any structure that is used or intended for use for a mixture of nonresidential and residential uses in the same structure. **National Flood Insurance Program (NFIP)** means FEMA's program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

New construction. A new structure (including the placement of a mobile home) or facility or the replacement of a structure or facility which has been totally destroyed. **New manufactured home park or subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

No-rise certification. A record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A no-rise certification must be supported by technical data and signed by a registered Colorado professional engineer. The supporting technical data should be



based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).

Physical Map Revision (PMR)/ FEMA's formal action whereby one or more map panels of the effective National Flood Insurance Rate Map (FIRM) are physically revised and republished. A PMR is used to show changes in flood risk zones, floodplain and/or floodway delineations, flood elevations, and/or planimetric features.

Reconstruct or reconstruction. To rebuild a structure without increasing its footprint, when the structure has been: (a) partially or completely destroyed by any cause (i.e., fire, wind, flood), or (b) partially or completely torn down. *Reconstruction* that also meets the definition of *redevelopment* shall be regulated hereunder as redevelopment.

Recreational vehicle. A vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projections;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Redevelop or redevelopment.

- (a) To construct any substantial improvement that will result in the removal or replacement of more than 50% of the wall perimeter of any floor of a structure that is completely or partially below the base flood elevation, provided that the footprint of the structure is not increased; or
- (b) To repair or reconstruct any structure that has sustained substantial damage, which damage has caused the removal or replacement of more than 50% of the wall perimeter of any floor of a structure that is completely or partially below the base flood elevation, provided that the footprint of the structure is not increased.

Regulatory flood protection elevation. The elevation above the base flood elevation to which a structure must be elevated, as set forth in the applicable requirements of this Section.

Regulatory floodplain. The floodplain that is regulated by the Town, including the Big Thompson and Little Thompson floodplains and other FEMA or Town-delineated basin floodplains.

Rehabilitation or rehabilitate. To make any improvements and repairs to the interior and exterior of a structure that do not result in any increase in the footprint of the structure. The construction of a vertical addition is considered to constitute *rehabilitation*.

Remodel or remodeling. (See *rehabilitation* or *rehabilitate*.)

Residential structure. Any structure that is used for, or designed as and capable of being used for, the temporary or permanent domicile of persons, including without limitation a dwelling, a boarding house, a hotel, a motel and similarly used structure and a manufactured home. A *mixed-use structure* shall not be deemed to constitute a *residential structure*.

Shallow flooding area. Either: (a) a designated AH or AO zone shown on the Flood Insurance Rate Map; or (b) designated as a shallow flooding area by the City in a 1% floodplain having an average depth of from one 1 to 3 feet, inclusive, where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.



Sheet flow area. A portion of the 1% floodplain that is characterized by undefined flow paths. *Sheet flow areas* with flood depths of less than 1 foot shall not be considered part of the flood fringe. *Sheet flow areas* with flood depths between 1 and 3 feet, inclusive, shall be considered part of the flood fringe.

Special Flood Hazard Area (SFHA). The land in the floodplain within a community subject to a 1% or greater chance of flooding in any given year, i.e., the 100-year floodplain.

Start of construction. The date the building permit was issued, including substantial improvements, provided that the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The *actual start* means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. *Permanent construction* does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the *actual start of construction* means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Storage of floatable materials. Storage outside of any structures of materials, products, equipment, vehicles or any other item that is not a structure, if the stored material or item meets the definition of *floatable material*. *Structure* shall mean a structure with two or more outside rigid walls from floor to roof and a fully secured roof that is affixed to a permanent site, a mobile building or manufactured home or a gas or liquid storage tank that is principally aboveground. An attached garage or addition shall be considered part of the structure to which it is attached.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure (but not of the land where it is located) just prior to when the damage occurred.

Substantial improvement. Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost** of which equals or exceeds 50% of the market value of the structure before start of construction of the improvement. The value of the structure shall be determined by the local jurisdiction having land use authority in the area of interest. This includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions; or
- (b) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Threshold Planning Quantity (TPQ). A quantity designated for each chemical on the list of extremely hazardous substances that triggers notification by facilities to the State that such facilities are subject to emergency planning requirements.

Unfinished area. An enclosed area that is used only for the parking of vehicles, building access or storage purposes and does not meet the definition of finished area.

Vertical addition. An addition to a structure that does not result in an increase in the structure's footprint, provided that the associated work does not constitute redevelopment of the structure.

Variance. A grant of relief to a person from the requirement of this Article when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a



manner otherwise prohibited by this Article. (For full requirements, see Section 60.6 of the National Flood Insurance Program regulations.)

Violation. The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4) or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Water surface elevation. The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Water surface profile. A graph that shows the relationship between the vertical elevation of the top of the floodwater and of the streambed with the horizontal distance along the stream channel.

Watercourse. A stream, creek, pond, slough, gulch, reservoir, lake or portion of the floodplain functioning as a natural or improved channel carrying flows, not constituting a flood. The term shall include, but not be limited to, established natural and human-made drainageways for carrying storm runoff, but it shall not include irrigation ditches.

Zone. An area designated on the FEMA Flood Insurance Rate Map, indicating the likelihood and potential extent of flooding:

- (a) *A zone.* An area inundated by the 1% Flood, as shown on the FEMA Flood Insurance Rate Map. Base flood elevations are not determined in an A zone.
- (b) *A1—A30 and AE zone.* Areas inundated by the 1% Flood, as shown on the FEMA Flood Insurance Rate Map. Base flood elevations are determined for these zones.
- (c) *AH zone.* An area of one-hundred-year shallow flooding as shown on the FEMA Flood Insurance Rate Map where depths are between 1 and 3 feet (usually shallow ponding). Base flood elevations are determined for this zone.
- (d) *AO zone.* An area of one-hundred-year shallow flooding as shown on the FEMA Flood Insurance Rate Map where depths are between 1 and 3 feet (usually sheet flow on sloping terrain). Average flood depths are determined for this zone.
- (e) *X zone.* One or more of the following: the area inundated by the 0.2% flood; a sheet flow area inundated by the 1% flood with an average flood depth of less than 1 foot; or an area protected by one or more levees from inundation by the 1% flood.

17-10-3 Oil & Gas

- A. **Intent.** State law recognizes that surface and mineral estates are separate and distinct interests in land and that one may be severed from the other. Additionally, the Town has the responsibility to protect Town infrastructure and resources, manage and mitigate adverse land use impacts, and protect the health, safety, morals and general welfare of the public. This Section has the following intent with regard to the rights of surface and mineral estates:
 - 1. Ensure and monitor compliance with all State and Federal laws and rules;
 - 2. Enable the right to use that part of the surface estate reasonably required to extract and develop their subsurface mineral interests;
 - 3. Minimize or mitigate adverse land use impacts on mineral estates, and provide mutual accommodation of the surface and mineral owners.
 - 4. Protect the Town's infrastructure and groundwater resources and require mineral estate developers to ensure these resources are not harmed.
 - 5. Mitigate potential negative impacts from mineral estate development on property owners, adjacent or future land uses, and ecological resources through reasonable regulations for initiating, operating and ceasing mineral estate development.



- B. Applicability.** The standards and procedures in this Section apply to all apply to oil and gas exploration and production operations located on surface property with within all zoning districts in the Town limits. No oil and gas facility shall be operated or reactivated, and no site development or equipment shall be located prior to the following:
1. *Conditional Use.* All oil and gas exploration and production operations shall require a conditional use permit for the facility according to the procedures and criteria in Section 17-2-8.
 2. *Site Plan.* Approval of a site plan in association with the special review permit, or in accordance with the procedures and criteria in Section 17-2-8 for any new or relocated facilities, and provided it is compliance with an approved special review permit and the standards of this Section.
 3. *Notice to Proceed.* Prior to commencement of construction, drilling, re-drilling or enhanced recovery operations for which a use by special review has been previously granted, a "Notice to Proceed" shall be obtained from the Town. A copy of any necessary state or federal permit issued for the operation shall be provided to the Town.
 4. *Building Permits.* Building permits shall be obtained as required by the Town's adopted Building and Fire Codes and all other applicable codes and regulations.
 5. The initial use by special review permit shall allow any twinning, sidetracking, deepening, recompleting or reworking of a well and relocation of accessory equipment or gathering and transmission lines so long as all applicable regulations of this jurisdiction and the state are met. If any twinning, sidetracking, deepening, recompleting or reworking of a well, or relocation of accessory equipment or gathering and transmission lines occurs, then the operator shall submit a revised site plan according to the procedures and criteria in Section 17-2-8.

C. Site & Development Standards. All oil and gas sites shall meet the following site and development standards:

1. *General Provisions.* Operators shall conform to the following:
 - a. Town, county, state and federal regulations and standards concerning air quality, water quality, odor and noise.
 - b. Town sanitation and environmental standards
 - c. All surface trash, debris, scarp or discarded material shall be removed and disposed of in a legal manner.
2. *Equipment Setbacks.* All oil and gas equipment, except flow lines, transmission lines and power supply, shall be located according to the setbacks in Table 17-10-2.

Table 17-10-1: Oil & Gas Equipment Setbacks

Location	Equipment	Setbacks	From
All areas of the Town	Well Well heads Production tanks Associated production equipment	150' or 1.5x height, whichever is greater	Lot Line/ROW, Parking, Trail, Public or private road, Major above ground utility, Rail line Any occupied building (low density areas)
	New building or structure	50' 150' or 1.5x height, whichever is greater	Any plugged and abandoned well Any existing oil and gas equipment listed above
	Well	200'	Any occupied building (high density areas)



High-density areas	Well head		
	Production tanks	350' (well and well heads)	Education facility,
	Associated production equipment	500' (production tanks and associated production equipment)	Assembly building Hospital or care facility Jail Outdoor activity areas (State designated)
		50'	Any plugged and abandoned well
	Any new building or structure (or per alternative compliance in Section 24-208)	350' (well and well heads) 500' (production tanks and associated production equipment)	Any existing oil and gas equipment listed above

The Planning Commission may allow a lesser setback if necessary to meet other COGCC rules. A waiver shall first require COGCC approval of all other provisions of the application, demonstration that the COGCC requirements make the setbacks unattainable, and the Planning Commission may require other mitigation measures as provided in this Section to account for lesser setbacks.

3. **Flow Lines.** All flow lines, including transmission and gathering systems, shall have the legal description of the location recorded with the County Clerk and Recorder within 30 days of completion of construction. Abandonment of any flow lines shall be recorded with the County Clerk and Recorder within 30 days after abandonment.

4. **Access Roads.** All roads used to access the tank battery and wellhead shall be constructed and maintained according to the following:
 - a. 20 feet minimum width;
 - b. 13.5 feet minimum overhead clearance;
 - c. Surfaced with:
 - (1) Tank access - Gravel with Class 6 aggregate base course per Colorado Department of Transportation's "Standard Specifications for Road and Bridge Construction,"
 - (2) Well head access - dirt;
 - d. 6-inch thick / 95% compacted subgrade and aggregate base course;
 - e. Graded to allow drainage and constructed to allow cross-drainage of waterways by a culvert or pipe subject to Public Works approval; and
 - f. Any intersection with Town streets or paved alleys shall be paved to Public Works standards from the road to the edge of the right of way, and otherwise protect public streets, sidewalks, curbs and gutter from any mud or gravel.
 - g. If a well site falls within a high density area at the time of construction, all leasehold roads shall be constructed to accommodate local emergency vehicle access requirements and shall be maintained in a reasonable condition.
 - h. If mud or gravel is carried onto Town streets or sidewalks, the owner or operator shall ensure that the streets are promptly cleaned. With the permission of the Director of Public Works, the owner or operator may make arrangements for the Public Works Department to clean the streets at the sole cost of the owner or operator.
 - i. No public facilities such as curbs, gutters, pavement, water or sewer lines, etc., shall be damaged by vehicles entering or leaving the site. In the event of damage, the owner and operator, jointly and severally, shall indemnify the Town for any reasonable repair costs

5. **High Density Areas.** In addition to setbacks as required in Section 17-10-2.C.2., the following provisions shall apply to high density areas:



- a. At the time of initial installation, if a well site falls within a high density area, all pumps, pits, wellheads and production facilities shall be adequately fenced to restrict access by unauthorized persons. For security purposes, all such facilities and equipment used in the operation of a completed well shall be surrounded by a fence six feet in height, of noncombustible material and which includes a gate which shall be locked.
 - b. Any material not in use that might constitute a fire hazard shall be placed a minimum of 25 feet from the wellhead, tanks and separator. Within 90 days after a well is plugged and abandoned, the well site shall be cleared of all nonessential equipment.
 - c. Adequate blowout prevention equipment shall be provided for drilling operations and well servicing operations.
 - d. The operator shall identify the location of plugged and abandoned wells with a permanent monument which shall include the well number and date of plugging inscribed on the monument.
 - e. Where possible, operators shall provide for the development of multiple reservoirs by drilling on existing pads or by multiple completions or commingling in existing well bores.
- D. **Coordination with COGCC Rules.** In addition to any other standards that are part of a special review permit, all oil and gas facilities shall comply with the following rules of Oil the Oil and Gas Conservation Commission of the State of Colorado (COGCC).
1. *Generally.* All exploration and production waste, including drilling mud or other drilling fluids, shall be stored, handled, transported, treated, recycled or disposed of in accordance with COGCC regulations, to prevent any significant adverse environmental impact on air, water, soil or biological resources.
 2. *Abandonment and Plugging.* The operator shall comply with all COGCC rules with respect to abandonment and plugging of wells.
 - a. Operators of wells which are to be abandoned upon the completion of drilling and not be put into production shall notify the appropriate fire department not less than two hours prior to commencing plugging operations.
 - b. Operators of formerly producing wells shall notify the appropriate fire department not less than 2 days prior to removing production equipment or commencing plugging operations.
 3. *Seismic Operations.* All persons shall comply with all COGCC rules with respect to seismic operations. Seismic operations shall occur within the Town only between the hours of 7:00 a.m. and 7:00 p.m. In addition, the owner or operator shall provide a notice of intent to conduct seismic exploration at least seven days prior to commencement of the data recording operations to the Planning Director and the Fire Chief. Notice shall include the following:
 - a. Method of exploration;
 - b. Map showing the proposed seismic lines, at a scale at least one-half inch to the mile;
 - c. Name and permanent address of the seismic contractor; and
 - d. The name, address and telephone number of the seismic contractor's local representative.
 4. *Signs.* The well and tank battery owner or operator shall comply with all COGCC rules with respect to signs. In addition, the owner or operator shall maintain all signs in



readable condition. Signs shall comply with Chapter 9, Signs, and the International Fire Code, except when any variations from these codes are required by COGCC regulations.

- 5. *Reclamation.* The operator shall comply with all COGCC rules with respect to site reclamation. The COGCC Drill Site Reclamation Notice shall be filed with the Town at the same time it is sent to the surface owner.

E. Environmental Mitigation. To ensure appropriate integration into the context within the Town, and to promote the long-term interests of all land owners, oil and gas shall mitigate the following environmental impacts.

- 1. *Noise.* State law and regulations concerning noise abatement (Title 25, Article 12, C.R.S.) shall apply to all operations, together with applicable local government ordinances, rules or regulations. In addition, each site shall comply with the following:
 - a. Where a well or tank battery does not comply with the required setback or other portions of this Section, or where the well or tank battery is in an area of particular noise sensitivity, such as hospitals, schools and churches, additional noise mitigation may be required. In determining noise mitigation, specific site characteristics shall be considered, including the following:
 - (1) Nature and proximity of adjacent development (design, location, type);
 - (2) Prevailing weather patterns, including wind directions;
 - (3) Vegetative cover on or adjacent to the site; and
 - (4) Topography.
 - b. Based upon the site characteristics, additional noise mitigation may require any combination of the following:
 - (1) Acoustically insulated housing or cover enclosing the motor, engine or compressor, or similar techniques;
 - (2) Vegetative screen consisting of trees and shrubs;
 - (3) Solid wall or fence of acoustically insulating material surrounding all or part of the facility;
 - (4) Noise management plan identifying and limiting hours of maximum noise emissions, type, frequency and level of noise to be emitted and proposed mitigation measures;
 - (5) Lowering the level of pumps or tank battery; and
 - (6) Requirements for electric motors only.
 - c. Exhaust from all engines, motors, coolers and other mechanized equipment shall be vented in a direction away from all buildings certified or intended for occupancy, to the extent practicable.
- 2. *Visibility.* Oil and gas facilities shall be located away from prominent natural features and otherwise located to minimize visibility from rights-of-way, public spaces or adjacent property.
 - a. *General Location.* The following strategies shall be used to minimize visibility:
 - (1). Locate to avoid crossing hills and ridges or silhouetting.
 - (2) Use structures of minimal size to satisfy present and future functional requirements.
 - (3) Minimize the removal of existing vegetation.
 - (4) Locate facilities at the base of slopes to provide a background of topography and natural cover.
 - (5) Replace earth adjacent to water crossings at slopes at an angle, which insures stability for the soil type of the site, to minimize erosion.
 - (6) Align access roads to follow existing grades and minimize cuts and fills.
 - b. *Landscaping.* One or more of the following landscape strategies may be required, on a site-specific basis:



- (1). Adequate ground covers, shrubs and trees.
 - (2). Shaping cuts and fills to appear as natural forms.
 - (3). Cutting rock areas to create irregular forms.
 - (4). Designing the facility to utilize natural screens.
 - (5). Construction of fences or walls, such as woven wood or rock, for use with or instead of landscaping.
 - c. *Painting and Colors.* Facilities shall be painted as follows:
 - (1). Uniform, noncontrasting, nonreflective color tones, similar to Munsell Soil Color Coding System.
 - (2). Color matched to land, not sky, slightly darker than adjacent landscape.
 - (3). Exposed concrete colored to match soil color.
 - (4). Storage tanks and other facilities shall be kept clean and well-painted and otherwise properly maintained, so that signs are legible and all flammable material removed from the site.
 - d. *Visual Mitigation Plan.* Where a well or tank battery does not comply with the required setback or other portions of this Section or in areas of increased visual sensitivity determined by the Town, the applicant shall submit a visual mitigation plan which shall include one or more of the following standards:
 - (1). Exterior lighting shall be directed away from residential areas or shielded from said areas to eliminate glare.
 - (2). Construction of buildings or other enclosures may be required where facilities create noise and visual impacts which cannot be mitigated because of proximity, density and/or intensity of adjacent residential land use.
3. *Safety.* Adequate precautions shall be taken and necessary wellhead safety devices used at all times during the drilling, completion, recompletion, reworking, production, repair and maintenance of the well.
- a. Adequate fire-fighting apparatus and supplies, approved by the appropriate fire department, shall be maintained on the drilling site at all times during drilling, completion and repair operations. All machinery, equipment and installations on all drilling sites within the Town limits shall conform with such requirements as may be issued by the appropriate fire department
 - b. Any well located less than 350 feet from an occupied building or in high density areas shall be equipped with blowout preventers during drilling.
4. *Wildlife.*
- a. When one or more wells or tank batteries are located within any area identified with sensitive ecological features or natural habitat, the applicant shall consult with the Division of Wildlife and the Town to obtain recommendations for appropriate site specific and cumulative impact mitigation procedures.
 - b. In lieu of a site specific mitigation review for each well and well site, the applicant may submit to the Community Development Director a multi-site plan addressing cumulative impacts to wildlife from the estimated total number of facilities planned in the same area and including areas within the Long-Range Expected Growth Area, if at least one proposed well site is in the Town.
5. *Flood Plain Restrictions.* The well and tank battery shall comply with all applicable federal, state and local laws and regulations when located in a flood way or a one-hundred-year flood plain area.
- a. All equipment at production sites located within a one-hundred-year flood plain shall be anchored as necessary to prevent flotation, lateral movement or collapse or shall be surrounded by a berm with a top elevation at least one foot above the level of a one-hundred-year flood.



- b. Any activity or equipment at any well site within a one-hundred-year flood plain shall comply with the Federal Emergency Management Act and shall not endanger the eligibility of residents of the Town to obtain federal flood insurance.

F. **Application Materials.** In addition to all submittal requirements for a use by special review required by Section 17-2-8, a conditional use grant for oil and gas facilities shall require the following:

1. **Site Plan.** Copies of all information submitted to the COGCC. If any of the following is not included on the COGCC information, it shall be submitted on one or more plats or maps, drawn to scale:
 - a. The proposed location of production site facilities or well site facilities. Future development of the resource shall be considered in the location of the tank battery. Existing tank batteries and transmission and gathering lines within 500 feet of the well site shall be shown.
 - b. The location of the drilling equipment and related facilities and structures.
 - c. The following information within a radius of 500 feet of the proposed well or production site:
 - (1) Existing surface improvements;
 - (2) Existing utility easements and other rights-of-way of record; and
 - (3) Existing irrigation or drainage ditches.
 - (4) Names of abutting subdivisions or owners of abutting unplatted property
 - d. Drainage and erosion control plans for the well site or production site and the area immediately adjacent to such site.
 - e. Location of access roads.
 - f. Well site or production site's existing lease boundaries, well name and number.
 - g. True north arrow, scale and plan legend.
 - h. A title block showing the scale; date of preparation; and name, address and telephone number of the plan preparer, applicant and operator.
2. **Vicinity Maps.** Copies of the vicinity maps as submitted to the COGCC. If any of the following is not included on the COGCC vicinity maps, it shall be submitted included for a three-mile radius around the proposed well:
 - a. Location of all existing water bodies and watercourses, including direction of water flow. This information shall be submitted on USGS 7.5 minute series or assessor base maps which indicate topographic detail and show all existing water bodies and watercourses with a physically defined channel within a four-hundred-foot radius of the proposed well.
 - b. Location of existing oil and gas wells as reflected in COGCC records. This information shall be submitted on a map and shall include any and all wells within a one-thousand-foot radius of the proposed location for the well.
 - c. Location of drill site and access from one or more public roads.
 - d. Surface and mineral lease ownership within 200 feet of the wellhead and within 400 feet of the wellhead in high-density areas.
3. **Other Items.** The application shall include the following:
 - a. The operator's and surface owner's names and addresses, copies of any required COGCC Form 2 and designation of agent, if applicable.
 - b. An operating plan.
 - c. A list of all permits or approvals obtained or yet to be obtained from local, state or federal agencies other than COGCC.
 - d. An emergency response plan that is mutually acceptable to the operator and the Johnstown Fire Department or appropriate fire district that includes a list of local telephone number of public and private entities and individuals to be notified in



- e. the event of an emergency, the location of the well and provisions for access by emergency response entities.
- f. A plan for minimizing negative impacts, including noise and vibration levels, air and water quality, odor levels, visual impacts, wildlife impacts, waste disposal and public safety.
- f. A fire protection plan that is mutually acceptable to the operator and the Johnstown Fire Department or appropriate fire district that includes planned actions for possible emergency events and any other pertinent information. Prior to the application to the Town, a proposed fire protection plan and emergency response plan shall be submitted to and reviewed by the Johnstown Fire Department or appropriate fire district.

- G. **Review Criteria.** In addition to all other general criteria in Section 17-2-8 for conditional use grant, the Planning Commission shall consider the following for oil and gas facilities:
1. The submittal of all necessary information demonstrates compliance with all federal, state and local laws and regulations regarding siting and operating facilities.
 2. The site plans demonstrate compliance with all standards in this Section.
 3. The site plan or any additional environmental mitigation plans meet the standards, guidelines and criteria for the specific location and context.
 4. No other conditions or circumstances exist that will undermine the intent of this Section.

- H. **Inspections.** The holder or agent of the special review permit shall allow inspections of all wells and accessory equipment and structures by Town personnel at any reasonable hour.
1. Failure to allow inspections for more than ten days shall result in scheduling a special review permit revocation hearing before the Planning Commission. The Planning Commission's decision on a special review permit revocation based on failure to allow inspections shall be final.
 2. Each year the operator of any producing oil or gas well shall provide the following to the Fire Chief:
 - a. Proof of insurance and bonding required by any Town, county, state or federal law or regulation
 - b. Certification of compliance with the conditions of this Section, the Uniform Building and Fire Codes, and other applicable regulations.
 - c. Annual inspection fees established by the Town to cover inspection costs. This fee shall be paid no later than February 1 for the preceding year. Wells which have been plugged and abandoned are exempt from the fee.

- I. **Defined Terms.** The following terms used in this Section shall have the meaning given below. All terms not listed but that are defined in the Act, or in regulations by the COGCC or CDPHE authorized under the Act, shall defer to those definitions, and any conflicts resolved in favor of the state definitions. All other terms shall have their plain and ordinary meaning unless specifically defined for use throughout this Chapter in [Article 11](#).

Act shall mean the Oil and Gas Conservation Act of the State of Colorado.

Assembly building shall mean any building or portion of building or structure used for the regular gathering of 50 or more persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking, dining or awaiting transport.

Building unit shall mean a building or structure intended for human occupancy. A dwelling unit, every guest room in a hotel/motel, every 5,000 square feet of building floor area in commercial facilities and every fifteen thousand 15,000 square feet of building floor area in warehouses or other similar storage facilities is equal to one building unit.



Commission or COGCC shall mean the Oil and Gas Conservation Commission of the State of Colorado.

Educational facility shall mean any building used for legally allowed educational purposes for more than 12 hours per week for more than six persons. This includes any building or portion of building used for licensed day-care purposes for more than six persons.

High-density area shall be determined at the time the well is permitted on a well-by-well basis, by calculating the number of occupied building units within the seventy-two-acre area defined by a one-thousand-foot radius from the wellhead or production facility and shall mean any tract of land which meets one of the following:

1. 36 or more actual or platted building units are within a one-thousand-foot radius, or 18 or more building units are within any semi-circle of the one-thousand-foot radius, at an average density of one building unit per two acres. If platted building units are used to determine density, then 50% of said platted units shall have building units under construction or constructed;
2. An educational facility, assembly building, hospital, nursing home, board and care facility or jail is located within 1,000 feet of a wellhead or production facility; or
3. If a designated outside activity area is within one thousand 1,000 feet of a wellhead or production facility, the area may become high density upon application and determination by the COGCC.

Hospital, nursing home, board and care facilities, for the sole purpose of this Chapter, shall mean buildings used for the licensed care of more than five in-patients or residents.

Inspector, Town shall mean any person designated by the Town Manager or by the Manager's designee, who shall have the authority to inspect a well site to determine compliance with this Chapter and other applicable ordinances of the Town.

Jail shall mean those structures where the personal liberties of occupants are restrained, including but not limited to mental hospitals, mental sanitariums, prisons and reformatories.

Local government designee shall mean the office designated to receive, on behalf of the local government, copies of all documents required to be filed with the local governmental designee pursuant to the rules of the COGCC.

Mineral owner shall mean any person having title or right of ownership in subsurface oil and gas or leasehold interest therein.

Operating plan shall mean a general plan which describes an oil and gas exploration and production facility identifying purpose, use, typical staffing pattern, seasonal or periodic considerations, routine hours of operation, source of services/infrastructure, any mitigation plans and any other information related to regular functioning of that facility.

Operator shall mean the person designated by the owner or lessee of the mineral rights as the operator and so identified in Oil and Gas Conservation Commission applications.

Production facilities shall mean all storage, separation, treating, dehydration, artificial lift, power supply, compression, pumping, metering, monitoring, flow lines and other equipment directly associated with oil wells, gas wells or injection wells.

Sidetracking shall mean entering the same wellhead from the surface, but not necessarily following the same well bore, throughout its subsurface extent when deviation from such well bore is necessary to reach the objective depth because of an engineering problem.



Surface owner shall mean any person having title or right of ownership in the surface estate of real property or leasehold interest therein.

Twining shall mean the drilling of a well adjacent to or near an existing well when the well cannot be drilled to the objective depth or produced due to an engineering problem, such as a collapsed casing or formation damage.

Well shall mean an oil or gas well, a hole drilled for the purpose of producing oil or gas, or a well into which fluids are injected.

Well site shall mean the areas which are directly disturbed during the drilling and subsequent operation of, or affected by production facilities directly associated with, any oil well, gas well or injection well.

Wellhead shall mean the mouth of the well at which oil or gas is produced.



Article 11. Definitions

- 17-11-1 Description of Uses
 - 17-11-2 Defined Terms
 - 17-11-3 Design & Architecture Terms
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17-11-1 Description of Uses

This section provides descriptions of uses of land and buildings associated with Table 17-4-3: Permitted Uses. It is organized by categories and types of uses. Categories are general groupings of uses with similar characteristics, and types are based on common physical or operational characteristics, such as typical scale or format. Where a proposed use is not generally listed or appears to meet the description of more than one use type, the Director shall make an interpretation on the most equivalent described use category and/or type, considering:

1. The similarity of the use in terms of scale, impact, and operations to other described uses;
2. The typical building format and site design associated with the use from existing examples; and
3. The potential contribution of the use, in its typical format and design, to the intent of the zoning district, and the ability to complement and be compatible with other permitted uses.

Any uses that may not be interpreted as equivalent to a use in Table 164-2 is not anticipated by these regulations and may only be allowed by an amendment to the development code.

A. Residential Uses

1. *Household Living.* Residential occupancy of a dwelling unit by a household, with tenancy arranged on a monthly or longer basis. Household living occurs in a variety of types based on the scale and format of buildings and arrangement of dwelling units.

One-unit Dwelling. A residential building designed for one primary dwelling unit. One-unit dwellings include variations based on the lot size.

Multi-unit Dwelling. A residential building designed for two or more principal dwelling units. Multi-unit dwellings include variations based on the building type and scale, including duplexes, multi-unit houses, row houses, or apartments.

Live / Work Dwelling. A combination of residential commercial activity located in a dwelling unit or sharing the same building as a dwelling sharing a common wall or with direct access between the residential and commercial elements, and where each is intended as a principal use.

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

Manufactured or Small Format Home Communities. A parcel of land planned and designed for multiple home sites for the placement of manufactured, mobile or other



small homes, and used for the principal dwelling of households for long-term residency. These communities include internal common areas, circulation systems and accessory uses and facilities to support the community. Dwellings may either be located on home sites designated within a larger project or on single lots owned through appropriate condominium procedures or platted under certain conditions.

Established Residential (all building types). Any residential building and use, legally established when it originated but where new development of the same use or similar building type is no longer permitted in the zone district. Where permitted, continued use and further investment in the building and use is not discouraged.

2. *Group Living.* Residential occupancy of a structure by a group of people that do not meet the definition of a household, with tenancy arranged on a monthly or longer basis. Group living structures typically have a common eating area for residents, and they may receive some level of care, training, or services associated with their residency. Group living occurs in a variety of types based on the scale and format of buildings, arrangement of dwelling units, and the degree or intensity of associated services.

Group Home- Small. The use of a residential building as a single primary dwelling which provides permanent residence, supervision, and other services for up to 8 unrelated persons with intellectual and developmental disabilities, behavioral or mental health disorders, or who are over the age of 65 years old and need of special care due to physical conditions or infirmities. The group home includes up to 2 residential caregivers, and shall be licensed, operated, or owned by a governmental agency or non-profit qualified to provide care and supervision. Group homes shall not include interim care treatment or rehabilitation facilities, or other housing facilities serving as an alternative to incarceration.

Residential Care – Limited. A residential building or grouping or residential buildings used as the permanent residence of individuals that require a limited level of assistance, medical care, therapy, or supervisions for daily living activities, or where shared social and recreational activities provide a common amenity for residents. Support services are accessory to the residential use and character of the buildings, and do not require 24-hour staffing, other than security. Typical examples include assisted living, co-housing, group homes larger than 8 individuals or that otherwise do not meet the criteria for Group Home - Small, and retirement communities.

Residential Care - General. A residential or institutional building, or group of buildings, designed to provide a primary or interim residence and health care for persons who require care on a full-time basis. Meals, medical support, rehabilitative services, social and recreational activities are provided on site with facilities and professional staff. Typical examples include nursing homes, long-term care facility, treatment centers, continuing care facility, congregate care communities, or hospices.

Residential Care - Institutional. A residential or institutional building, or group of buildings, designed and operated to provide interim or temporary housing, twenty-four-hour care, and supervision for residents who are at risk or in need of special support services. Typical examples include halfway house, rehabilitative residence, protective housing, or shelters.

B. Public / Institutional Uses



1. **Assembly.** An institutional or civic use designed to serve the community for regular or periodic events, including worship, civic, social, recreation, or entertainment, and accessory uses associated with organized activities, including child care, concession services, education, and recreation events. They can be available to the public at large, by voluntary affiliation, or for private organizations limited by membership.

Assembly – Limited (< 400 capacity and < 2 acre lot). A place of public assembly designed and located to serve immediately adjacent uses and nearby neighborhoods, or be accessory to other uses and typically designed for less than 400 people. All buildings and facilities are located on a lot of less than 2 acres. Examples include a small neighborhood association clubhouse or recreation center, common meeting rooms or meeting hall, or small religious facilities.

Assembly – General (400-800 occupants or 2 to 5 acres). Places of public assembly designed and located to serve community or civic needs of a broad vicinity and typically designed for 400 – 800 people. All buildings and facilities fit on a lot or are arranged in a small campus of between 2 and 5 acres. Examples include a community/recreation center, small event hall or large religious facility.

Assembly – Large (800+ occupants or 5+ acres). Places of public assembly designed and located to serve community or civic needs of the Town or region and typically designed for more than 800 people. Buildings and facilities require large lots or campuses that are difficult to integrate into the surrounding block structure, are disruptive to connected development patterns, and require special siting and civic design considerations. Examples include an auditorium, large event hall, major worship hall or campus, or convention and conference center.

2. **Civic & Institutional Buildings.** The use of land and buildings to serve public or community interest through government or non-profit agencies through cultural, social, or education offerings, or for the administration operations of organizations providing these services.

Government and Town. A public use that supports the community at large by through public health and safety, protective or related services. Examples include police and fire stations, dispatch, and related facilities, or similar government and quasi-government buildings and grounds.

Library, public. A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

Museum, cultural. A building having public significance by reason of its architecture or former use or occupancy; or serving as a repository for a collection of nature, scientific, or literary curiosities, or objects of interest, or works of art, and accessory sales related to the subject matter or activities on the site (i.e. museum gift shop small scale sit-down restaurants or cafes).

School. Building or group of buildings designed to provide structured, seasonal or year-round education opportunities for the community. Schools are typically integrated into the surrounding context and development pattern as a civic amenity (whether single buildings or a campus), based on the scale of the facilities. Typical examples include elementary or secondary public or private schools, colleges and universities, or other special purpose or specific-need schools that have a course of study and education environment similar to that of public schools.



3. *Park and Open Space.* Any parcel or area of land or water unimproved with any residential, commercial, or industrial uses and dedicated or reserved for public and/or private use and enjoyment, or public lands managed by a public entity for the conservation or stewardship of resources. Specific uses and purposes include agricultural, recreational, education, cultural, scenic or environmental purposes, and the land is characterized by open or natural landscape features.

Athletic Field. Land, often requiring equipment, owned by a unit of government and designed for outdoor games and sports such as lacrosse, baseball, football, and soccer.

Recreation Center or Grounds. A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or household. Examples include a community gym, pool, club, golf course, or similar recreational facilities that serve as an organizing element or focal point for surrounding development.

Park, Trail or Civic Space. A public, common, or private open areas designed and used for both active or passive recreation. (See Section 17-3-2 for specific designs and types.)

4. *Utilities.* A service use owned by a governmental entity, or any entity defined as a public utility for any purpose by the state public utilities commission, and used in connection with the distribution, collection, or transmission of energy, water, sanitary sewerage, communication, or municipal services on a local level. All utilities may be further limited by site design and landscape standards of this code, or more specifically regulated and permitted by licensing agencies, franchise agreements, or specific conditions and design requirements of any easement authorizing the location of facilities. For the purposes of the development code, utility facilities are further classified as follows.

Minor Utility Facility. Small-scale facilities that provide utilities necessary to support development either within a specific sub-area of the Town or the immediate vicinity of the facility. This use typically involves the construction or installation of only minor structures. Employees typically are not located at the site. Examples include electric transformer stations; gas regulator stations; telephone exchange buildings; well, water, and sewer pumping stations, power lines; storm drainage facilities; pump stations and hydrants; switching boxes; and other structures to serve adjacent properties. A minor utility facility may be either a principal or accessory use of land, but does not include accessory facilities serving the customary needs of uses, buildings, and land in the zoning district through required improvements in easements, rights-of-way, or private service lines

Major Utility Facility. Large-scale facilities typically serving utilities to the region, the entire Town, or a significant sub-area of the Town, which normally entails the construction of new buildings or structures, and that often have employees at the site. Major utility facilities have potential major impacts on an area or Town by virtue of their appearance, noise, size, traffic generation, externalities, or other operational characteristics. Examples include water works, reservoirs, power or heating plants, energy/power transmission lines, power generating plants, and sewage or wastewater treatment plant.

C. Agriculture Uses

1. *Agritourism.* The use of a farm or agricultural resources, process, or products for special events, retail and restaurant activities, or cultural promotion of agricultural heritage in typical agricultural structures or settings, and in association with maintaining and



promoting the continued agricultural use and character of the building, property, or general vicinity.

Roadside Stands. A small retail operation selling agriculture products produced on or near a site, typically involving a small kiosk, tent or truck with temporary facilities, or on sites in more rural contexts it may include permanent structures.

Farmers Market. The use of a commercial farm or other permitted non-residential use or open and civic space for the periodic sale of produce from farms and other accessory products, which may include temporary, interim, or permanent structures to facilitate events

Community Farm. A small farm open to the public generally or periodically but on a regular bases for commercial or cultural purposes, such as events, sale of agricultural produce, dining utilizing primarily farm products, or tours that demonstrate agricultural process and practices.

2. *Farming.* A commercial use of property for planting, cultivating, harvesting and storage of grains, hay or plants, and/or the raising and feeding of livestock and poultry. The storage of crops, grains, feeds or other products shall be limited to those raised on or to be consumed on the premises.

Farming – Limited. The primary use of land for small-scale production of field crops or horticulture for food, or raising small animals where limited accessory storage facilities and light machinery is necessary and the land area is typically under 10 acres.

Farming – General. The primary use of land for commercial production of field crops for food or raw materials in other agriculture operations; the raising or breeding of livestock, poultry, fish or other animals; or plant production such as nursery, orchard, vineyard. The land area is typically over 10 acres.

Farming – Large / Industrial. A large-scale farming and agricultural processing operation where heavy machinery, storage of large quantities of byproducts or intensive animal operations occur, such as feedlots or the commercial feeding of offal or garbage to swine or to other animals, commercial production and sale of livestock, or other similar intensive operations.

D. Commercial Uses

1. *Animal Care / Sales.* Commercial service and retail uses that provide the sale, care, or boarding for domesticated animals that is further refined by the scale and intensity of the operations, as follows:

Animal Care - Limited (< 3K, no boarding). A small office or shop providing animal care or sales. The use involves less than 3,000 square feet of commercial area, and all activities occur indoors (except routine daily pet care), Examples include a veterinary office, small pet store, or small pet grooming or training,

Animal Care – Small (3K – 8K or limited boardings). An office or store providing animal care or sales, and where any overnight boarding is limited to that necessary for medical care or observation. The use involves less than 8,000 square feet of commercial space



and limited outdoor activity areas necessary to accommodate the care animals. Examples include a veterinary clinic, large pet store, or large pet grooming or training.

Animal Care – General (8K – 30K or boarding). A large office or store providing animal care or sales, or any use offering routine daily care for animals, whether less than 24 hours or overnight boarding. The use involves between 8,000 and 30,000 square feet of commercial space, or all scales of daily animal care with indoor or outdoor space where multiple animals are cared for on a daily basis. Examples include a large pet store, large grooming or training facility, animal hospital, or any animal day care, kennel, or boarding service.

Animal Care – Large (Outdoor or over 30K). A large facility or grounds providing animal care, training, or boarding. The use involves over 30,000 square feet of commercial space, or is of a nature where a substantial amount of care, training, or boarding occurs in outdoor facilities. Examples include large animal hospitals, and large commercial/outdoor kennels, animal shelters, stables, or breeding facilities.

2. *Dependent Care.* A commercial use of nonresidential property for the care of a child away from his/her own home or for any adult in need of supervisory care, for any part of the 24-hour day. This does not include services accessory to schools, religious services, or employment activities, or licensed childcare home occupations accessory to a principal dwelling.

Dependent Care – Limited (< 3K). A dependent care use less than 3,000 square feet of commercial area, within a small building or in a portion of a mixed-use building.

Dependent Care– General (3K–8K). A dependent care use between 3,000 and 8,000 square feet of commercial area, typically within one moderate-sized building or in a portion of a larger mixed-use building.

Dependent Care – Large. (> 8K). A dependent care use with more than 8,000 square feet, typically within one large building or involving more than one building in a campus or multi-building complex.

3. *Entertainment & Recreation.* Commercial service uses engaged in the business of providing daily or regularly scheduled activities for entertainment, leisure, training and instruction, or recreation, offered to the to the public at large, through individual membership, or through group arrangements. This use type is further refined by the scale, format and intensity as follows:

Entertainment & Recreation – Indoor / Limited (< 8K). An indoor entertainment and recreation use that involves a building less than 8,000 square feet. Examples include a small bowling alley, billiard hall, a small theater, or dance or yoga studio.

Entertainment & Recreation - Indoor / General (8K - 30K). An indoor entertainment and recreation use that involves a building that is between 8,000 and 30,000 square feet or more. Examples include a small sports and recreation center, larger arcade or game center, or a moderate sized theater complex,

Entertainment & Recreation - Indoor / Large (30K+). An indoor entertainment and use that involves a building that is 30,000 square feet or more. Examples include a large bowling alley, a sports and recreation center, a large theater or theater complex, or skating rink



Recreation/Entertainment – Outdoor. Any outdoor entertainment and recreation use, where a commercial business offers the grounds use of patrons. Examples include racquet club, miniature golf, driving range, golf course, batting cages, sports and athletic complex, or band shell or amphitheater.

4. *Food & Beverage Service.* A specific service and retail use engaged in the business of serving prepared food and/or beverages to the public for immediate consumption. The serving of alcoholic beverages is accessory to this use but may be further regulated by business and liquor licenses. Whether the use includes drive-through facilities is regulated by the accessory use provisions and site design standards for the district and street. Food & Beverage Service are further refined by scale, format and intensity based on the following:

Restaurant – Limited (< 3K). An accessory or small-scale restaurant under 3,000 square feet of commercial area, located in a small or mixed-use building or sometimes associated with other uses, such as a cafe, lunch counter, walk-up window or similar small retail sales food outlet.

Restaurant – Small (3K – 8K). A small-scale restaurant between 3,000 and 8,000 of commercial area, and typically includes separate kitchen dining facility, a accessory bar and entertainment areas.

Restaurant – General (> 8K). A moderate- or large-scale restaurant between 3,000 and 8,000 of commercial area, and typically includes separate kitchen dining facility, a accessory bar and entertainment areas, and may include accessory craft manufacturing or packaged retail sales of food and beverages.

5. *Lodging.* Commercial uses providing accommodations for temporary overnight occupancy on a less than monthly basis, and accessory uses associated with typical guest services such as food service, recreation or similar accommodations to support overnight-guests. Lodging is refined to the following scales based on building type, format, and intensity of use:

Bed and Breakfast (up to 5 rooms). A small residential building used for commercial short-term lodging with shared living space between the operator as the primary occupant and the patrons. The use includes no more than 5 bedrooms or 8 guests, and where meals may be offered to for overnight guests for compensation.

Inn (6 to 40 rooms). A small commercial or large residential building providing short-term lodging and includes at least 6 but no more than 40 rooms.

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

6. *Marijuana Uses.* Uses involved in the production, distribution, prescription, or sale of cannabis for treatment of medical conditions as defined in the Colorado Constitution Article XVIII, Section 14.



Marijuana Consumption Establishment. An organization, business, club or commercial operation that allows its members or guests to burn, smoke, inhale the vapors of or otherwise consume marijuana in any form on the premises.

Marijuana Cultivation Facility. Shall have the meaning set forth in Article XVIII, Section 16, of the Colorado Constitution and includes without limitation any real property used for or upon which there is any type of structure associated with cultivating, preparing or packaging marijuana.

Marijuana Product Manufacturing Facility. Shall have the meaning set forth in Article XVIII, Section 16, of the Colorado Constitution and includes without limitation any real property used for or upon which there is any type of structure associated with manufacturing, preparing or packaging marijuana.

Marijuana Testing Facility. Shall have the meaning set forth in Article XVIII, Section 16, of the Colorado Constitution and includes without limitation any real property used for or upon which there is any type of structure associated with analyzing and certifying the safety and potency of marijuana.

Medical Marijuana Center. A person licensed to operate a business as described in the Colorado Medical Marijuana Code that sells medical marijuana and medical marijuana-infused products to registered patients or primary caregivers as defined in Article XVIII, Section 14, of the Colorado Constitution, but is not a primary caregiver, and which a municipality is authorized to prohibit as a matter of law.

Medical Marijuana-infused Products Manufacturer. A person licensed, pursuant to the Colorado Medical Marijuana Code, to operate a business manufacturing medical marijuana-infused products, and which a municipality is authorized to prohibit as a matter of law.

- 7. **Medical Service.** Commercial services uses providing medical, dental, or physical health or wellness care to the public. This use type is further categorized by the following formats:

Medical Service – Limited (< 8K). A medical care use offering routine outpatient services, that occupies less than 8,000 square feet of diagnostic or treatment area, includes no surgical or in-patient facilities, and operates in normal business hours. Examples include a small doctor or dentist office, eye-care center, or urgent care center that is accessory to a larger retail or pharmacy use.

Medical Service– General (8K – 30K). A medical care use offering routine outpatient services, or provides diagnostic testing, laboratory services, and limited custom fabrication of medical supplies. The use occupies between 8,000 and 30,000 square feet for research, diagnostic, or treatment areas, includes no inpatient facilities, and operates in normal business hours. Examples include a larger doctor or dentist group practice, small clinic or analytical lab, or small outpatient urgent care or surgical center.

Medical Care – Large (> 30K). A medical care use offering a full range of services, that occupies more than 30,000 square feet for diagnostic or treatment areas, and may include emergency care, surgical services, or other inpatient treatment. The use may include accessory retail, food service, pharmacy or wellness/fitness uses,. Examples include hospital, large clinic or analytical labs, regional medical campus or centers.



8. **Office.** Commercial uses focused on employment and engaged in the administrative, technical, or management aspects of business or professional services that typically do not have frequent or unscheduled on premise interaction with the public or clients. Examples include accountants, lawyers, architects, engineers, insurance, or other professional or administrative services. Office uses are further refined by the scale and format of buildings based on the following:
- Office – Limited (< 8K or < 33% of mixed-use projects).* An office use less than 8,000 square feet of commercial area, within a small building or occupying a portion of a mixed-use building or site with a floor area of all non-residential uses is less than 33% of other uses in the building or on the site.
- Office – General (8K – 30K).* An office use between 8,000 and 30,000 square feet of commercial area, typically within one moderate-sized building.
- Office – Large. (> 30K).* An office use with more than 30,000 square feet, typically within one large building or involving more than one building in a campus pattern.
9. **Personal Service.** Commercial uses engaged in the business of providing personal or instructional services to the public that may include frequent or unscheduled interaction with clients or customers on-premises. Examples include a barbershop or beauty saloon, travel agency, fitness services, tailor, repair of household goods, print shop, delivery outlets, bank, or personal financial services. Personal service uses are further refined by scale, intensity and format based on the following:
- Personal Service – Limited (< 3K or < 33% of mixed-use projects).* An personal service use less than 3,000 square feet of commercial area, within a small building or occupying a portion of a mixed-use building or site where all nonresidential uses have floor area less than 33% of other uses in the building or on the site.
- Personal Service– Small (3K – 8K).* A personal service use between 3,000 and 8,000 square feet of commercial area, located in a small building.
- Personal Service – Large (> 8K).* A service use more than 8,000 square feet, typically in a large-freestanding building or part of a large mixed-use project
10. **Retail.** Commercial uses primarily engaged in the sale, lease, or rental of products to the general public with frequent interaction of patrons or consumers on premises. Retail uses are further refined by scale, intensity and format based on the following types:
- Retail – Limited (< 3K or 33% of mixed-use buildings / projects).* A small-scale retail use with under 3,000 square feet of commercial area, or a building where all nonresidential uses have floor area less than 33% of other uses in the building or on the site.
- Retail – Small (3K - 8K).* A retail use with at least 3,000 but less than 8,000 square feet of commercial area, typically located in a small building or a multi-tenant, mixed-use building.
- Retail – General (8K - 30K).* A moderate-scale retail use at least 8,000 but less than 30,000 square feet of commercial area, typically located in a moderate free-standing building or a large multi-tenant or mixed-use building.



Retail – Large (> 30K). A large-scale retail use with at least 30,000 square feet of commercial area. in a large-freestanding or part of a part of a large mixed-use project.

Retail – Outdoor & Equipment Sales. A specific retail use where the primary business is associated with merchandise that typically must be displayed outside and on a year-round basis. Examples include a garden center, a greenhouse / nursery, a lumber yard, or a small machine or equipment sales.

11. *Retail – Grocery Store.* A specific retail use selling food, produce, and household products for general household consumption, including a significant portion of inventory in fresh produce, baked goods, meats, or seafood. Accessory sales of prepared food for on-site consumption is limited to no more than 20% of the transactions. These uses often serve as a key anchor for neighborhood and community centers which justifies slightly larger scale than other general retail uses, provided they can still fit into the block structure, development pattern, and public-realm framework of the area. To accommodate this, Retail Grocery Store is further refined by scale and format as follows:

Grocery – Small (< 8K). A small grocery offering limited selection of products or specialty foods or produce in a small-scale format under 8,000 square feet. Examples include a corner store, butcher shop, produce market, or other specialty market.

Grocery – General (8K – 30K). A mid-sized grocery offering a range of food and household products, and limited accessory services in a mid-sized building format, at least 8,000 square feet but less than 30,000 square feet. Examples include a neighborhood market, urban-format groceries

Grocery – Large (> 30K). A large grocery store offering a wide range of food and household products and associated accessory services in a large-scale format. Examples include a conventional full-service grocery store, large-format grocery or supermarket, or a similar function housed within a larger warehouse retail store.

12. *Vehicle & Equipment Uses.* Commercial uses that include the sale, rental, or maintenance of motor vehicles or similar large-scale equipment which have a scale or format oriented to the vehicles and large equipment, typically including large parking areas, and outdoor storage or circulation of vehicles and equipment. Use types include:

Gas Station -Limited (1 - 8 pumps). A commercial use designed to supply motor vehicles with gasoline or other fuel source, oils, greases, and may involve limited accessory sales of convenience goods. This use may be combined with accessory vehicle service and repair uses, subject to the service bay limitations stated below. A limited vehicle gas station includes no more than 8 fueling stations, no more than 2 service islands, no more than 2 accessory vehicle service bays and no more than 1,500 square feet of accessory retail or service areas. Examples include small, neighborhood service stations.

Gas Station -General (9-17 pumps). A vehicle gas station limited to between 9 and 16 fueling stations, no more than 4 service islands, no more than 3 accessory vehicle service bays and no more than 3,000 square feet of accessory retail or service areas. Examples include general stores and gas stations.

Gas Station - Large (17+ pumps). A vehicle gas station that contains more than 16 fueling stations, more than 4 islands, and up to 4 accessory vehicle service bays and no more than 8,000 square feet of accessory retail or service areas. Examples include a large convenience center and gas station, or truck stops and travel centers.



Automobile Repair – Limited. A commercial use engaged in the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles, not including body or fender work.

Automobile Repair - Body Shop. A commercial use designed for service, repair, and restoration of vehicles, including major repairs and body work.

Automobile, RV, or Equipment Sales / Rental. A commercial use designed for the display, sale, leasing, or rental of new or used motor vehicles, recreational vehicles, boats, or similar large equipment. Any repair or service work is accessory to the sale, leasing or rental of operable vehicles and equipment.

Car Wash and Automobile Detailing. A commercial service use that washes, cleans, or refurbishes motor vehicles, whether through self-service, mechanical service, or personal service, and whether as a principal use or an accessory use to another commercial use.

D. **Manufacturing / Industrial Uses**

1. *Industrial Services.* A business engaged in service to other businesses and industries, or engaged in services to the general public but where industrial equipment or processes are necessary for service, or where services are dispatched from a central location for storage of vehicles, equipment, or merchandise. Examples include plumbing, exterminators, HVAC repair, utility contractors, janitorial services, commercial laundry services, or other similar business.

Contractors Office or Fleet Services. A small, centralized location for industrial service uses, where administrative offices, dispatch services, and limited on-site storage of equipment and fleet vehicles can occur during non-business hours.

Industrial Services – Light. A small-scale or low-impact industrial service use with limited outdoor storage needs, where surface parking, vehicle storage, and general storage needs are similar to other industrial or commercial uses, and where areas dedicated to storage of equipment and vehicles during non-business hours can occur indoors, or in well-screened areas.

Industrial Services – Heavy. A large-scale industrial service use which may produce a higher degree of adverse impacts (e.g. noise, glare, dust, odor, or vibrations), or which may need substantial outdoor storage, large warehouses, or significant parking and storage for vehicles or equipment.

Vehicle / Fleet Maintenance Facility. An industrial service use that provides mechanical and repair services to commercial vehicles, large equipment, or other similar services, whether the service is offered to other business with large vehicles and equipment or whether it is accessory to the business maintaining its own fleet and equipment.

2. *Manufacturing.* A use engaged processing, fabrication, packaging, or assembly of goods, from raw materials or partially completed secondary materials. Products may be finished or semi-finished, and are typically stored and shipped to other areas for distribution to businesses, consumers or retail outlets, although limited accessory sales, display, or customer service areas may be provided.

Manufacturing – Limited / Artisan. A small-scale manufacturing use producing primarily finished products with limited need for storage of materials or finished products. The use



produces no negative byproducts such as smoke, odor, dust or noise discernable from outside of the building, and deliveries and distribution are made by general consumer delivery services requiring no special large truck access. Products or services are often made available to the public on premises generating customer activity. Examples include artists' studios, small bakery, or small wood or metal shops.

Brewery, Distillery, or Winery. Any establishment, licensed by the appropriate State and Federal authorities, where malt liquors, fermented malt beverages, spiritous liquors, and vinous liquors are manufactured. This does not include and is distinct from accessory craft food and beverage manufacturing, which is accessory to a permitted restaurant use. However, this manufacturing use may include accessory retail, tasting, or restaurant uses.

Manufacturing – Light. A manufacturing use that produces little or no byproducts such as smoke, odor, dust, or noise discernable from beyond the property; limited outside storage may be necessary, and distribution and delivery or distribution needs require occasional large truck access. Examples include research labs or facilities, small equipment or commodity assembly, non-retail laundry services, commercial bakery, or food and beverage processing.

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

3. *Warehousing / Storage.* An industrial or commercial use involved in the temporary keeping of goods and products for interim or long-term periods or for distribution to other businesses and industries, including any logistic services related to this business such as labeling, bulk packaging, inventory control, or light assembling. This use may support their own business, be offered as a service to other businesses in the chain of production, or provide a service to the public at-large for storage of personal or household items.

Wholesale – Sales & Distribution. An establishment primarily engaged in the sale or distribution of goods and materials in large quantity to retailers or other businesses for resale to individual or business customers, or the sale, storage, and delivery of large items directly to customers from distribution centers.

Indoor Storage. A warehousing / storage use where all activities occur indoors except for the limited loading and unloading of inventory at discrete loading docks. Examples include indoor self-storage, warehouses and distribution centers, and long-term garages

Outdoor Storage. A warehousing / storage use access to storage areas or actual storage of materials may occur outdoors. Examples include boat or RV storage, towing service storage yard, or similar industrial supply storage yards.

Fuel Storage. Storage of fuels as a principal use of land in above ground or below ground storage containers designed for wholesale distribution or mass consumption.



4. **Waste / Salvage.** A use that receives solid or liquid wastes for disposal on site, or for storage and processing for further distribution of disposed items. Specific use types include:

Automobile Wrecking / Salvage Yard. A business engaged in wrecking and dismantling, storage, sale, or dumping of dismantled, obsolete, or wrecked vehicles.

Hazardous Waste Handling. A facility where the principal use is to collect, store, or processes waste that is ignitable (combustible or flammable), corrosive, reactive (explosive), or toxic and requires special handling to avoid illness or injury to persons or damage to property or the environment, or any other manufacturing or industrial use where the process or byproducts could produce these hazards and otherwise needs to be contained and treated to protect the general public health and safety.

Recycling Operation, Enclosed or Unenclosed. A facility that collects, stores, process and distributed waste materials that can be treaded and returned to a condition in which they may again be used for production or consumption. Recycling operations may be “enclosed” where all activities other than remote and discrete loading areas are indoors, or they may be unenclosed, where a portion of the collection, storage, or processing occurs outside.

Waste Transfer Station. A facility or structure where trash is collected, including appropriate structures and mechanical equipment for the collection, compaction, and/or loading of trash.

17-11-2 Defined Terms

[This section is a placeholder– it will be refined and finalized based on the final draft of the development code, and based on remaining “non-use” definitions from the current code. Many are not used in the current code, or are only used in other definitions or descriptions of uses. Others are restatements of standards from other sections, that do not necessarily define or clarify the term or usage. At the final draft a “merge and purge” of this list will occur: (1) eliminating any terms not used in the final draft; (2) eliminating terms that do no need definitions based on “plain language drafting approaches; and (3) updating new terms added to final draft that need a definition.]

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

Abandoned Sign. a sign which advertises or identifies an out-of-business, moved or non-existing business or service.

Accessory Building, Structure or Use. A building, structure or use located or conducted upon the same lot (or on a contiguous lot, under one deed, in the same ownership) as the principal building, structure or use to which it is related, and which is clearly incidental to and customarily found in connection with such principal building or use.

Alley. A public or private way at the rear or side of the property, permanently dedicated as a means of vehicular access to the abutting property and generally having less width than a street.

Appeal. A review of a final decision by a higher authority according to the standards and procedures of this code, or as otherwise allowed by other laws.



Basement. The portion of a building between floor and ceiling which is entirely below grade, or partly below and partly above grade but so located that the vertical distance from grade to the floor below is more than the vertical distance from grade to ceiling.

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

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

Buffer. An area of a site used to promote separation and enhance compatibility between land uses of different intensities, by the use of space, the design of landscape or the arrangement of buildings and structures, or any combination of these.

Building. Any structure built for the shelter or enclosure of persons, animals, chattels, property or substance of any kind, excluding fences. The word *building* includes the word *structure*.

Building Floor Area. The maximum horizontal area within the outer perimeter of the building walls.

Building Footprint (building coverage). That area or portion of a lot which is occupied or covered by all buildings on that lot.

Building, Detached. Any single building or building separated from another building on the same lot.

Building, Enclosed. A building separated on all sides from adjacent open space or other buildings by fixed exterior walls or party walls, with opening only for windows and doors, and covered by a permanent roof.

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

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

Building Height. (See Section 1.02.D. Interpretation, Building & Structure Measurements.)

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

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

Building, Principal. One building housing the principal (primary or most important) uses permitted for the lot upon which it is located.

Comprehensive Plan. The Johnstown Comprehensive Plan, as amended. The Comprehensive Plan may include any other plans, policies, or programs officially adopted or approved by the Town under the guidance of that plan, including the Town's Three Mile Area Plan.



Condominium. A form of ownership in which the interior floor space of a unit or area is owned individually, and the structure, common areas and facilities are owned by all of the owners on a proportional, undivided basis, and where all other physical attributes of the building and site beyond ownership units meet the standards of these regulations.

Construction Sign. A temporary sign announcing construction, remodeling or other improvements of a property.

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

Deciduous. A plant with foliage that is shed annually.

Density. The total number of dwelling units on a property, divided by the gross area in acres of such property.

Drive-through, Accessory. An accessory site design and building design component of any business in which the provision of services or the sale of food or merchandise to the customer in a motor vehicle without the need for the customer to exit the motor vehicle. This definition includes, but is not limited to, bank drive-up tellers and drive-through fast food restaurants.

Driveway. An improved concrete or asphalt path, or other area of a site otherwise dedicated to vehicle access to a site or leading directly to one or more Town-approved parking spaces or parking spaces within a building.

Dwelling: Any building or portion of building that is used as the residence of one or more households, but not including visitor accommodations, clubs, hospitals, tents, or similar uses providing transient or temporary accommodation.

Dwelling Unit. One or more rooms and a single principal kitchen and at least one bathroom, designed, occupied, or intended for occupancy as separate quarters for the exclusive use of a single household, for household living purposes (i.e., living, cooking, and sanitary purposes), located in a dwelling.

Dwelling Unit, Accessory. A dwelling unit that is subordinate, incidental to, and on the same lot as a principal dwelling unit.

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

Household. An individual; 2 or more individuals related by blood, marriage, or legal adoption or guardianship; or a group of no more than 5 individuals when three or more individuals are not so related, all living as a single housekeeping unit sharing a dwelling.

Flag. A type of sign on a piece of fabric with a distinctive design.

Freestanding Sign. A sign which is supported by its own structure not associated with a building.

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

Grade (adjacent ground elevation). The average elevation of the graded surface of the ground, paving or sidewalk adjoining the base of a structure, in all directions.



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

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

Hazard. A source of danger to persons or damage to property.

Home Occupation. A business conducted accessory to and within a residence and subject to other standards and procedures of this code to ensure that it is subordinate and customarily incidental to the residence.

HUD-approved Home. A factory-built single-family dwelling that is properly certified to have been built to the standards of the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5401, et seq., 24 C.F.R. Part 3280 and Part 3282.

Illuminated Sign. A sign lighted by or exposed by artificial light.

Landscape Area. Land set apart for the planting of grass, shrubs, trees or similar living plants. Such land may include trees and be used in an arcade, plaza or pedestrian area and include fences, walls or nonorganic displays as a part thereof.

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

Marijuana or Recreational Marijuana. All parts of the plant of the genus cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or its resin, including marijuana concentrate. Marijuana includes marijuana products as defined herein. Marijuana does not include industrial hemp, nor does it include fiber produced from the stalks, oil or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other product.

Marijuana products. Concentrated marijuana products and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as, but not limited to, edible products, ointments and tinctures.

Marijuana, Medical. Marijuana that is grown and sold for a purpose authorized by Article XVIII, Section 14, of the Colorado Constitution.

Mobile Home. A transferable, detached dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical convenience as immobile housing. Such structure will have no foundation other than wheels or removable jacks for conveyance on highways and may be transported to a site as one or more modules. The term *mobile home* shall not include travel trailers, campers or self-contained motor homes or camper buses.

Monument Sign. A sign supported by or mounted directly upon the ground.



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

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

Nonconforming. A condition of property which was lawfully established or constructed prior to the effective date of this Chapter and which does not conform to the requirements of these regulations.

Nuisance. Activity which arises from unreasonable, unwarranted or unlawful use by a person of his or her own property, working obstruction or injury to a right of another or to the public and producing such material annoyance, inconvenience and discomfort that the law will presume resulting damage.

Objectionable or Harmful Substances, Conditions or Operations. Any use or operation which causes, or threatens to cause, one or more of the following environmental problems:

- a. Creation of a physical hazard by fire, explosion, radiation or other cause to persons or property at or beyond the property line of the premises in question.
- b. Discharge of any liquid or solid waste into any stream or body of water, into any public or private disposal system or into the ground, so as to contaminate any water supply, including underground water supply.
- c. Maintenance or storage of any material, either indoors or outdoors, so as to cause or facilitate the breeding of vermin.
- d. Emission of smoke or gas which constitutes a hazard to the health, safety or welfare of any person.
- e. Ashes, gas or dust which can cause hazard, damage or injury to persons, animals or plant life or to other forms or property, at or beyond the property line of the premises in question.
- f. Creation or causation of any offensive odors or noise at or beyond any property line of the premises in question.
- g. Creation or maintenance of any distracting or objectionable vibration, glare, odor and/or electrical disturbances at or beyond any property line of the premises in question.
- h. Any public nuisance.
- i. Storage of any and all hazardous substances.

Official Zoning Map. The Town's official graphic record of the boundaries of zoning districts, as it may be amended from time to time, and containing other information as specified in this Chapter.

Oil and gas facility or accessory structure. Equipment, structures, accessory structures, infrastructure, or other improvements used or installed at any area where an owner or operator has disturbed or intends to disturb the land surface for the exploration, production, withdrawal, gathering, treatment, or processing of oil or natural gas. This includes storage, separation, treating, dehydration, artificial lift, power supply, compression, pumping, metering, monitoring, flow lines, and other equipment directly associated with oil wells, gas wells, or injection wells.

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

Open Space, Private or On-lot. An outdoor area not intended for habitation, directly adjoining a dwelling unit or building, which is intended for the private enjoyment of the residents or occupants of the adjacent



dwelling unit or building and which is defined in such a manner that its boundaries are evident. Private or on-lot open space may include lawn area, decks, balconies, and/or patios.

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

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

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

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

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

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

Patio. A paved area, open to the sky, adjacent to a dwelling.

Porch. A roofed or unroofed open structure projecting from the front, side or rear wall of a building.

Portable Sign. A sign that is not permanently affixed to a building, structure or into the ground, except A-frame signs and footed vertical signs.

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

Principal Building, Structure or Use. A primary permitted building, structure or use of land as specified in the district regulations of this Chapter, other than an accessory building, dwelling or use or special use.

Protective Oversight. Guidance of a resident of a personal care boarding home as required by the reasonable needs of the resident, including the following: being aware of a resident's general whereabouts, although the resident may travel independently in the community; monitoring the activities of the resident while on the premises to ensure his or her health, safety and well-being, including monitoring of prescribed medications; reminding the resident to carry out daily living activities; and reminding the resident of any important activities, including appointments.

Replacement Value. The amount it would cost to replace a structure or restore a site to its previous condition considering all aspects of the investment at their current market costs. This amount may be based on estimates or where discrepancies exist the average of three independent estimates, in the sole discretion of the Town.

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



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

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

Sign. Any advertisement, announcement or direction of communication produced in whole or in part by the construction, erection, affixing or placing of a structure, or produced by painting on or pasting or placing any printed, lettered, pictured, figured or colored materials on any building, structure or surface; provided, however, that signs placed or erected by the Town or the State for the purpose of showing street names or traffic directions or regulations or for other municipal or government purposes shall not be included herein.

Street means a public thoroughfare, dedicated or deeded, for the purpose of providing a principal means of access to abutting property.

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

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

Street Frontage. The property line which abuts a public right-of-way.

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

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

Structural Alteration. Any change in the support members of a building, such as bearing walls, columns, beams or girders.

Structure. Anything constructed or erected, including a fence, sign or building, with a fixed location on the ground.

Substantially Commenced Construction. Underground municipal utilities or building foundations have been completed.

Temporary. For a limited period of time, i.e., not permanent.

Temporary Sign. A sign allowed by permit (except an A-frame sign or a footed vertical sign), which is not intended as a permanent sign and which meets all the requirements of the sign code.

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



Travel Trailer or Camper. A portable structure mounted on wheels and drawn by a stock passenger automobile or affixed to the bed or chassis of a truck, or portable structure mounted on wheels and constructed with collapsible partial side walls of fabric, plastic or other pliable material which fold for towing by another vehicle and which unfold at the campsite to provide temporary living quarters for recreation camping or travel use. The term *travel trailer* shall include units designated as motor homes or camper buses.

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

Wall Sign. A sign incorporated in, painted on, attached to or erected against the facade of a building.

Window Sign. A sign painted on or applied to a window.

Yard. That portion of the open area on a lot extending open and unobstructed from the ground upward from a lot line to a principal building.

Yard, Front. That portion of a lot extending across the full width of the lot between the front lot line and the nearest line or point of the principal building.

Yard, Rear. That portion of a lot extending across the full width of the lot between the rear lot line and the nearest line or point of the principal building.

Yard, Required. That portion of the open area on a lot extending open and unobstructed from the ground upward from a lot line for a depth or width specified by the regulations for the zone district in which the lot is located.

Yard, Side. That portion of a lot extending from the front yard to the rear yard between the side lot line and the nearest line or point of the principal building.

Zone. A platted lot or group of contiguous lots under a common ownership that is used for placement of a single principal permitted use or, within a planned unit development, a group of permitted uses.

17-11-3 Design & Architecture Terms

[This section is a template – it will be refined and finalized based on the final draft of the development code, and in particular what terms, approaches and design strategies are in the final draft of Chapters 5 through 8.]

This section is a glossary of architecture and design terms explains concepts, strategies, and techniques that are used to affect building and site design.

A. **Architectural Style.**

When used generally, architectural style refers to a distinctive manner of expression, fashion or composition of building elements at a specific time.

When used specifically, architectural style refers to a prevalent or historical style that is documented with common or typical patterns in assembling building elements and form, and where variations within the style follow common rules of application for materials, massing or composition of the details. (i.e. Art Deco, Colonial Revival, Craftsman, Mid-Century Modern, Mission, Spanish Colonial Revival, Tudor Revival, Victorian, etc. See *Colorado's Historic*



Architecture & Engineering Guide, www.historycolorado.org/colorados-historic-architecture-engineering-guide)

B. **Building Elements.** Buildings are made up of vertical elements, horizontal elements, details, and ornamentation that break up the building elevations into distinct components and establish the form and scale of the building. Building elements include:

1. *Awning.* A sloped or rounded framed projection attached to a wall and extended over a window or door to provide protection from the elements.
2. *Bay (window).* A bump out in the facade typically associated with an element of the interior floor plan but located to provide balance and relief to the massing on the exterior facade. A bay is usually associated with a window.
3. *Belt Course.* A continuous row or layer of stones, brick or other primary building material set in a wall and in line with changes in stories, changes in materials, or window sills. Belt courses make a visually prominent horizontal line to break up a wall plane by using a distinct material and/or implementing a pronounced and distinct pattern of the material.
4. *Bracket.* A projecting support placed under an eave or other projection with design qualities and details that add emphasis to the roof structure or massing element.
5. *Canopy.* A flat roofed projection attached to a wall and extended over a window, door, or walkway, or a freestanding structure over walkway or service area that gives protection from the elements.
6. *Clerestory Window.* A window high on a wall section above eye level and used to permit light or air into areas that otherwise do not have windows due to functional constraints of the building.
7. *Column.* A supporting pillar, especially one consisting of design qualities and details that add emphasis and ornamentation to a portion of the facade, or any roof structure or area it supports.
8. *Cornice.* An ornamental topping projecting from the wall with design qualities and details that crowns a structure along the top near the roof, with an emphasis that is compatible with but more elaborate than other similar details and ornamentation on the building.
9. *Eaves.* An overhang of the roof structure, where larger eaves can increase the prominence of the roof as a “cap” to the building and protect portions of the facade (particularly windows) from the elements.
10. *Entry Feature.* A structural component of the building or building footprint used to emphasize and add interest to the entry into the building, provide active social space protected from elements, contribute human scale to the building elevation, and create transitions from public to private space.
11. *Facia.* The exposed vertical edge of the roof often with design qualities and details that add emphasis and ornamentation to the roof structure.
12. *Foundation.* The base upon which the entire structure sits, designed with stronger, heavier materials, and often includes details and ornamentation to emphasize a buildings connection to the ground, a sense of permanence, and transition to the main wall plane for vertical articulation.
13. *Gable.* The triangular and vertical portion of a wall plane between intersecting roof pitches.
14. *Lintel.* A horizontal beam, typically over a door, window or storefront to support the structure above it and add accent to the door, window, or storefront.
15. *Parapet.* A vertical extension of the wall plane above the roof, typically used to hide a flat or low-sloped roof and the rooftop equipment, or function as a firewall for attached structures, and usually including ornamentation to provide a visually prominent “cap” to the building.
16. *Pediment.* A gable or ornamental tablet or panel, typically triangular or arched, placed above a point of emphasis on a facade and often supported by columns or pilasters.



17. *Pilaster.* A projecting vertical element on a wall plane used to give the appearance of a supporting column and used to articulate the extent of a wall plane or other component of a facade.
 18. *Sidelight.* A window with a vertical orientation along an opening (door or window) that is narrower than the opening but provides emphasis to the importance of the opening with expanded transparency, additional trim and ornamentation, or other architectural details.
 19. *Transom.* A window above an opening (door or window) built on a horizontal crossbar that may provide light and/or swing open to add ventilation.
- C. **Building Form.** Building form refers to the outward three-dimensional envelope of a building or space affected by the mass, shape, composition, and articulation of building elements.
1. *Mass.* Mass is the volume (height x width x depth or height x building footprint) defined by a structure relative to its surroundings.
 2. *Shape.* Shape affects the massing and refers to the simplicity or complexity of the outer dimensions of surface planes (wall planes or roof planes), and their orientation (horizontal / vertical; symmetrical / asymmetrical).
 3. *Composition.* Composition is how the different building elements or materials are arranged to either distinguish or coordinate a particular shape or mass.
 4. *Articulation.* Articulation is using architectural elements to clearly call out a different portion of the composition, shape, or mass and break the building form into smaller, identifiable pieces.
 - (a) *Horizontal Articulation.* Breaking the mass down through different levels of height on the building, particularly for taller buildings, or by a step back or other voids in the massing.
 - (b) *Vertical Articulation.* Breaking the mass down through different bays or structural components along the length of the building elevation, particularly for longer, larger footprint buildings.
 5. *Altering Form.* Techniques to alter the form of a building and affect the scale include:
 - (a) Main mass and wing or secondary masses;
 - (b) Stepping back in the wall plane, usually larger differences (i.e. 4 feet +) at upper story(ies);
 - (c) Cantilever or overhangs, usually a smaller distance (i.e. 1 to 4 feet) over a lower story;
 - (d) Off-sets or breaks in a wall plane in relation to interior floor plan or outside space, not to the level of creating a wing or secondary mass;
 - (e) Dormers, including a window and sub-roof within roof structure;
 - (f) Projections of an element of the facade composition such as a bay window, entry feature, or eaves; and
 - (g) Articulation and composition of the facade in relation to, or in addition to any of the above techniques.
- D. **Scale.**
- Scale refers to the perceived or relative size of a form in relation to something else – usually a person, a social space (courtyard, lot, streetscape, etc.), or another building. For example, “human scale” refers to how spaces or objects relate to and are experienced or perceived by people at a close range and a slow pace. Scale can be affected by the mass, shape, composition, or articulation of the form to make an otherwise larger form seem smaller or more relatable based on how the components are perceived.



- E. **Compatibility.** Compatibility refers to the similarity of buildings and sites to adjacent properties or to prevalent patterns and themes in an area. In general, the elements of compatibility will include combinations of the following:
1. Similar proportions of building masses, particularly nearest the property lines and other adjacent buildings;
 2. Similar orientation of the building including the relationship to streetscapes, the shaping of open spaces, and the locations and arrangements of the building footprint;
 3. Similar window and door patterns, including location, size, and proportions;
 4. Similar roof lines (planes, pitches, profiles and details);
 5. Similar building materials, particularly primary building materials, or where materials differ they share common textures or color palates;
 6. A common architecture style, including the facade composition and materials; however, many styles can allow differences in design within the style.

Note: Compatibility does not necessarily mean the same, but rather a sensitivity to the context, adjacencies, and character of the area. While not all of the above elements are necessary for compatibility, the greater the number that are similar, the greater the compatibility will be; significant departures from any one element should be compensated with either greater similarity of other elements or by similarity of more elements. Where things are not compatible, transitions should occur through space and landscape buffer designs.