

# UNIFIED DEVELOPMENT CODE (UDC) PLANNING COMMISSION WORKSHOP

May 13, 2025

Purpose:

Informational workshop to receive  
presentation and learn about updated  
zoning districts and uses

# Meeting Plan

6:30 – 6:35	Introductions
6:35 – 7:00	Presentation
7:00 – 7:10	Questionnaire
7:10 – 8:00	Planning Commission responses followed by audience responses

# What is the UDC?

- Technical document to implement the City's plans and policies
  - Comprehensive Plan
  - Sustainability Plan
  - Transportation & Efficiency Plan
  - Water Efficiency Plan
  - PRL Vision Plan
  - Housing Needs Assessment
  - Redevelopment & Adaptive Reuse Toolkit
- Key components
  - Zoning & Use Regulations
  - Subdivision Standards
  - Site and building design standards
  - Site development standards
  - Administration

# UDC Process



# Existing Title XI W.M.C. Organization

- 1. General Provisions**
- 2. Definitions**
- 3. Comprehensive Planning & Growth Management**
- 4. Zoning**
- 5. Development Procedures**
- 6. Public Improvements**
- 7. Site Development Standards**
- 8. Floodplain Regulations, *rev. 2019***
- 9. Building Code, *rev. March 2024***
- 10. Fire Codes, *rev. March 2024***
- 11. Sign Regulations, *rev. 2020***
- 12. Rental Property Code**
- 13. Historic Preservation**
- 14. Building & Fire Code Appeals**
- 15. Construction Defects, *est'd 2017***
- 16. Telecommunications, *est'd 2017***

**Orange = existing W.M.C. content for Unified Development Code**



# Comprehensive Plan Neighborhood Unit Concept

- Park or civic space centered
- Quarter-mile/5-minute walk radius
- Primarily low-density housing
- Edges with supporting transportation may support higher density or mixed uses
- Interconnected street pattern to minimize walking/biking distances

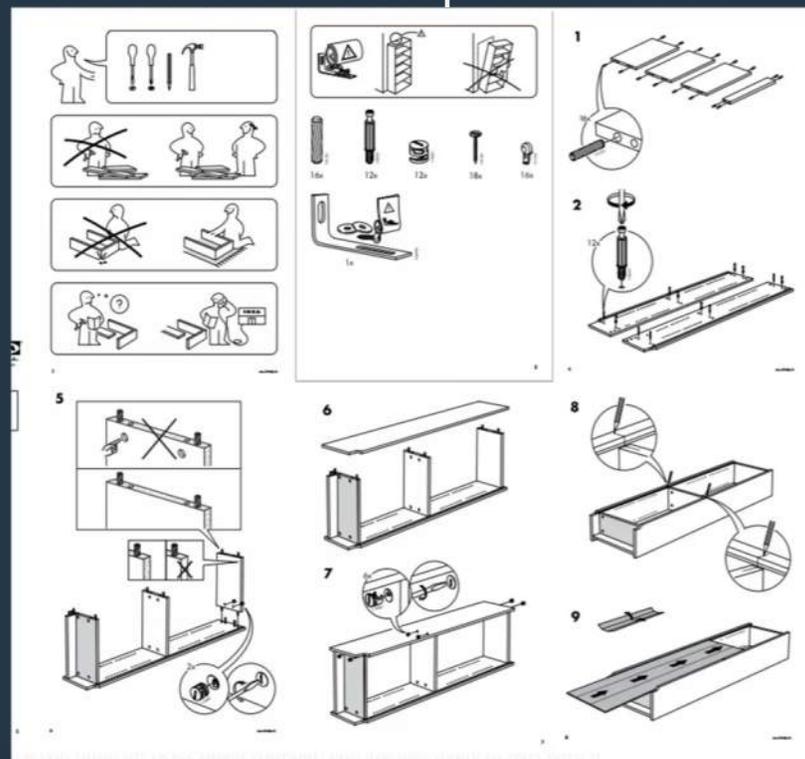


# Setting Policy and Coding Policy

Master Plans

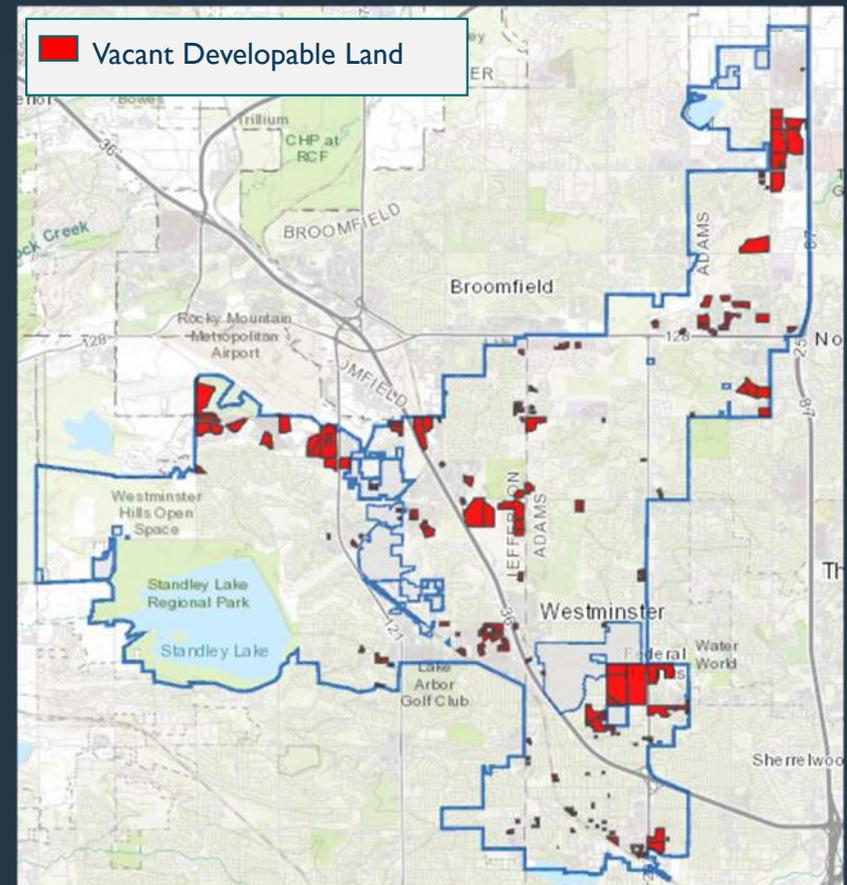


Unified Development Code



# Project Scope

- Standards and regulations
- Citywide, not geographic-specific
- Establish equitable procedures
- Not retroactive:
  - Does not supersede Downtown or Westminster Station Specific Plans
  - Will apply to 2% of city's area that is vacant and not already in an application process, plus any redevelopment locations
- UDC may allow something but that does not ensure it gets built



# Updated Zoning Districts

**Align** with and implement Westminster Comprehensive Plan Land Use Character Types

**Create** base districts for future PUDs or PDP/ODP amendments

**Update** dimensional standards to focus on housing and encourage new development types

**Incorporate** Redevelopment and Adaptive Reuse Toolkit

**Table 11-2-3: Residential Dwelling Types Allowed by Zoning District**

Residential Dwelling Type	Res. Estate (RE)	Suburb Res. (R1)	Mixed Res. (R3)	Mixed Medium Res. (R4)	Mixed High Res. (R5)
Key: /A1/ = Allowed as a Primary Structure   /A2/ = Allowed as a Secondary Use   /M/ = Allowed as Part of a Planned Mixed-Use Neighborhood					
Single Unit, Detached	A1	A1	A1		M
Tiny Home		2	P		
Single Unit, Attached					
Duplex		A2	A1		M
Paired Home		A2	A1		A1
Patio Home		A2	A1		M
Rowhome		A2	A1	A1	A1
Townhome		A2	A1	A1	A1
Multiunit Structure			A1	A1	A1
Live-Work					2

# Key Changes (and things that stay the same)

1. Consolidated residential districts
2. Three scales of mixed-use districts
3. Achievable base zone district dimensions
4. Alternatives to PUD that meet City expectations
5. Can still create PUDs
6. Can still use PUD process to modify standards

# Residential Zoning Districts

**Table 11-2-1: Zoning Districts Summary**

New Zoning Districts	Former Zoning Districts
<b>Residential</b>	
Residential Estate (RE)	One Family Residential (RE)
Suburban Residential (R1)	One Family Residential (RA) One Family Residential (R1) Two Family Residential (R2) Mobile Home District (R5)
Mixed Residential (R3)	Multiple-Family Residential (R3)
Mixed Medium Residential (R4)	Multiple-Family Residential (R4)
Mixed High Residential (R5)	New



# Mixed-Use and Commercial Zoning Districts

**Table 11-2-1: Zoning Districts Summary**

New Zoning Districts	Former Zoning Districts
<b>Mixed-Use and Commercial</b>	
Neighborhood Office (NO)	Business District (B1)
Commercial (C1)	Commercial District (C1)
Mixed-Use Neighborhood (MU1)	New
Mixed-Use Activity Center (MU2)	Transitional District (T1)
Commercial Mixed-Use (MU3)	New
Service Commercial (C2)	Heavy Commercial District (C2)



# Employment, Open, Ag, and Special Purpose Zoning Districts

**Table 11-2-1: Zoning Districts Summary**

New Zoning Districts	Former Zoning Districts
<b>Employment</b>	
Employment Flex (E1)	Transitional District (T1) Heavy Commercial District (C2)
Office/Institutional Campus (E2)	Business District (B1) Commercial District (C1)
Manufacturing & Industrial (M1)	Industrial District (M1)
<b>Open &amp; Agricultural</b>	
Open District (O1)	Open District (O1)
<b>Special Purpose Districts</b>	
Specific Plan District (SPD)	Specific Plan District (SPD)
Planned Unit Development (PUD)	Planned Unit Development (PUD)





# Use Table Key Changes

1. Uses consolidated and updated to reflect modern business categories
2. Increased number of housing types for clarity and to encourage housing diversity
3. Uses potentially prohibited by Comprehensive Plan identified for extra review

# Use Table

- Modern uses that correspond with Comprehensive Plan
- Permission symbols provide additional information
- Updated design standards incorporated in later chapter

**Table 11-3-2: Primary Use Table**

Current Districts	Open		Residential				Mixed-Use and Commercial						Employment			Use-Specific Stds
	O1	RE	RA R1 R2 R5	R3	R4	New	T1	C2	T1	B1	C1	C2	T1 B1 C1 C2	B1 C1	M1	
Proposed District	O1	RE	R1	R3	R4	R5	M U 1	M U 2	M U 3	N O	C1	C	E1	E2	M 1	
Key: P = Permitted   C = Conditional Use   S = Special Use   Z = See Zoning District for Use Limitations   Blank Cell = Not Permitted   * = Secondary Use																
<b>Residential Uses</b>																
<b>Household Living</b>																
Dwelling, single unit detached	P	P	P	P			P		Z							
Dwelling, single unit attached			P*	P	P	P	P	P	Z							4-3(E)(1)
Dwelling, Duplex			P*	P			P	P	P							
Dwelling, Triplex				P			P	P	P							
Dwelling, Fourplex				P			P	P	P							
Dwelling, live/work						P	P	P	P							3-3(D)
Manufactured home park (PUD required)																3-3(B)
Multiunit dwelling					P	P	P*	P	P*							

# Use-Specific Standards

- Existing standards reviewed and updated as needed
- Incorporates recently adopted standards for ADUs, Family Care Homes, Group Homes, Outdoor Dining, and Solar Energy Systems



# Next Steps

1. Planning Commission Workshops
  - June 10 – **Development Standards**  
(site/structure design, landscaping, parking, outdoor lighting, parks and open space)
  - July 8 – **Development Procedures**
  - August 12 (if needed)
2. Finish reviewing and editing UDC
3. Share full version for community review and comment
4. Public hearings and adoption later this year, watch the City's website for dates



# Questionnaire

1. What is one characteristic of Westminster that should be respected with new development?
2. Is there a particular development within Westminster (or nearby) that you like and believe should be replicated by future development within Westminster? Why?
3. Is there a feature or aspect of recent development in Westminster that you do not like and would like to see discouraged?

