

UNIFIED DEVELOPMENT CODE (UDC) PROGRESS UPDATE

June 10, 2025

Purpose:

Receive presentation and offer feedback
on updated development standards

UDC Process

We are here, and starting to gather input



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

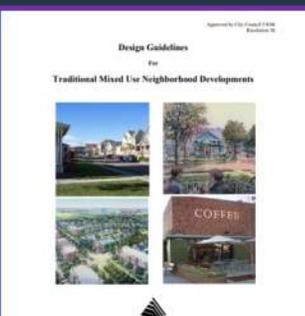
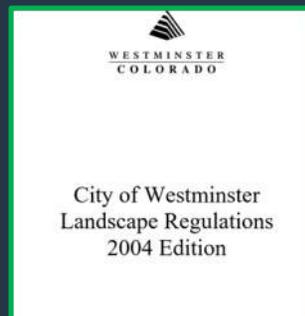
Unified Development Code

Design Standards & Guidelines

W.M.C.



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Unified Development Code

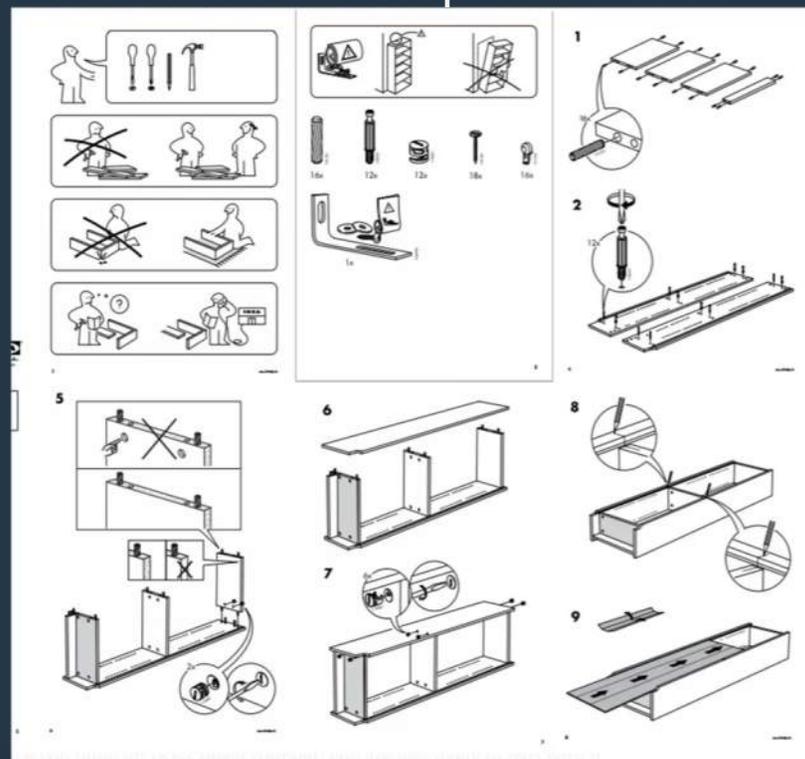


Setting Policy and Coding Policy

Master Plans

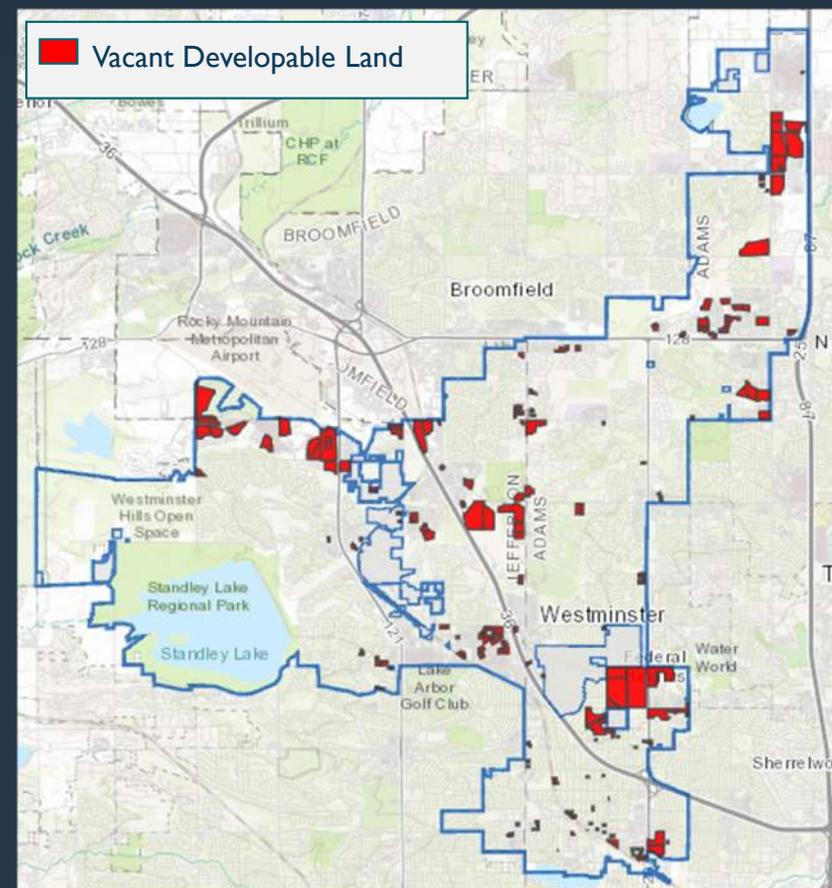


Unified Development Code



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 2.3 percent 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



Development Standards

Key Changes (and things that stay the same)

1. Basic concepts carried forward from current design and development requirements
2. Use of “standards” and “guidelines”
3. Updated to reflect “lessons learned” from development review
4. Differentiation between urban and suburban areas
5. Looking forward to infill/redevelopment and adaptive reuse

Site and Infrastructure Standards

- Review current standards for gaps, outdated requirements, changes in development patterns
- Clarify design requirements for infill and redevelopment
- Organize standards to clearly align with and implement Westminster Comprehensive Plan



General Site and Infrastructure

1. Street Design and Circulation
2. Pedestrian and Bicycle Circulation and Design
3. Mid-Block Connections
4. Grading
5. Open Space
6. Solid Waste Storage



Residential Site and Infrastructure

Applicable to PDPs and Major Subdivisions

- Solar-orientation encouraged
- Cottage court
- Small lot development
- Common open-space and private space (yards and balconies)
- Parking areas



Mixed-Use and Commercial Site and Infrastructure

Applicable to new development and infill/redevelopment

- Placemaking standards
- Pad location and use
- Public spaces and amenities
- Transitions
- Specific to Main Street and Office development
- Public art



Structure and Form Standards

- Review current standards for gaps, dated requirements, changes in development patterns
- Clarify design requirements for infill and redevelopment
- Organize standards to clearly align with and implement Westminster Comprehensive Plan



Structure and Form Standards

General

1. Building Design
2. Building Materials
3. Building Color
4. Roof Materials



Structure and Form Standards

Residential

1. Typologies by Zoning District
2. Design Elements (entries, walls, roof, garage)
3. Multiunit and Senior Housing



Mixed-Use & Commercial

1. Massing
2. Architectural Character
3. Walls
4. Entrances
5. Windows and Doors
6. Roofs, Eaves, Parapets
7. Materials
8. Mechanical Equipment
9. Special: Retail, Hospitality, Mixed-Use/Main Street



Office/Industrial/Flex (new)

1. Façade Design
2. Materials
3. Loading Docks



Adaptive Reuse

New content to implement Toolkit Recommendations

Eligibility provisions:

- Qualifies as a brownfield based on a Phase 1 Environmental Assessment;
- Located in an area identified for “retention and revitalization” in Chapter 8 of the Comprehensive Plan;
- At least 25 years have passed since the original building permit was issued;
- The building has been vacant for > 3 years; or
- The surrounding area has changed during the previous 5 years through rezonings, land use changes, annexations, or infrastructure investments such that the proposed adaptive reuse of the structure is more appropriate than restriction to the existing configuration or use.



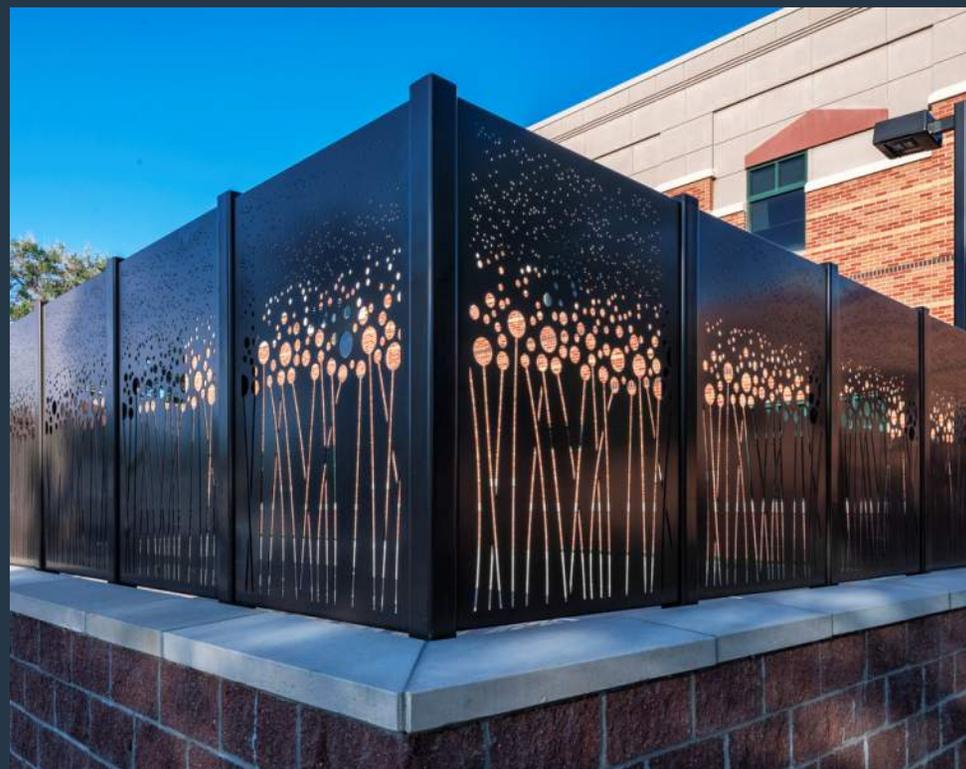
Landscaping

- Integrate landscape design with overall UDC site planning standards
- Incorporate recommendations of Urban Forestry Master Plan and new statutory limits on non-functional turf
- Maintain landscaping standards in UDC, pull out planting and maintenance guidelines into a separate landscape manual



Fences, Walls, and Screening

- Current standards carried forward and updated



Parking and Loading



- Purpose: move away from excessive surface parking with reasonable exceptions
- Reviewed and updated current parking ratios based on best practices
- Added process to allow applicants to submit a parking study to reduce required parking
- Added maximum parking standards with a waiver process
- Incorporated standard parking adjustments for shared parking, transit proximity, additional bike parking
- Updated bike parking requirements

Parks and Open Space

- Park typology guidelines
- Private park design standards
- Private recreation facility standards



Outdoor Lighting (new section)

Purpose

- Light with a purpose
- No brighter than necessary
- Use when needed
- Direct to place where needed

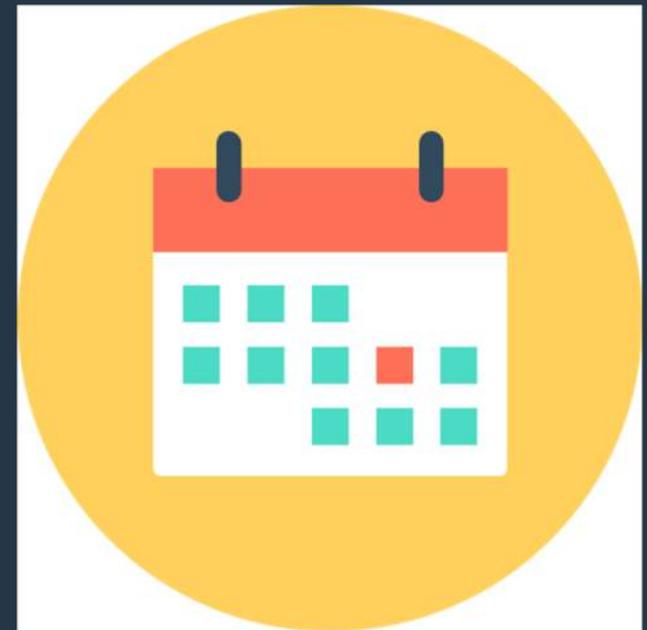
Standards

- Required lighting
- Shielding to prevent light trespass
- Review criteria



Next Steps

1. Planning Commission Workshops
 1. July 8 – **Development Review Procedures**
 2. 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



ACTIVITY



Considerations:

- Product type
- Lot depth, width
- Transitions including setbacks and height limits
- Amenity space
- Pedestrian and bicycle connectivity
- Design standards - location of home entries, building materials
- View opportunities
- Landscaping
- Access points
- Parking



Considerations:

- Lot layout - min. width, depth, frontage
- ROW treatment
- Pedestrian, bike, transit connectivity
- Access locations, number of access points, cross-access
- Circulation
- Landscape treatment
- Parking - location, orientation/amount, specific to use
- Transition to residential, buffering, screening
- Location of refuse collection
- Architecture