

# PLANNING COMMISSION WORKSHOP: UDC PUBLIC REVIEW DRAFT

November 18, 2025

Purpose:

Receive an overview of the proposed  
Unified Development Code

# 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
- Site and building design standards
- Site development standards
- Administration

## Not included in scope

- Public improvements (PLD)
- Specific Plans for Downtown, Westy Station
- Zoning map changes
- Topics included in other Municipal Code sections
  - Alcohol sales
  - Animal management
  - Short term rentals

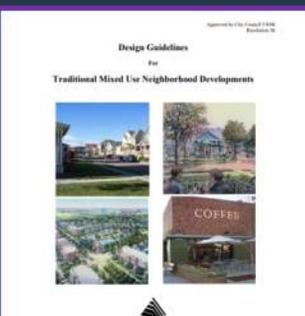
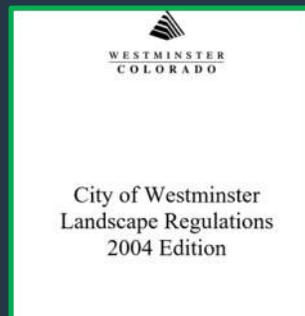
# Technical Inputs

## Design Standards & Guidelines

W.M.C.

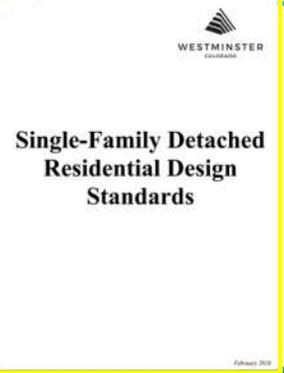


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**Unified  
Development  
Code**



# Recap of Prior Workshops

## May 13: Zoning districts and uses

- Districts aligned with Comp Plan
- 3 scales of mixed use
- Updated uses
- Housing diversity
- Use-specific provisions (ADUs, Solar Energy Systems, etc)
- PUD option remains

## June 10: Development Standards

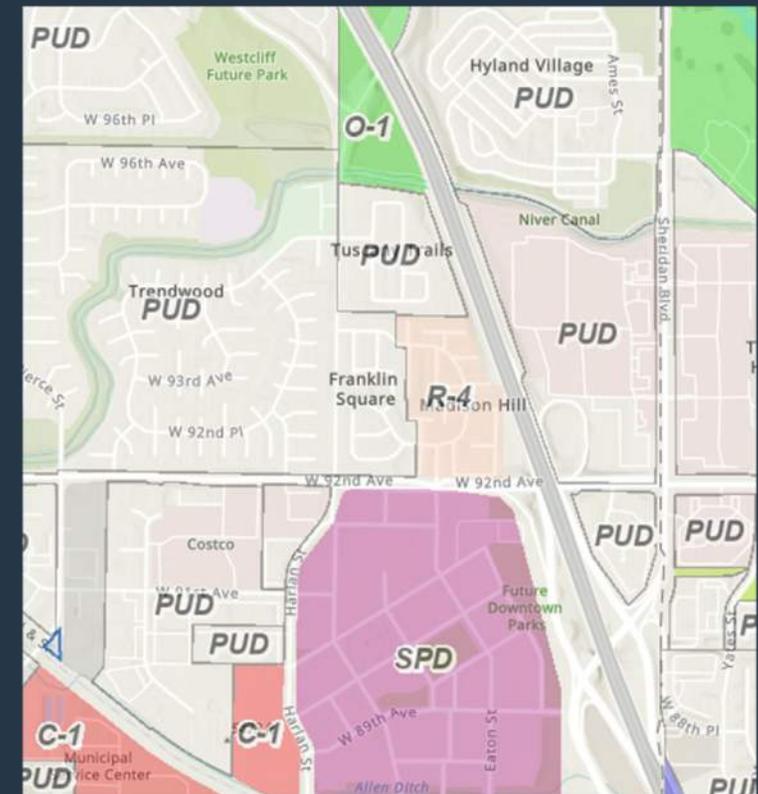
- Concepts carried forward, with refinements
- Use of standards and guidelines
- Differentiate urban and suburban development types
- Unique provisions for infill, redevelopment, and adaptive reuse

## July 8: Procedures

- Annexation, rezoning, comp plan amendments set by state statute
- PDP and ODP are main points where UDC comes into play
- Built-in flexibility
  - District choices
  - Range of site layout options
  - Locational adjustments
- New options for modifying standards

# How does the UDC impact me?

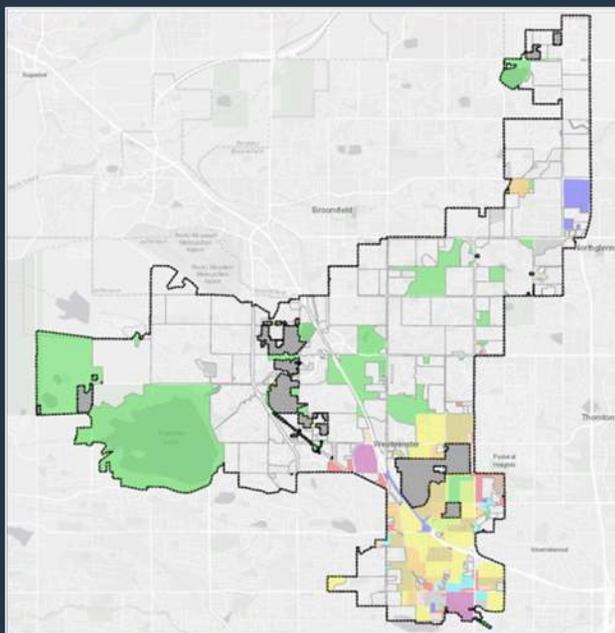
- Existing development
  - Existing PUDs & SPDs remain (68% of City)
  - Open Space, Parks, Golf Courses unlikely to change (40% of City)
  - Existing uses may remain indefinitely, UDC to apply to major new buildings or redevelopment
- Future development on remaining 2.3%
  - Comprehensive Plan remains controlling
  - Diversity of housing products
  - New options for mixed use, office, and industrial development, infill, and adaptive reuse



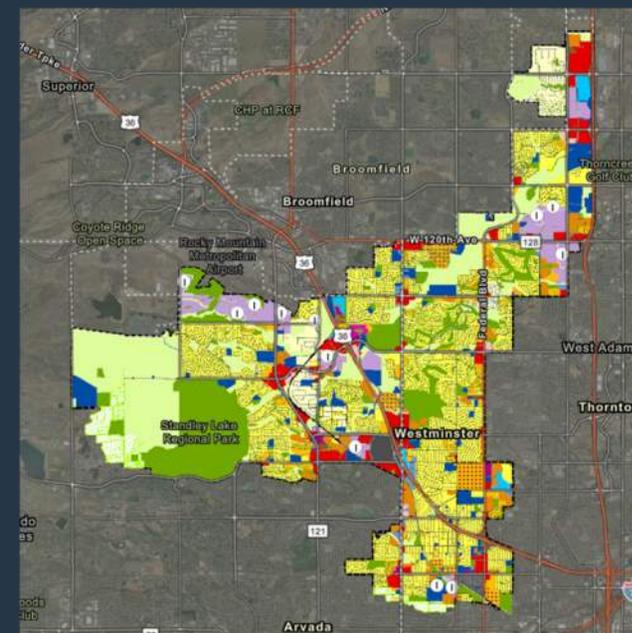
# HOW IS LAND DEVELOPED IN WESTMINSTER CURRENTLY?

# Zoning & Comprehensive Plan

- Zoning**
- PUD Planned Unit Devel.
  - B-1 Business
  - C-1 Commercial
  - M-1 Industrial
  - O-1 Open/Agriculture
  - R-1 Single-fam Med. Dens.
  - R-2 Two-family
  - R-3 Multi-fam Low Dens.
  - R-4 Multi-fam High Dens.
  - R-5 Multi-fam Very High Dens.
  - R-E Single-fam Low Dens.
  - R-A Single-fam High Dens.
  - SPD - Special Plan District
  - T-1 Transitional
- City Limits**
- City Limit
  - Unincorporated

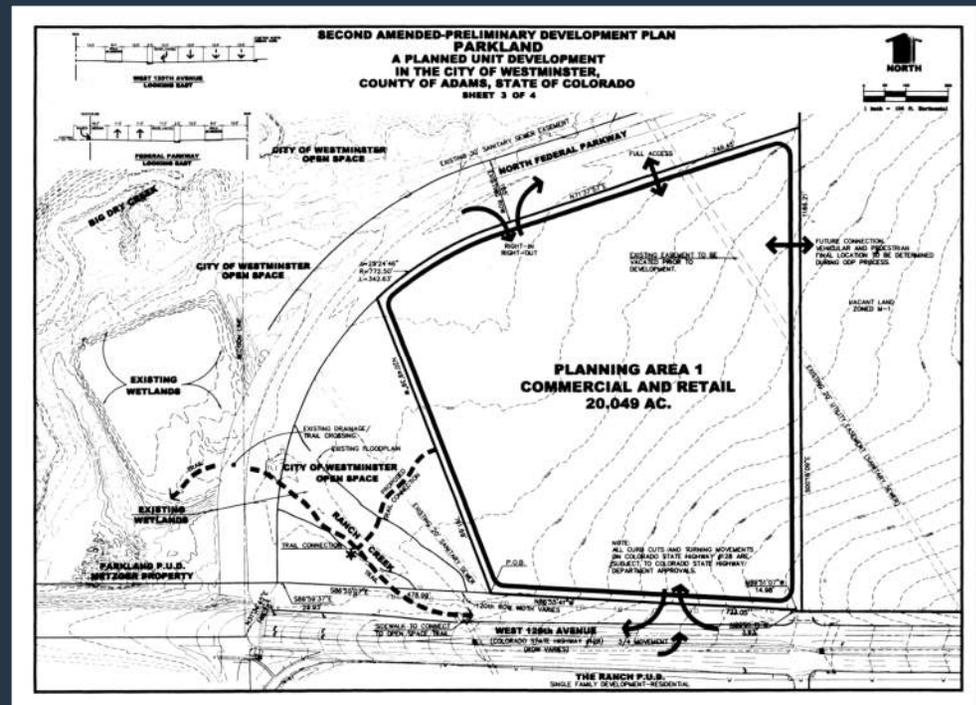


- Comprehensive Plan 2040**
- Residential Large Lot
  - Residential Low Density
  - Residential Medium Density
  - Suburban Multi-Family
  - Urban Multi-Family
  - Mixed-Use Neighborhood
  - Specific Area Plan
  - Employment-Flex
  - Neighborhood Office
  - Employment-Office/Institutional Campus
  - Public/Quasi Public
  - Commercial
  - Service Commercial
  - Commercial Mixed-Use
  - Mixed-Use Activity Center
  - Parks/Golf Courses
  - Open Space/Creek Corridor
  - Agricultural/Conservation Area



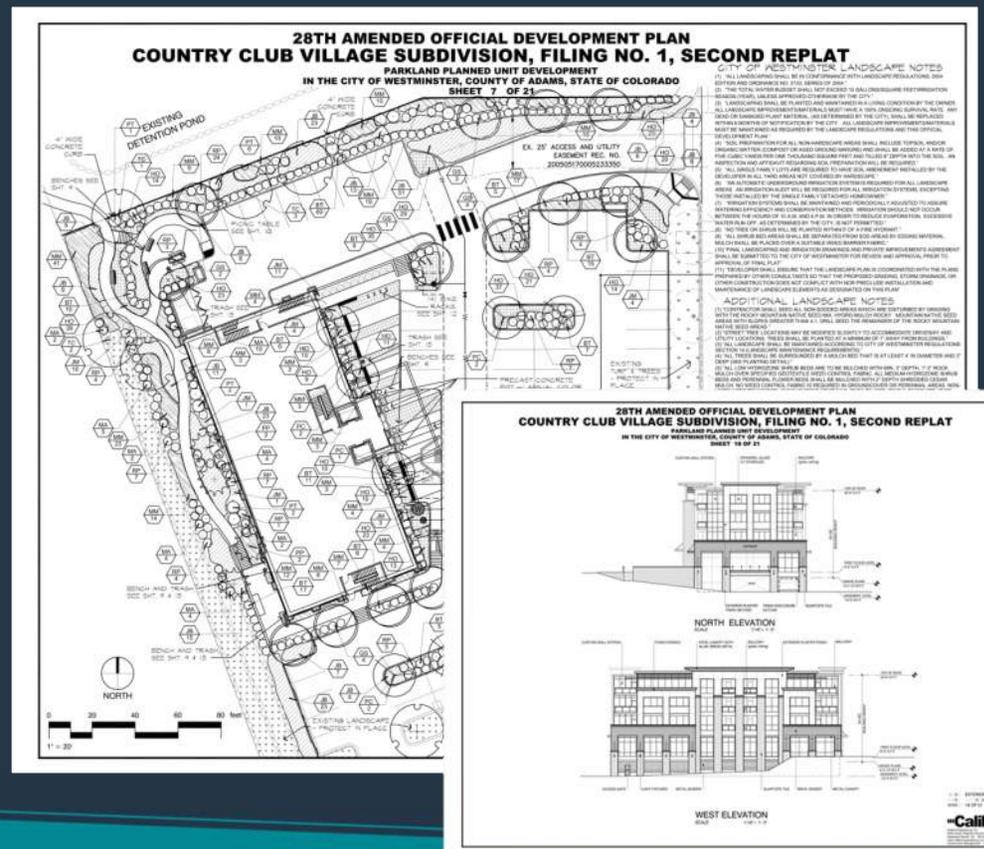
# Preliminary Development Plan (PDP)

- Large-scale framework for development
- Typically, 2 to 4 sheets
- Permitted uses; development standards; height, bulk, setbacks; lot arrangement; access points, etc.

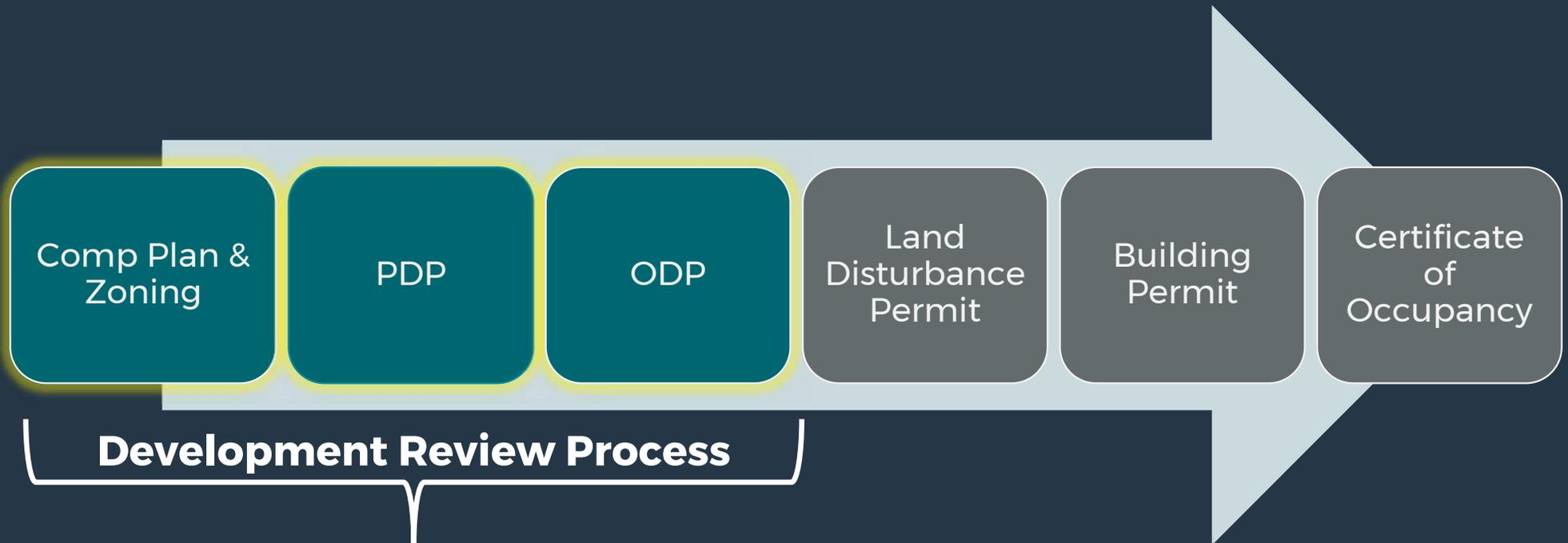


# Official Development Plan (ODP)

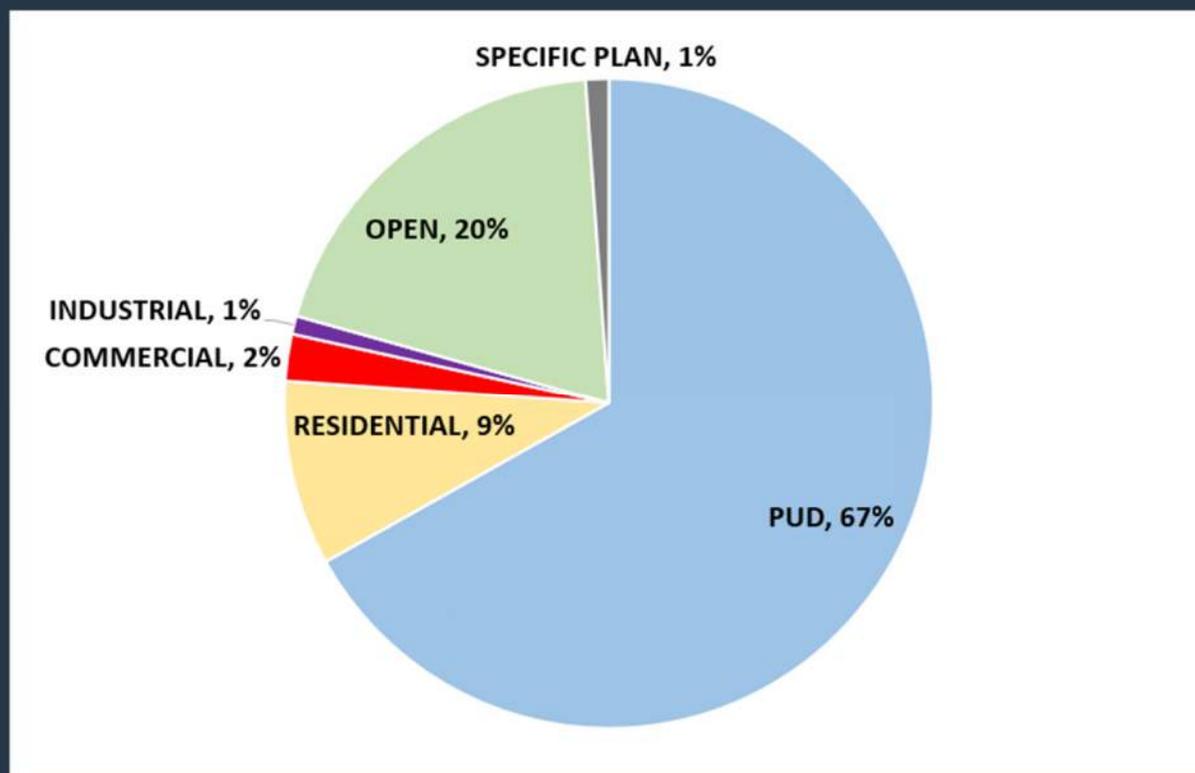
- Site-specific plan for development of one or more properties within a PDP
- Can be dozens of pages depending on the scale of the project and site
- Site plan; grading; landscaping; lighting; architecture; parking; etc.



# Overall Entitlement and Construction Milestones



# Existing Zoning



# WHAT ARE PEER COMMUNITIES DOING?

# Scan of Arvada, Englewood, Ft Collins, Lakewood, Littleton, Thornton

## Common practices:

- ADUs
- Administrative approvals
- Parking reductions

## Westy Differences:

- Prospective applicability, not rezoning anyone
- Mandatory Comp Plan
- Separate from recent state legislation

# UPDATING THE CITY'S PHYSICAL PLANNING AND LAND USE POLICIES

# Comprehensive Plan

- Sets stage:
  - Types land uses allowed
  - Location of land uses
  - Development format
  - Focus on neighborhoods
- Mandatory compliance
- Only City Council can change the Plan per C.R.S.

Photos illustrate intent

Allowed uses

Development Format



### EMPLOYMENT - FLEX

This character type provides and protects land for flexible employment uses including offices, research and development facilities, and supportive uses. In general, office uses predominate this category. Light industrial uses (including warehouses, distribution, and wholesalers) may be allowed when located away from residential areas and adequately buffered from sensitive land uses, as shown in Map 3-2, or Flex/Light Industrial designated locations in the prior Comprehensive Plan. Manufacturing and assembly space is permitted when inclusive of storefront/showroom space for offices, sales or customer service. Uses that create objectionable levels of noise, vibration, odor, glare or hazards are not permitted. Outdoor storage must be screened from view. Hotel that support employment uses may be permitted through a master planned development. Support commercial uses integrated with employment buildings are permitted up to 10% of GFA. The City may impose stricter design standards for more intense uses.



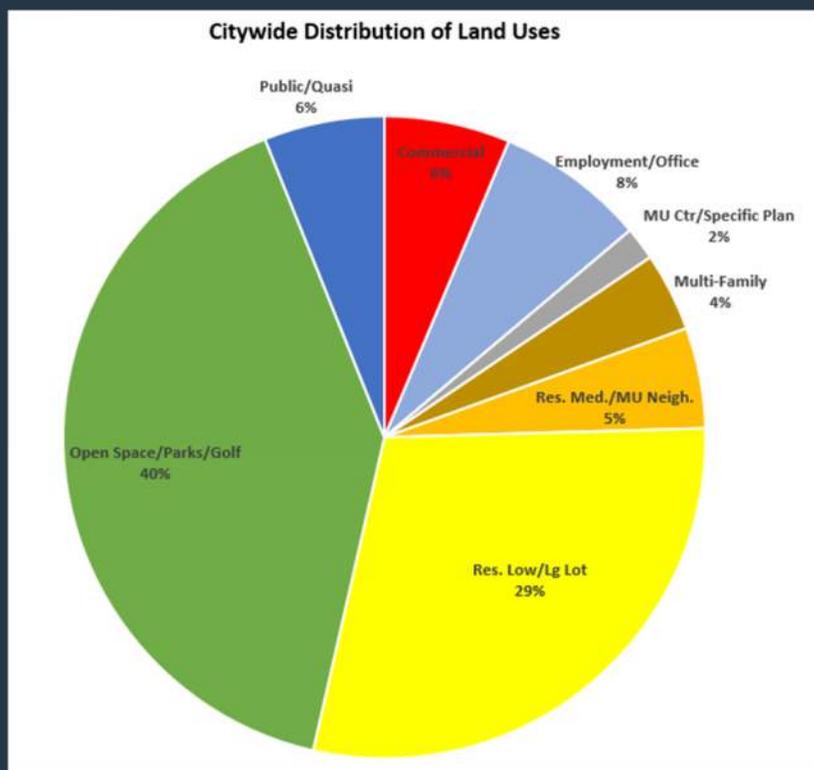
*Examples: Church Ranch Corporate Center, Park Centre, Westmoor*



**Table 3-12. Employment - Flex Development Standards**

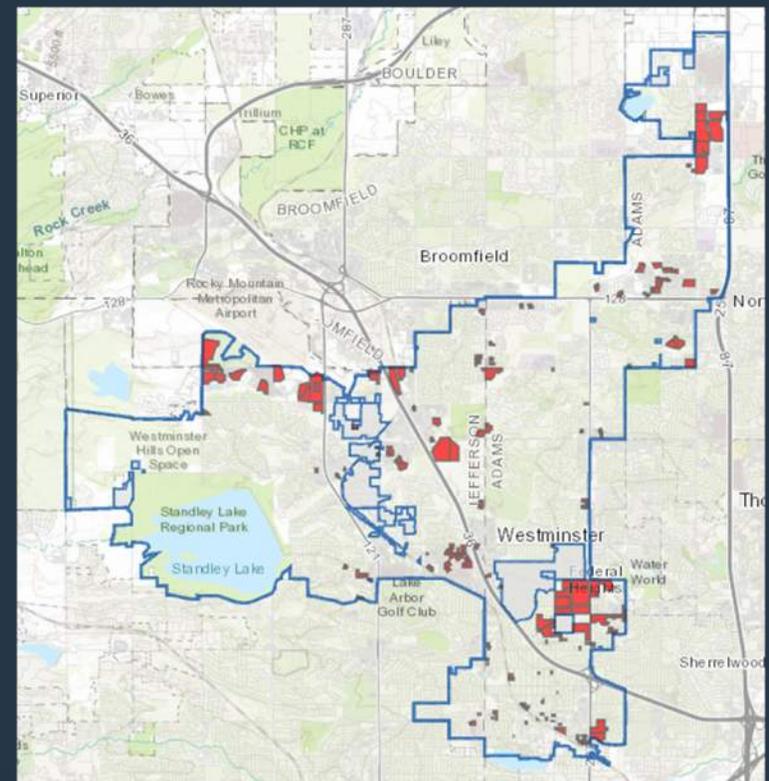
Land Use	
Primary Uses	Professional Offices; Research and Development Labs; Flex Office; Incubator Space
Secondary Uses	Manufacturing; Warehousing; Fabrication; Repair Shops; Wholesale Distributors; Production; Medical Facilities; Hotels; Support Commercial (eating establishments, pharmacies, business services, office supply)
Development Characteristics	
Form and Guidelines	Buildings 1 to 4 stories but may be allowed higher in Focus or Transition Areas or where adjacent to expressways; Employee and customer amenity spaces; Loading, service or storage areas screened from view; Architectural detailing for elevations within public view; Maximum 10% of GFA for support commercial or 15,000 square feet, whichever is less
Floor Area Ratio	Maximum 1.0 FAR (primary uses) Maximum 0.5 FAR (standalone secondary uses)

# Balanced Land Uses



# Land Inventory

- 4.1% of city's land area (884 acres) consists of vacant developable land
- 2.3% of city's land area (493 acres) remaining less sites existing development applications



# Recent Code Changes To Carryover into UDC

Sign  
Regulations

Oil & Gas  
Regulations

1000ft  
notification  
radius

Family Care  
Homes

Concept  
Plan Review

Relaxation of  
Occupancy  
Limits

Accessory  
Dwelling  
Units

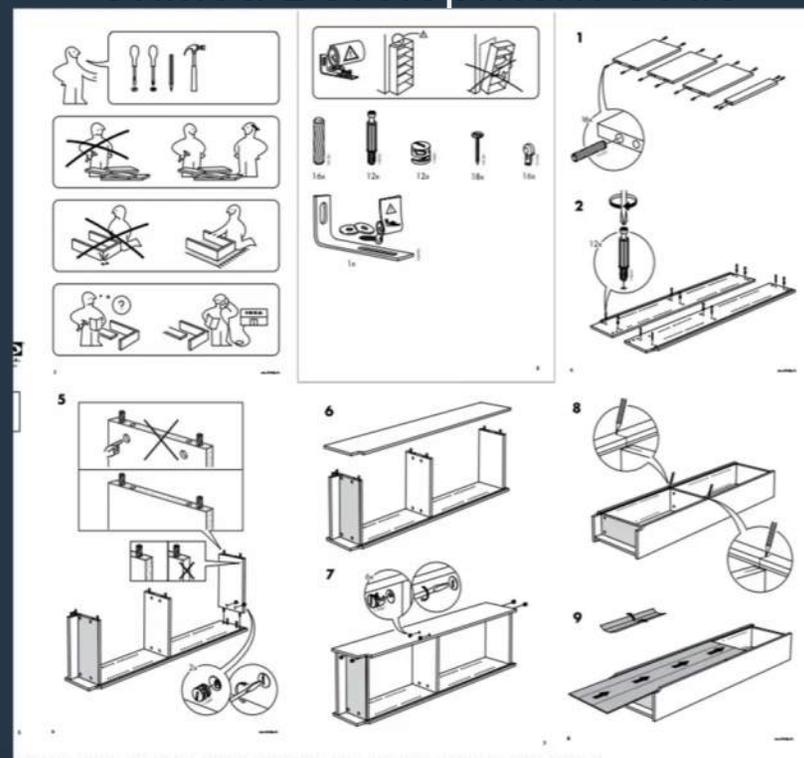
Tiny Homes  
Appendix to  
IRC

# Setting Policy and Coding Policy

Master Plans



Unified Development Code



# Coding the Policies Example

## 1. Sustainability Plan strategy MW2:

*A. Require new development to provide sufficient and accessible indoor and outdoor waste collections areas at time of ODP to accommodate trash, recycling and composting receptacles and other waster infrastructure*

*B. Review and align development and review procedures to integrate new site plan requirements for waste infrastructure*



## 2. UDC, Site and Infrastructure Standards, 11-4-2

Technical provisions on size, location, and screening of waste collection facilities

# Sustainability

- Recycling & compost collection provisions
- Food access
- Low water landscaping
- Transportation demand management
- Riparian buffers
- Building materials



# Inclusivity

- New housing typologies: senior, special needs, incentives for affordable housing, townhome and small lot provisions, live/ work units, caretakers quarters
- Adaptive reuse and infill provisions
- Urban and suburban development formats
- Provisions for formats missing in existing regulations (mixed-use, office, industrial)



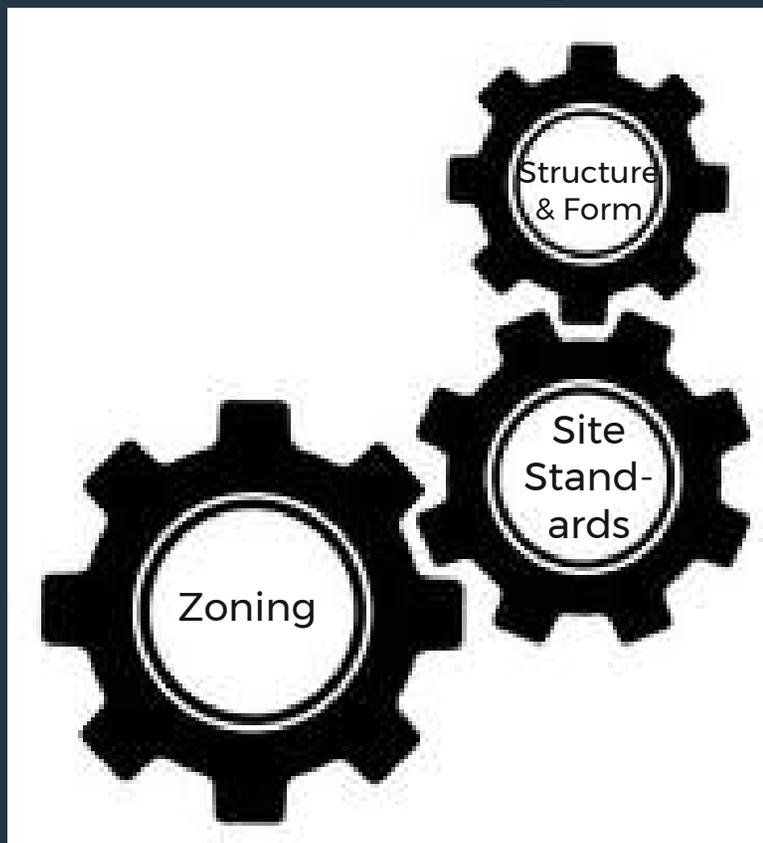
# Mobility

- Updated parking provisions (Min/Max, Bike)
- Multi-modal transportation
- Trail & street connectivity
- Transit stops
- EV infrastructure



# NAVIGATING THE UDC

# UDC Chapter Organization



1. General Provisions & Enforcement
2. Measurements & Definition
3. Zoning Regulations
4. Site & Infrastructure Standards
5. Structure & Form Standards
6. *Public Improvements (existing W.M.C. to remain, not included in draft UDC)*
7. Development Standards
8. Procedures

# Ch 3, Zoning

## Chapter organization:

- Residential, Mixed-Use, Commercial, and Employment Districts
- PUD & SPD
- Special Use Regulations
- Accessory Use Regulations
- Nonconformities

## Key Concepts:

- *Adjust standards to remaining land inventory*
- *Removal of min. lot sizes in all but RE*
- *Alternative zoning provisions for missing middle housing products and live/work units*
- *Updated permitted use tables to remove obsolete uses and introduce new uses*
- *Provisions for office and employment development*

# Setback Example

*Setback to an arterial street*

	Existing Design Standards	UDC	
		Suburban Pattern	Urban Pattern
Multi-Family	75'	75'	25'
Commercial	50'	50'	20'
Administrative Adjustment (up to)	10%	20%	20%



# Ch 4, Site & Infrastructure Standards

- Standards for all development
  - Streets, lot and block layout, grading, solid waste, public art
- Residential development
  - Building placement and solar orientation, outdoor space, multi-unit development
- Mixed-use and commercial development
  - Placemaking, civic space, entrances, pads, public spaces, service/loading areas, main street design option
- Employment development
  - Building siting, outdoor space, loading & storage, access and parking



# Ch 5, Structure & Form Standards

- Standards for all development
  - Building design, materials, color, roof materials, transitions
- Residential development
  - Building design, roof, garage, materials, multi-unit and senior housing provisions
- Mixed-use and commercial development
  - Massing, architectural character, fenestration, roofs, materials
- Adaptive Re-use
  - Provisions to retain existing structures by relaxing other typically applicable standards



# Ch 7, Development Standards

- Landscaping
- Screening
- Fences
- Parking
- Private park design
- Outdoor lighting
- Multi-modal circulation
- View protection
- Riparian buffers



# Updated Standards Examples

Landscaping		
	<b>Current</b>	<b>Proposed</b>
Multi-Unit	40%	30%
Commercial	20%	20%
Mixed-Use	n/a	10 to 15%

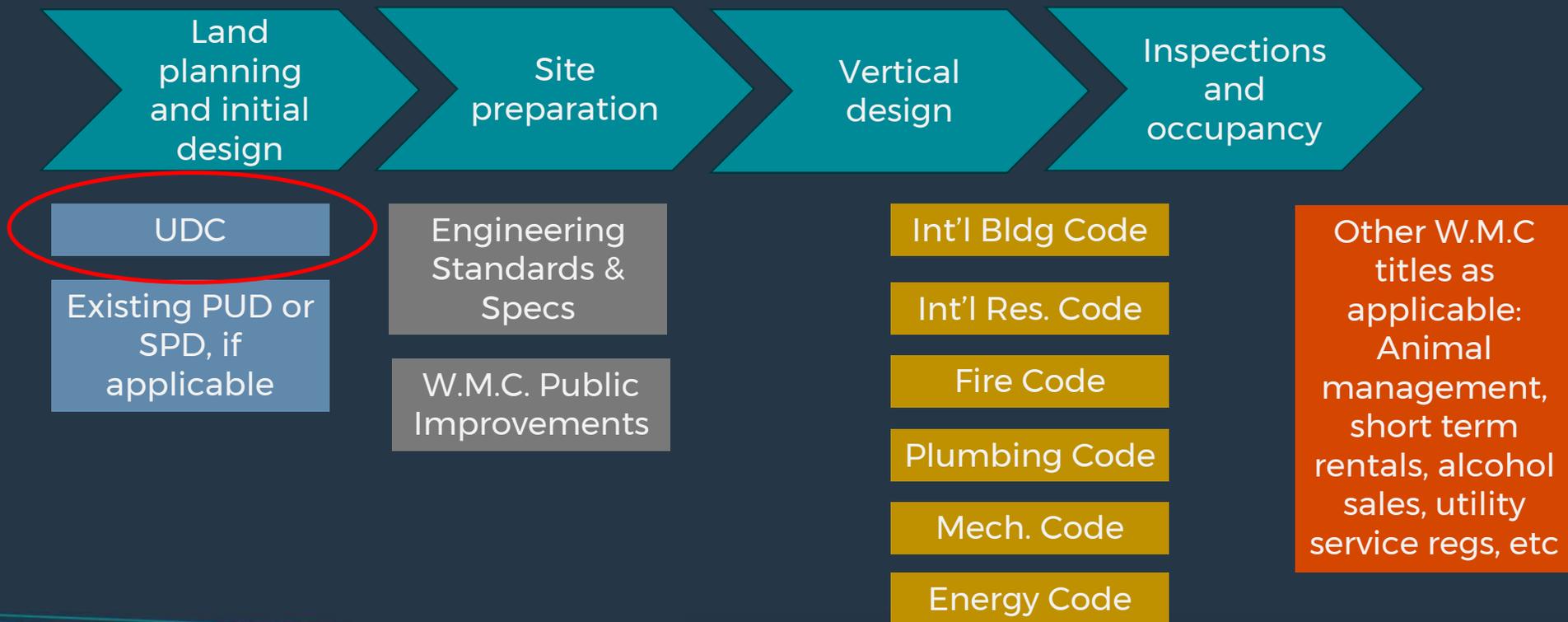


Parking		
	<b>Current</b>	<b>Proposed</b>
Multi-Unit	1 / efficiency & 1-bedroom	1 / efficiency & 1-bedroom
	1.5 / 2-bdrm+	1.5/ 2-bdrm +
	1 guest space/ 5 units	1 guest space per five units, <i>may include on-street</i>
Retail	1 / 300 SF	1 / 500 SF
Office	1 / 300 SF	1 / 500 SF
Restaurant	1 / 100 SF	1 / 200 SF
Adjustments	Exception process	Adjustments 10 to 50%

# Ch 8, Procedures

- Applications – general info for all types
- Annexation
- Comprehensive Plan
- Specific Plan
- Concept Plan
- Rezoning
- Special Use Authorization
- Conditional Use
- PDP
- ODP
- Project Specific Adjustment
- Administrative Adjustment
- Appeals
- Plats
- ROW vacation
- Referral/Call-up
- Vested rights
- Interpretation
- Text amendments
- Transitional provisions

# Other Regulations



# HOW TO PROVIDE FEEDBACK ON THE DRAFT

# Konveio <https://westminsterudc.konveio.com/> Summary and Full Document

(L) Requires and encourages open and civic spaces that are appropriate to their context;

Summary Hide

**Chapter 4: Site and Infrastr...**  
With allowed uses established in Chapter 3, the focus turns to site planning and infrastructure needed to serve a development, which is established in Chapter 4. Section 11-4-2 establishes standards for lot and block...  
[Read More](#)  
[Jump to Page](#)

**Chapter 5: Structure and F...**  
Chapter 5 establishes standards and guidelines for the built environment that contribute to the City's character through building design, materials, colors, roof designs, and transitions in scale. In addition t...  
[Read More](#)  
[Jump to Page](#)

**Chapter 7: Development S...**  
The standards for land development consolidated in Development Standards (Chapter 7). Example topics include landscaping, lighting, parking, park...  
[Summary](#)

**Chapter 8: Procedures**  
Procedures (Chapter 8) tells the reader how to obtain approval including criteria, approving authority and appeal provisions. This chapter provides information on the city's...  
[Full Document](#)

# Konvimeo

## Add a comment

Click anywhere in the document to add a comment. Select a  bubble to view comments.

adopted pursuant to Ordinance <> dated <>, and as amended thereto

(B) This UDC shall become effective on \_\_\_\_ (Effective Date). The development that was effective immediately prior to this UDC shall be referred to as the Development and Growth Procedures (LDGP)" or "Title XI".

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Westminster Unified Development Code Public Information

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**Chapter 11-1: General Provisions**

**Public Review Version: Subject to Additional Edits**

**11-1-3 Authority**

(A) The UDC is enacted pursuant to the home rule provisions of Article X of the Colorado Constitution and the authority and power contained in the City Charter of Westminster, including Chapters 2, 4 and 11.5. Westminster City Charter \_\_\_\_\_ authorizes planning for the use, division, and development of land for the general purpose of protecting public health, safety, and welfare.

(B) The City Council chooses to exercise broad powers including the regulation of zoning, planning, and subdivision of land. In addition, the City Council intends that all other

→ Comments Cancel

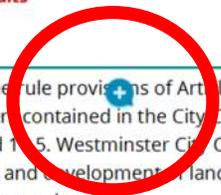
Add Comment \*

Comment Type

- None -

Notify me when new replies are posted

Post Comment



# Konveio Question Responses

Click anywhere in the document to add a comment. Select a bubble to view comments. X

Westminster Unified Development Code

Public Review Version: Subject

**Chapter 11-1 General Provisions and Enforcement**

**11-1-1 Purpose ?**

This Westminster Unified Development Code (UDC) is enacted to preserve the public health, safety, and welfare of the inhabitants of the city and of its surrounding areas, and to encourage and facilitate the orderly growth and expansion of the city. This

Comments View all Cancel X

SiteAdmin Nov 18 2025 at 4:50PM

Please review these purpose statements, do you agree these are appropriate?

reply

View all

The image shows a document review interface. A green banner at the top contains the instruction: "Click anywhere in the document to add a comment. Select a bubble to view comments." Below this, the document content is visible, including the title "Westminster Unified Development Code" and a section titled "Chapter 11-1 General Provisions and Enforcement" with a sub-section "11-1-1 Purpose ?". A red circle highlights the question mark icon next to the sub-section title. On the right side, a comment panel is open, showing a comment from "SiteAdmin" dated "Nov 18 2025 at 4:50PM". The comment text is "Please review these purpose statements, do you agree these are appropriate?". A red circle highlights the "reply" button in the comment panel. The comment panel also includes a "View all" button and a "Cancel" button with an "X" icon.

Section	Question
<b>11-1-1 Purpose</b>	Please review these purpose statements, do you agree these are appropriate?
<b>11-3-4(D)(3)(a) Small Lot</b>	This section establishes a small-lot residential option where smaller lots can either be up to 20% of a larger residential development or for infill and redevelopment situations. Do you agree with providing this option?
<b>11-3-13(E) Live/Work Units</b>	This section establishes allowances for Live/Work units, which provide the opportunity for a small business to operate from a residence. Do you support this proposed new option?
<b>11-3-18(C) (8) ADU Size</b>	This section carries over the City’s existing 2024 ADU ordinance. Some stakeholders have suggested a larger size allowance, do you agree with the maximum sizes defined in section (8) or do you support allowing larger ADUs?
<b>11-4-2(E) Multimodal Access and Connectivity</b>	This section brings together many of the City’s existing practices to encourage pedestrian, bicycle, and transit infrastructure with new development and encourage circulation patterns that minimizes travel distances for all users. Do you believe this is important to include with the proposed UDC?

Section	Question
<b>11-4-2(G) Solid Waste</b>	This section implements the Sustainability Plan’s strategy #MW2 to require new development to provide accessible waste collection areas, do you agree this is important for new development?
<b>11-4-4(B) Civic Space</b>	This section introduces provisions for mixed-use and commercial developments to provide a public or civic use area such as a plaza or courtyard as an amenity for customers, employees, and visitors to such land uses. Do you support this provision?
<b>11-5-1(E) Transitions</b>	This section introduces provisions to support transitions in scale between taller or bulkier buildings from lower intensity uses through setbacks and buffering. Do you believe this is important to include with the proposed UDC?
<b>11-5-6 Adaptive Reuse</b>	This section implements the Redevelopment Toolkit’s recommendations to facilitate reuse of existing buildings into new uses, including a sliding scale of applicability of the typical development requirements. Do you support this proposed regulatory relief?
<b>11-7-3(C) Buffering</b>	This section introduces the concept of buffering between different land uses through setbacks, landscaping, and in some cases walls. Do you agree with this concept?
<b>11-8-16 Project Specific Adjustment</b>	This section establishes a list of adjustments to typical UDC standards that may be approved with a specific development project, to replace the current “exceptions” process. Do you agree with providing the increased flexibility that would be created by Table 11-8-2?

Section	Question
<b>11-7-11(C) Min. Parking</b>	This section proposes to update the City’s minimum parking requirements, in some cases reducing the ratio of required parking and/or allowing on-street parking to count toward minimum requirements. Do you agree with adding this flexibility?
<b>11-7-12(C)TDM</b>	This section introduces an option to reduce required by parking up to 25% where transportation demand management (TDM) activities are incorporated to encourage non-vehicular travel. Do you agree with this concept?
<b>11-7-19 Outdoor Lighting</b>	This section introduces standards for outdoor lighting to prevent excessive light spillover and reduce light pollution. Do you support this new provision for Westminster?
<b>11-8-9 Concept Plan</b>	This section codifies the Concept Plan Review process that began in 2023 as prerequisite to submittal development applications for cases requiring City Council approval. Do you believe this additional review is important to maintain?
<b>11-8-16 Project Specific Adjustment</b>	This section establishes a list of adjustments to typical UDC standards that may be approved with a specific development project, to replace the current “exceptions” process. Do you agree with providing the increased flexibility that would be created by Table 11-8-2?

# Next Steps

1. Complete review of draft
  - December 19
2. Planning Commission Workshops
  - January - February
3. City Council Study Session
  - February - March
4. Planning Commission consideration
  - April

