



WESTMINSTER *FORWARD*
one community. one vision. one future.

Code Forward: Development Code/Design Standards Update

October 21, 2019

WESTMINSTER FORWARD

one community. one vision. one future.

www.cityofwestminster.us/forward



SUSTAINABLE
BUILDING FEATURES



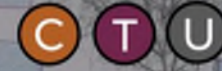
HOUSING FOR DIFFERING
HOUSEHOLDS



LAND USE TRANSITIONS



CLIMATE APPROPRIATE
LANDSCAPING AND
IRRIGATION



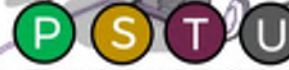
ENGAGING STREET ELEVATIONS



STEWARDSHIP OF
WATER RESOURCES



INTEGRATED SUSTAINABLE
INFRASTRUCTURE



TRANSIT AND BICYCLE
INFRASTRUCTURE



INVITING PEDESTRIAN
REALM



STREETS AND TRAILS FOR
DIFFERENT MODES



ACCESSIBLE PARKS
AND OPEN SPACE

- C COMPREHENSIVE PLAN
- P PARKS, REC. AND LIBRARIES PLAN
- S SUSTAINABILITY PLAN
- T TRANSPORTATION & MOBILITY PLAN
- U UNIFIED DEVELOPMENT CODE
- W WATER SUPPLY PLAN

Objectives

- Provide complete standards
- Provide predictable processes
- Respond to remaining land inventory
- Improve alignment with Strategic Plan
- Implement Westminster Forward Plans



Progress

Residences shall be setback a minimum of 30' from the common property line when adjacent to a non-residential use, and 30' from the common property line when adjacent to a residential use. Setback lines within the same Planned Unit Development will be consistent on an individual basis.

- Provide 6-10 feet landscaped setbacks from the right of way edge for privacy and enhancement of individual units.

Design Standards

- Where development directly abuts a pedestrian connection, plaza, or park, provide a transition zone with seating areas, landscaping and/or artwork to create a physical and visual separation between the public and private realm.

Design Guidelines

- ELECTIVE:** Additional arterial or collector street right-of-way (paved and/or unpaved) shall be provided for biking and additional landscape area: 100 points per additional bike lane added to right-of-way section along the entire street frontage (200 max. points).

Connectivity (and Access?) Need to split into Bike/Ped/Vehicular

- All routes from the houses and common buildings to and along the network of streets and drives shall provide safe, convenient access for bicycles and pedestrians.
- The internal vehicular and pedestrian circulation within a development involving multiple buildings or lots must be interconnected in an obvious and consistent manner.
- There must be a clear and consistent hierarchy in the vehicle circulation design.
- Sidewalk areas in front of buildings shall be designated to accommodate pedestrian activity.

RCMD:

- Crack streets and parking enclosures must be noted on the ODP and final plat when applicable.

Exceptional Design Situations

- TRUNK COLLECTOR:** A pedestrian walk must be provided for pedestrian access of 20 feet depending on the volume of foot traffic. Where street front or rear yards are the minimum pedestrian walk area should have an unobstructed width of 8-10 feet.
- Provide concrete bicycle and pedestrian connections between neighborhoods and subdivisions.
 - Foot/bike and/or minimum sidewalk widths per City Standards and Specifications for Public Improvements at the time of ODP approval.
- All internal site sidewalks shall be a minimum width of 5 feet; and minimum of 10 feet parking spaces. They shall be a minimum width of 7 feet.
- Multi-use paths and connections to trails will be a minimum of 10 feet.
- Site planning must provide for the Fire Department/Emergency access. All site drives must be a minimum of 20 feet in width and comply with current standards. When parking created is necessary along required access, the

Analysis

4. NEIGHBORHOOD CENTERS

The use pattern creates an appealing mixed commercial node for adjacent residential neighborhoods. The use pattern will be a mix of uses that meet the neighborhood's needs. This use pattern is an active pedestrian-oriented environment that is distinct from the neighboring residential development in its use and building form. The use pattern is often located on a corner site or adjacent to the street to create a strong relationship between the public and private realms. Public outdoor spaces and street frontage are important and are easily accessible to pedestrians. Pedestrian and bicycle connections to the surrounding residential neighborhoods to the neighborhood center. While vehicle connections are necessary, the neighborhood center is designed to favor the pedestrian and bicycle user. Where site buildings are located adjacent to existing low-scale residential development, a transition is provided (i.e., landscape buffer, landscaping, etc.). Surface areas are attractive and easily maintainable to the street and the site. Buildings are located to provide high-quality views and other architectural resources. Landscaping is incorporated into surface parking, along the street and into the site in order to enhance the development's sustainability and visual appeal.

1 Landscaped streets with trees and streetlights
2 Buildings with a mix of uses and building heights
3 Street corners with landscaping and streetlights
4 Street corners with landscaping and streetlights
5 Landscaping and streetlights
6 Street corners with landscaping and streetlights

Discussion



Drafts

Westminster Use Pattern

Building types permitted in this Use Pattern:

- Garage and Carports
- Live-work
- Mixed-Use
- Commercial
- Office

4A. SITE DESIGN STANDARDS

Building Placement	
A.1 Building Placement	See Chapter 3
Building Orientation	
A.2 Building Orientation	A building shall directly face the street, public space, or parkway.
Frontages	
A.3 A frontage treatment is required	Minimum of one (1) of the following options is required: A.3a, A.3b, A.3c (See Table A.3 and the design requirements in sub-section that follows)
Transitions	
A.4 A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.4g, A.4h (See Table A.4 and the design requirements that follow)
A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.4g, A.4h (See Table A.4 and the design requirements that follow)
Connectivity	
A.5 Connectivity shall be provided in Pedestrian Circulation Systems.	The following are required: A.5a, A.5b, A.5c, A.5d, A.5e, A.5f, A.5g, A.5h, A.5i (See Table A.5 and the design requirements that follow)
Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow)
Mid-block connections	Required (See design requirements that follow)
Parking Location	
A.6 Parking Location	Blocks that exceed 300' must provide at least one mid-block pedestrian connection
Parking Front Setback (from street)	10
Parking Front Setback (from property)	30

14

*6/18- 11/18
Diagnosis +
Gap
Analysis*

*1/19-2/20
Draft
Modules*

*2/20-
4/20
Unified
Code*

*6/20
Council*

*6/18 - 10/19
Broad
Outreach*

*10/19 - 3/20
Policy
Discussions*

*5/20
PC*

6/18 - 2/20 Task Force Meetings

Mixed Use Building Design Variables

Review each image below, considering the topic highlighted for each section of images. Then, using the stickers provided, identify whether the image would be appropriate or inappropriate for Westminster. Please use only one sticker per image.

Mass & Scale

			
Appropriate	Inappropriate	Appropriate	Inappropriate
HP 22	1	25	1
SC 84		102	

Building Height

			
Appropriate	Inappropriate	Appropriate	Inappropriate
HP 11	2	9	4
SC 92		81	

Materials

			
Appropriate	Inappropriate	Appropriate	Inappropriate
HP 1	7	5	2
SC 36		66	

			
Appropriate	Inappropriate	Appropriate	Inappropriate
HP 4	5	21	4
SC 69		62	

			
Appropriate	Inappropriate	Appropriate	Inappropriate
HP 17	2	53	4
SC 39		73	

HP = Heritage Festival Responses SC = Survey Class Online Responses

Urban Design Workshop - Sept. 18, 2018



Mixed Use Building Design Variables

General Comments

- Areas around the Rail Station should be mixed-use Variety in style
- High density is important for making Westminster an inclusive, vibrant city
- Avoid "boxy" "too modern" massing
- Provide adequate parking and avoid too high of density
- Durability and sustainability are important in mixed-use design
- Green building should be the main focus when designing mixed-use developments and highly dense development
- Keep pedestrian oriented and walkable streets

Massing

- Consider the cost and effort of a mixed-use building when determining the scale and mass. A 2-story mixed use building is too small to generate economic boost in Westy
- Height should not block the mountain views
- Tall buildings in such close proximity to residential areas should be avoided

Aesthetic

- Timeless style in design is important
- Not too industrial looking
- Traditional design with a modern touch

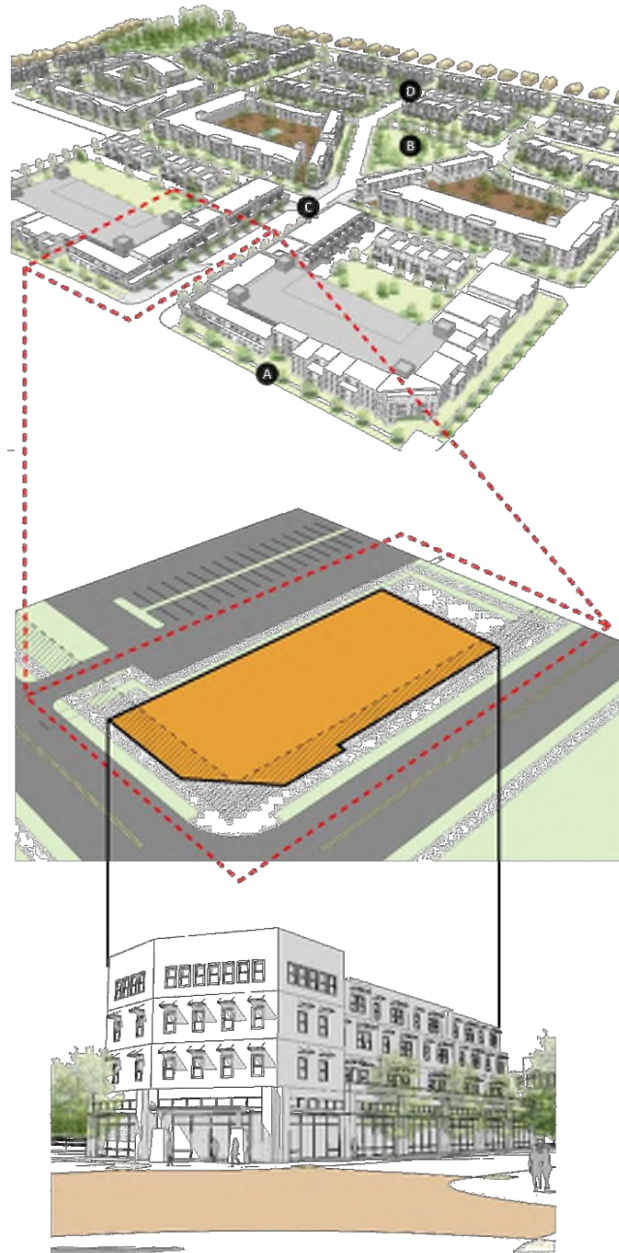
Material

- Concrete block, pre-fab panels, and cheap materials are inappropriate
- Variety in materials and style is needed
- Avoid stucco materials
- Materials and massing should promote environmental sustainability

Context

- Mixed-use works well for downtown and pedestrian friendly areas
- Mixed-use should be in similar scale to existing context
- Blend in with the rest of surrounding development

Structure



Use Pattern



Site

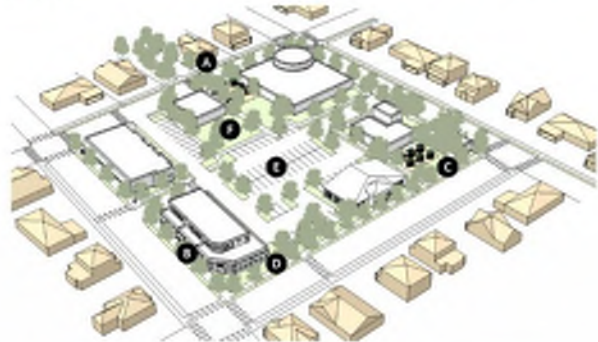


Building

Document Organization

4. NEIGHBORHOOD CENTERS

This Use Pattern creates an appropriately scaled commercial node for adjacent residential neighborhoods with a variety of uses that provide goods and services to meet the neighborhood's needs. This Use Pattern fosters an active pedestrian-oriented environment that is distinct from the neighboring residential development in its use and building form. This Use Pattern is often located on a corner site or adjacent to the entry to a residential development. Buildings in this use pattern are located at or near the sidewalk or street edge to create a strong relationship between the public and private realms. Public outdoor spaces and shared amenity spaces are incorporated and are easily accessible to pedestrians. Pedestrian and bicycle connections link the surrounding residential neighborhoods to the neighborhood center. While vehicular connections are necessary, the neighborhood center is designed to favor the pedestrian and should make the automobile subordinate. Where taller buildings are located adjacent to existing low-scale residential development, a transition is provided (i.e., landscape buffer, building step down, etc.). Surface parking lots are attractive and visually subordinate to the street and the site. Buildings are located to preserve mature trees and other significant natural resources. Landscaping is incorporated into surface parking lots, along the street and within the site in order to enhance the development's sustainability and visual appeal.



- A** Development connects to existing circulation and open space systems.
- B** Buildings in this use pattern are located at or near the sidewalk or street edge.
- C** Shared outdoor amenity spaces (active & passive) are integrated throughout the area.
- D** Provide transitions to edges with different uses and appropriate scale.
- E** Parking is attractive and visually subordinate to the street, and mostly located to the interior of the site.
- F** Landscaping is incorporated throughout the area and apply LID practices.

4A. SITE DESIGN STANDARDS

Building Placement	
A.1	Building Placement
See Chapter 3	
Building Orientation	
A.2	Building Orientation
A building shall directly face the street, public space, or pathway.	
Frontages	
A.3	A frontage treatment is required
Minimum of one (1) of the following options is required: A.3a, A.3b, A.3c (See Table A.3 and the design requirements in sub-section that follows)	
Transitions	
A.4	A transition is required along a SIDE property line when abutting single-family
Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.4g, A.4h (See Table A.4 and the design requirements that follow)	
	A transition is required along a REAR property line when abutting single-family
Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.4g, A.4h (See Table A.4 and the design requirements that follow)	
Connectivity	
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.
The following are required: A.5a, A.5b, A.5c, A.5d, A.5e, A.5g, A.5h, A.5i (See Table A.5 and the design requirements that follow)	
	Vehicular connections to internal driveways on adjacent properties shall be provided.
Required (See design requirements that follow)	
	Mid-block connections
Blocks that exceed 300' must provide at least one mid-block pedestrian connection.	
Parking Location	
A.6	Parking Setback (min)
	10'
	Parking Pod Size (max spaces)
	30'

A.2 Building Orientation

Building orientation refers to how a building entry relates to its surroundings. A building's primary entrance and facade should face the street in order to create an engaging and pedestrian-friendly streetscape.

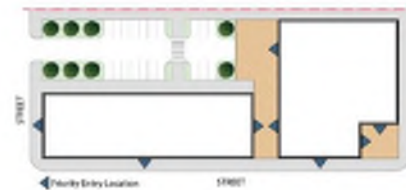
- SD.5** Orient a building to face the street, where this is an established component of the context's character.
 - a. Where a building is visible from the street, locate the primary entrance on the front wall of the building, or where it will be highly visible.
 - b. Orient a primary entry to a public plaza or other prominent outdoor amenity space where appropriate.
- SD.6** Where a building has multiple frontages such as streets, plazas and/or amenity spaces, provide a secondary entry along each frontage.
- SD.7** Orient an entry to an adjacent natural feature, such as a waterway or greenway, if one exists.
 - a. Provide entries to face the natural feature and an adjacent street, when feasible.
 - b. Orient a building toward the natural feature in a way that activates existing or new community spaces.
- SD.8** When a proposed development includes multiple buildings, vary the orientation of the buildings to consider the following:
 - Variety of views
 - Landscaping and open areas
 - Interest in the relationship between buildings



Orient a building to face the street, where this is an established component of the context's character.

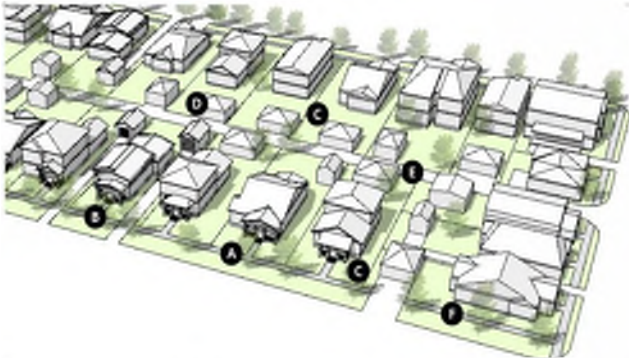


Where a building is visible from the street, locate the primary entrance on the front wall of the building, or where it will be highly visible.



Where a building has multiple frontages such as streets, plazas and/or amenity spaces, provide a secondary entry along each frontage.

Single Family Traditional



Single Family Curvilinear Street



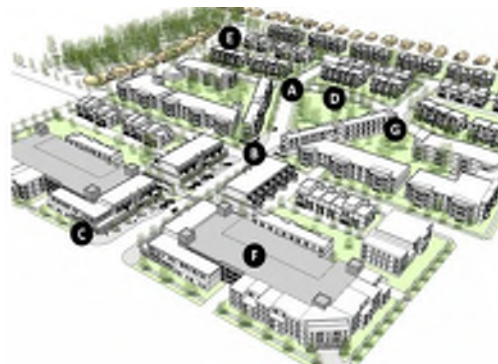
Mixed Housing



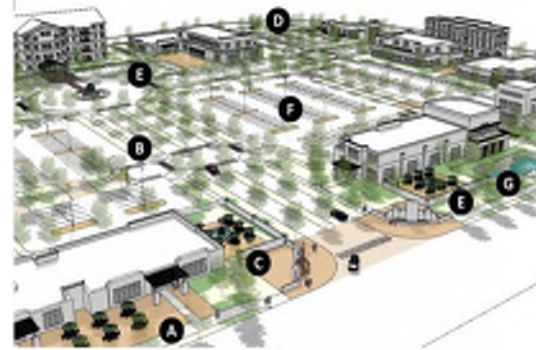
Neighborhood Centers



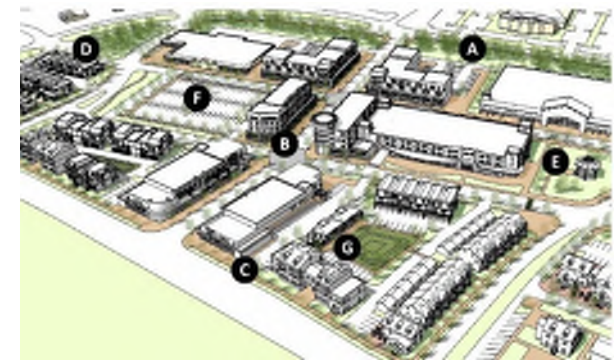
Mixed Use Neighborhoods



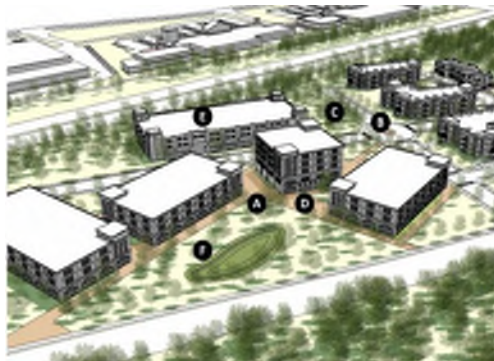
Retail Corridors and Centers



Commercial Retrofit



Office & Employment Campus



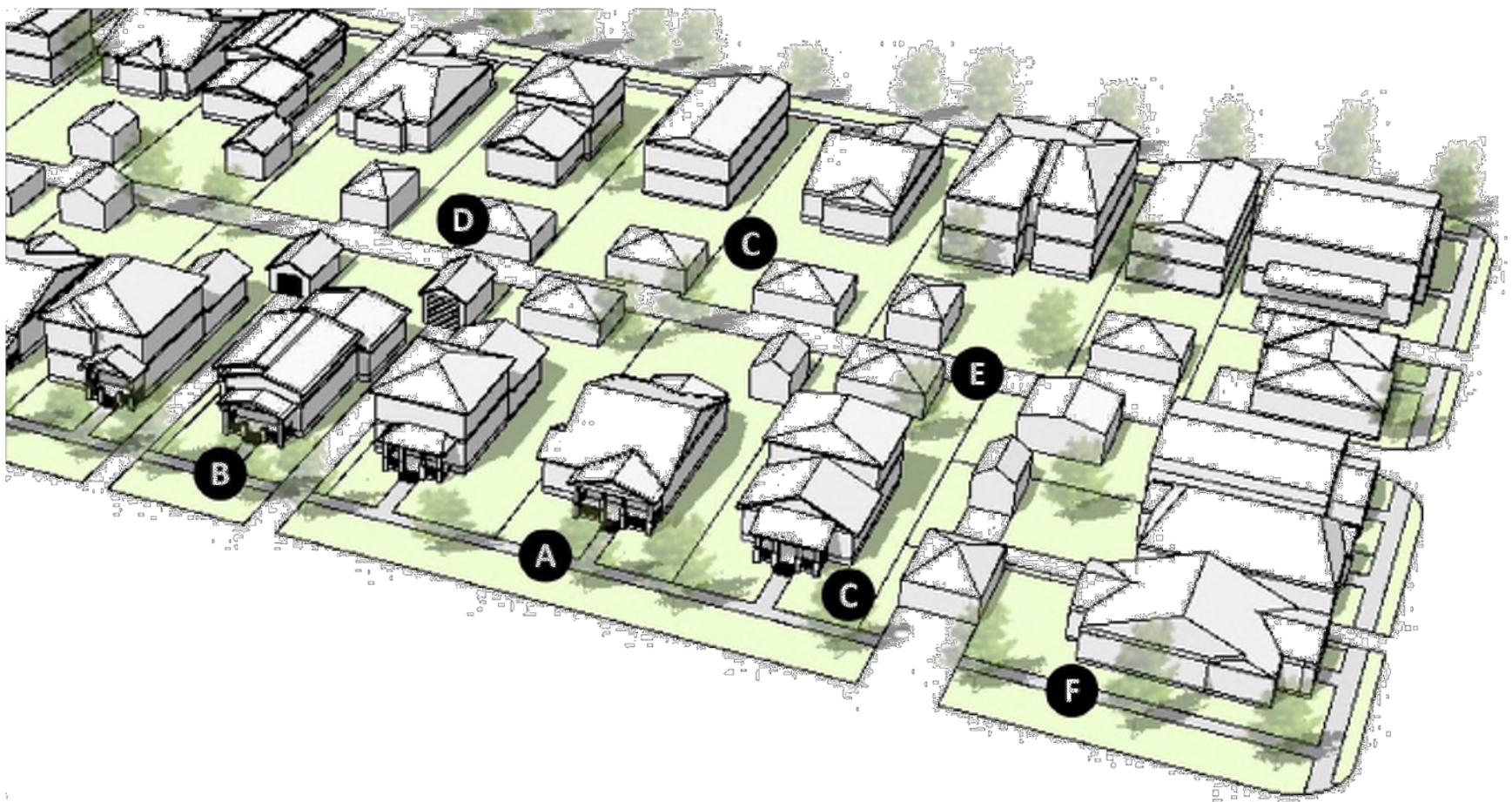
Industrial/Flex



Conventional Industrial



Single-Family Traditional



- A** Development connects to existing circulation systems.
- D** Parking is visually subordinate.

- B** Single-family dwellings are located near and oriented to the street.
- E** Alleys should provide access to parking, services, and garages or accessory structures facing the alley.

- C** Both front and rear yards are provided, and side yards on corner lots.
- F** Landscaping is incorporated throughout the area and applies Low Impact Development (LID) practices.

Building types permitted in this Use Pattern:

- Detached Single Family
- Detached Accessory Dwelling Unit (ADU)
- Garage and Carports

(Add hyperlinks to building types standards for each individual type listed here.)

1A. SITE DESIGN STANDARDS

Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	See Chapter 3 (add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	NA
	A transition is required along a REAR property line when abutting single-family	NA
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5c, A.5i (See Table A.5 and the design requirements that follow add hot link) (Updated diagrams forthcoming)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	NA
	Mid-block connections	NA
Parking Location		
A.6	Parking Setback (min)	Required (See Chapter 3 add hot link)
	Parking Pod Size (max spaces)	NA

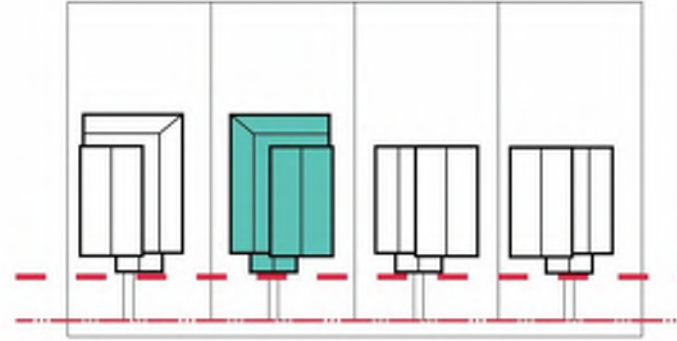
1B. BUILDING DESIGN STANDARDS

Wall Lengths		
B.1	Facade wall length (max)	NA
Wall Articulation & Massing Variation		
B.2	Facade wall length >30'(min)	One (1) wall articulation technique is required from menu B.2; One (1) massing variation technique is required from menu B.2
	Side Wall Building walls >50' in length (min)	One (1) wall articulation technique is required from menu B.2; One (1) massing variation technique is required from menu B.2
Four-Sided Design		
B.3	Four-Sided Design	A building shall be designed to be four-sided. See common requirements for four-sided design on page XX .
Building Entries		
B.4	Facade entry types	One (1) of these options is required from menu B.4: B.4a, B.4b, B.4c, B.4d, B.4e

A.1 Building Placement

Building placement addresses the distance between a building and the street or the sidewalk. Buildings should frame a street and create interest at the street level. Alignment of the building with existing buildings is generally preferred, where that is the context. A primary building should be located relatively close to the parcel line such that it frames the public realm space, provides visual interest at the street level and is consistent with traditional development patterns.

- SD.1 Place a building to promote a safe, interesting and comfortable pedestrian environment along the street.**
 - a. When a building wall is set back from the public streetscape or a natural feature, design the intervening space to be attractive to pedestrians.
 - b. Where a major intersection occurs, provide a building anchor at the corner.
- SD.2 Locate a building within the established range of setbacks on a block.**
 - a. Where front yard setbacks are uniform, align a new building with neighboring structures.
 - b. Locate a building to maintain the side yard spacing pattern along the street, where an established pattern exists. Correct existing non-conformities where possible.
- SD.3 Locate a building to minimize disturbance to the natural topography and complement it, where possible.**
- SD.4 Locate an accessory building that is intended for storage use to maximize yard usage.**



Locate a building within the established range of setbacks on a block.

Single-Family: Curvilinear Street



A Development connects to existing circulation and open space systems.

D Parking is visually subordinate.

B Single-family buildings are located near and oriented to the street.

E Garages are subordinate to the façade. Garages and access structures are set back enough from the front of the dwelling for a vehicle to park in the driveway without blocking the sidewalk.

C Front and rear yards are provided. Side yards are also provided on corner lots.

F Landscaping is incorporated throughout the area and applies LID practices.

Building types permitted in this Use Pattern:

- Detached Single Family
- Duplex
- Detached Accessory Dwelling Unit (ADU)
- Garage and Carports

(Add hyperlinks to building types standards for each individual type listed here.)

2A. SITE DESIGN STANDARDS

Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	See Chapter 3 (add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	NA
	A transition is required along a REAR property line when abutting single-family	NA
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5c, A.5i (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	NA
	Mid-block connections	NA
Parking Location		
A.6	Parking Setback (min)	Required (See Chapter 3 add hot link)
	Parking Pod Size (max spaces)	NA

2B. BUILDING DESIGN STANDARDS

Wall Lengths		
B.1	Façade wall length (max)	NA
Wall Articulation & Massing Variation		
B.2	Facade wall length >30'(min)	One (1) wall articulation technique is required from menu B.2; One (1) massing variation technique is required from menu B.2
	Side Wall Building walls >50' in length (min)	One (1) wall articulation technique is required from menu B.2; One (1) massing variation technique is required from menu B.2
Four-Sided Design		
B.3	Four-Sided Design	A building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Façade entry types	One (1) of these options is required from menu B.4: B.4a, B.4b, B.4c, B.4d, B.4e

A.2 Building Orientation

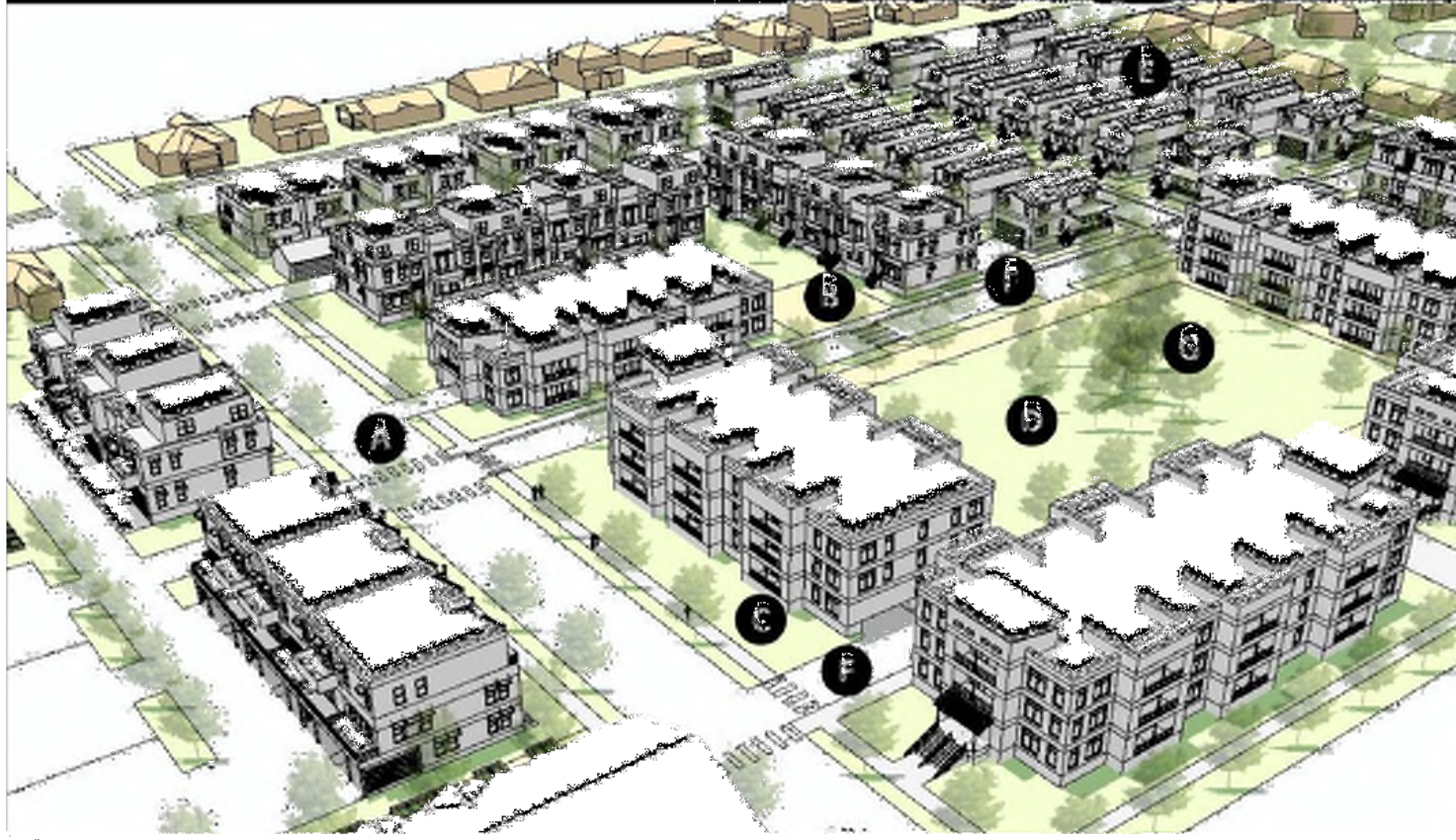
Building orientation refers to how a building entry relates to its surroundings. A building's primary entrance and facade should face the street in order to create an engaging and pedestrian-friendly streetscape.

- SD.5 Orient a building to face the street, where this is an established component of the context's character.**
 - a. Where a building is visible from the street, locate the primary entrance on the front wall of the building, or where it will be highly visible.
 - b. Orient a primary entry to a public plaza or other prominent outdoor amenity space where appropriate.
- SD.6 Where a building has multiple frontages such as streets, plazas and/or amenity spaces, provide a secondary entry along each frontage.**



Orient a building to face the street, where this is an established component of the context's character.

Mixed Housing



- A** Development connects to existing circulation and open space systems.
- B** Internal vehicular and pedestrian connectivity is provided.
- C** Buildings are located near and oriented to the street.
- D** Shared outdoor amenity spaces (active and passive) are integrated throughout and/or are central to the area.
- E** Provide transitions to sensitive edges.
- F** Parking is subordinate to the street and the site.
- G** Landscaping is incorporated throughout the area and apply LID practices.

Building types permitted in this Use Pattern:

- Detached Single Family
- Detached Accessory Dwelling Unit (ADU)
- Garage and Carports
- Duplex
- Bungalow Court
- Big house
- Townhouse
- Apartment
- Live-work

(Add hyperlinks to building types standards for each individual type listed here.)

3A. SITE DESIGN STANDARDS

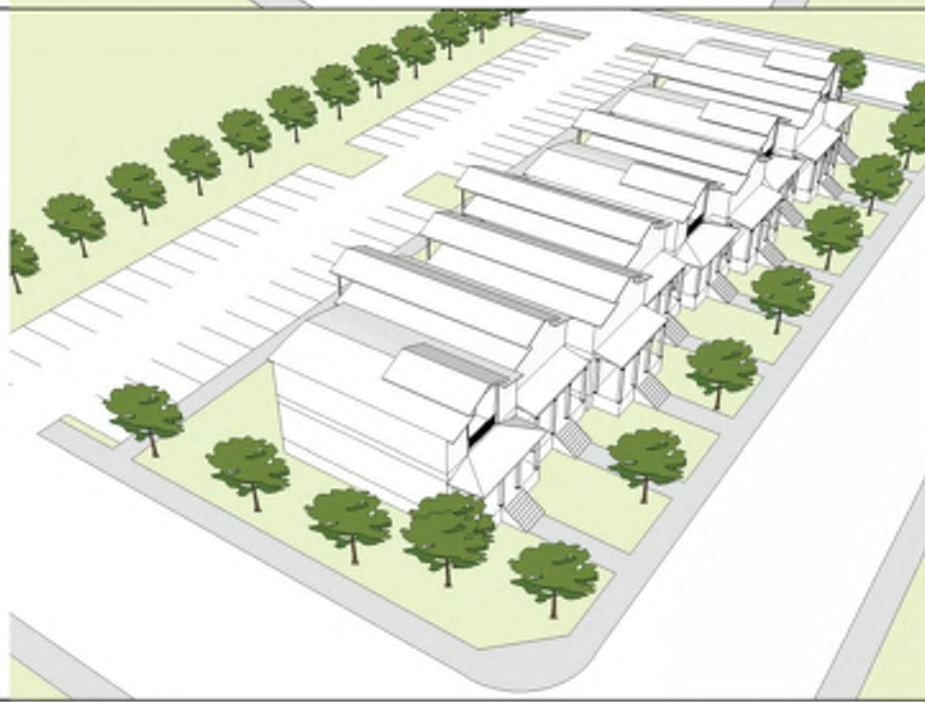
Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	Minimum of one (1) of the following options is required: A.3c, A.3h, A.3i (See Table A.3 and the design requirements in sub-section xxx that follows add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e (See Table A.4 and the design requirements that follow add hot link)
	A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e (See Table A.4 and the design requirements that follow add hot link)
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5c, A.5e, A.5h, A.5i (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	NA
	Mid-block connections	NA
Parking Location		
A.6	Parking Setback (min)	30'
	Parking Pod Size (max spaces)	30'

3B. BUILDING DESIGN STANDARDS

Wall Lengths		
B.1	Facade wall length (max)	Maximum of 160' to 600.' Varies by building type. See Chapter 3.
Wall Articulation & Massing Variation		
B.2	Applicability	Wall articulation is required for all building types permitted within this use pattern. See B.2 menu of articulation and mass variation techniques. (add hot link)
	Facade <50' wall length (min)	One (1) wall articulation technique is required from menu B.2 (add hot link)
	Facade 50' - <200' wall length (min)	Two (2) wall articulation techniques are required from menu B.2 (add hot link) One (1) massing variation technique is required from menu B.2
	Facade 200' - <400' wall length (min)	Three (3) wall articulation techniques are required from menu B.2: One (1) massing variation technique is required from menu B.2 (add hot link)
	Facade 400' and greater wall length (min)	Four (4) wall articulation techniques are required from menu B.2; (add hot link) One (1) massing variation technique is required from menu B.2
Four-Sided Design		
B.3	Four-Sided Design	A building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Facade entry types for detached single family, detached ADU, garage, carport, duplex, bungalow court, and big house building types	One (1) of these options is required from menu B.4 per 25' linear ft. (on average): B.4a, B.4b, B.4c, B.4d, B.4e (corner unit), B.4f, B.4g (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)
	Facade entry types for townhouse, apartment, and live-work building types	One (1) of these options is required from menu B.4 per 50' linear ft. (on average): B.4f, B.4g, B.4h, B.4i, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)

Mixed Housing

A.3h Townhouse Moderate Setback with Landscaping
A moderate setback for a townhouse development with landscaping and street trees and parking located in the rear.



A.3i Apartment Moderate Setback with Landscaping
A moderate setback for an apartment development with landscaping and street trees and parking located in the rear.



Additional Design Requirements for Frontages and Street Character

Appropriate strategies for a redevelopment where existing buildings are located behind a surface parking lot include:

- a. Locating new liner buildings between the street and a parking area
- b. Providing improved pedestrian connections through a surface parking area to the street when renovating an existing building

SD.10 Design the street frontage to be compatible with the surrounding context and within a new development.

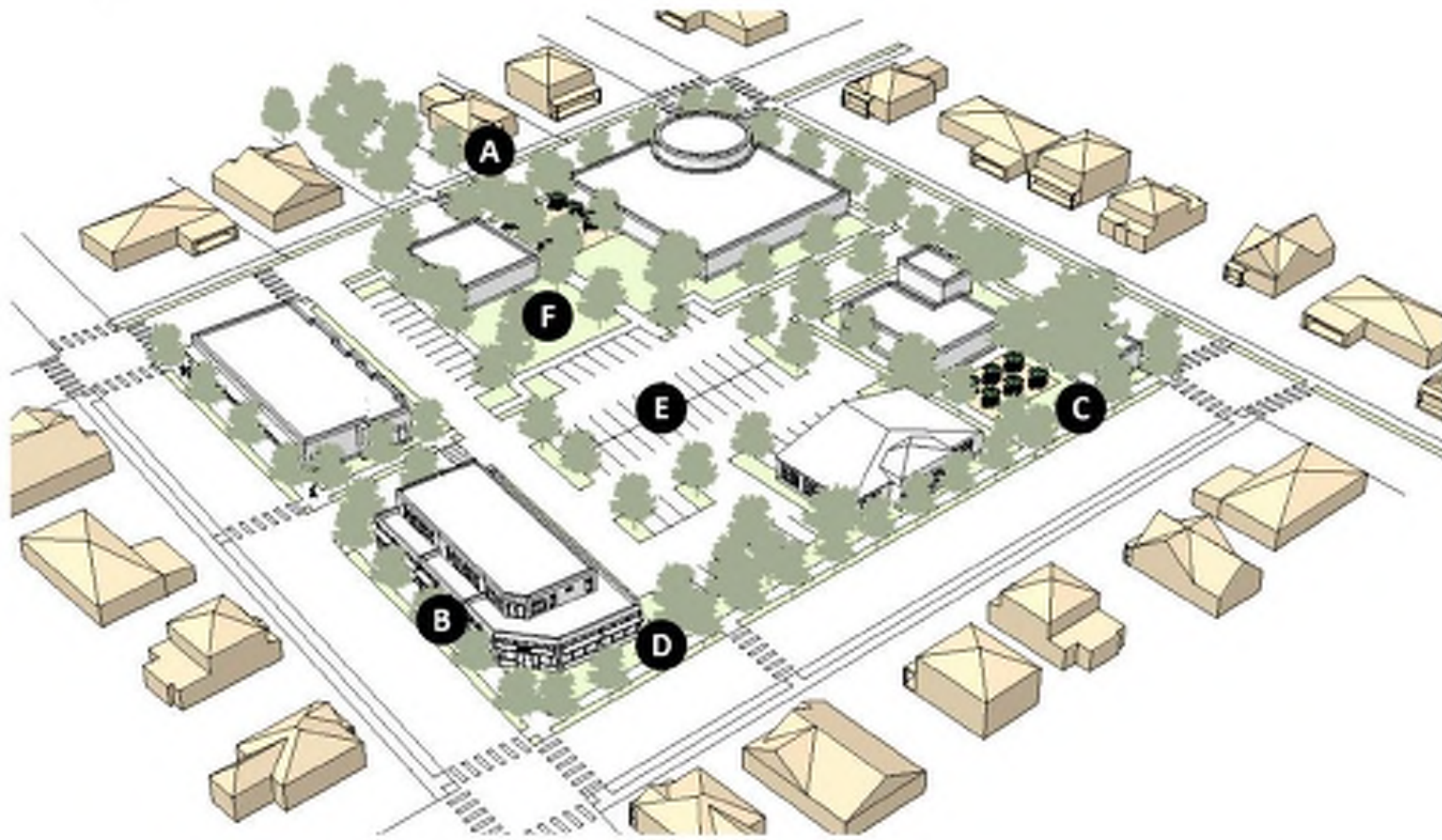
SD.11 Incorporate plantings along the length of the property line to create depth and visual interest.

- a. Select plant materials that incorporate texture, color and depth.



Design the street frontage to be compatible with the surrounding context.

Neighborhood Centers



- A** Development connects to existing circulation and open space systems.
- B** Buildings in this use pattern are located at or near the sidewalk or street edge.
- C** Shared outdoor amenity spaces (active & passive) are integrated throughout the area.
- D** Provide transitions to edges with different uses and appropriate scale.
- E** Parking is attractive and visually subordinate to the street, and mostly located to the interior of the site.
- F** Landscaping is incorporated throughout the area and apply LID practices.

Building types permitted in this Use Pattern:

- Garage and Carports
- Live-work
- Mixed-Use
- Commercial
- Office

(Add hyperlinks to building types standards for each individual type listed here.)

4A. SITE DESIGN STANDARDS

Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	Minimum of one (1) of the following options is required: A.3a, A.3b, A.3c (See Table A.3 and the design requirements in sub-section xxx that follows add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.4g, A.4h (See Table A.4 and the design requirements that follow add hot link)
	A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.4g, A.4h (See Table A.4 and the design requirements that follow add hot link)
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following are required: A.5a, A.5b, A.5c, A.5d, A.5e, A.5g, A.5h, A.5i (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow add hot link)
	Mid-block connections	Blocks that exceed 300' must provide at least one mid-block pedestrian connection.
Parking Location		
A.6	Parking Setback (min)	10'
	Parking Pod Size (max spaces)	30'

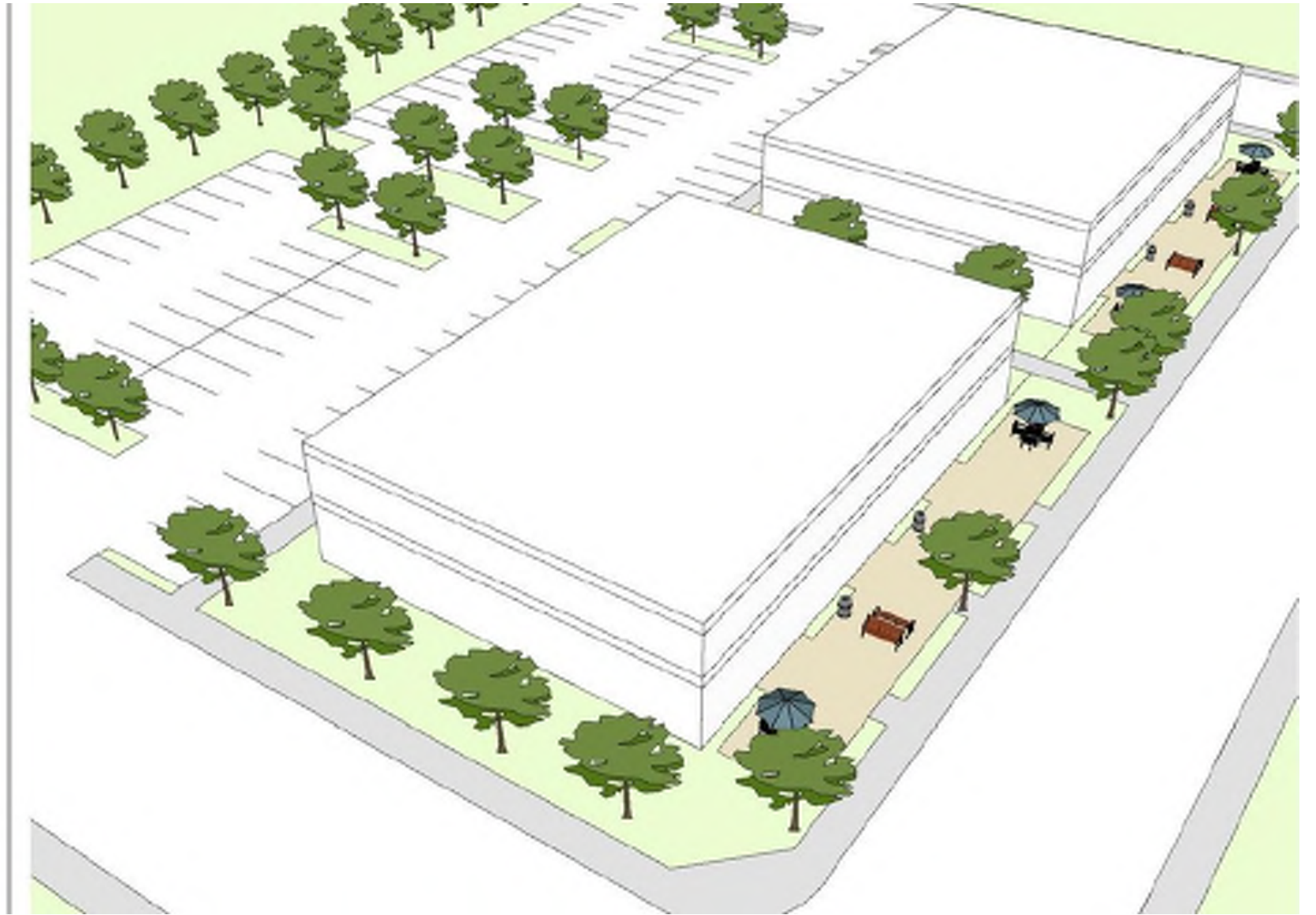
4B. BUILDING DESIGN STANDARDS

Wall Lengths		
B.1	Facade wall length (max)	Maximum of 160' to 200.' Varies by building type. See Chapter 3.
Wall Articulation & Massing Variation		
B.2	Applicability	Wall articulation is required for all building types permitted within this use pattern. See B.2 menu of articulation and mass variation techniques. (add hot link)
	Facade <50' wall length (min)	One (1) wall articulation technique is required from menu B.2 (add hot link)
	Facade 50' - 200' wall length (min)	Two (2) wall articulation techniques are required from menu B.2 (add hot link) One (1) massing variation technique is required from menu B.2
Four-Sided Design		
B.3	Four-Sided Design	A building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Facade entry types for live-work, commercial, office, and mixed-use building types	One (1) of these options is required from menu B.4 per 100' linear ft.: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)

Neighborhood Center

A.3c Moderate Setback with Plaza or Amenity Space

A moderate setback with that allows space for a plaza or other amenities such as outdoor dining.

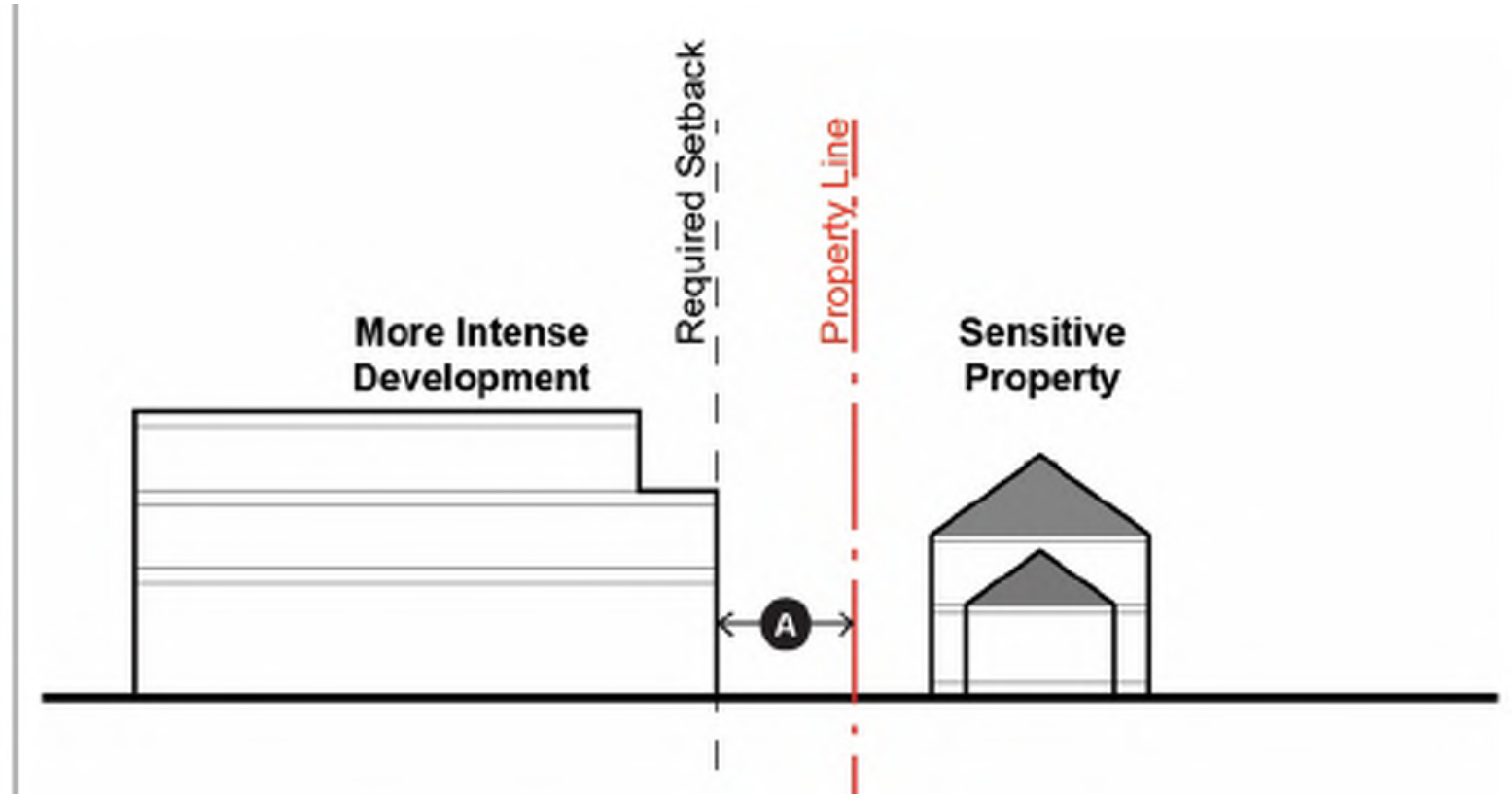


Neighborhood Centers

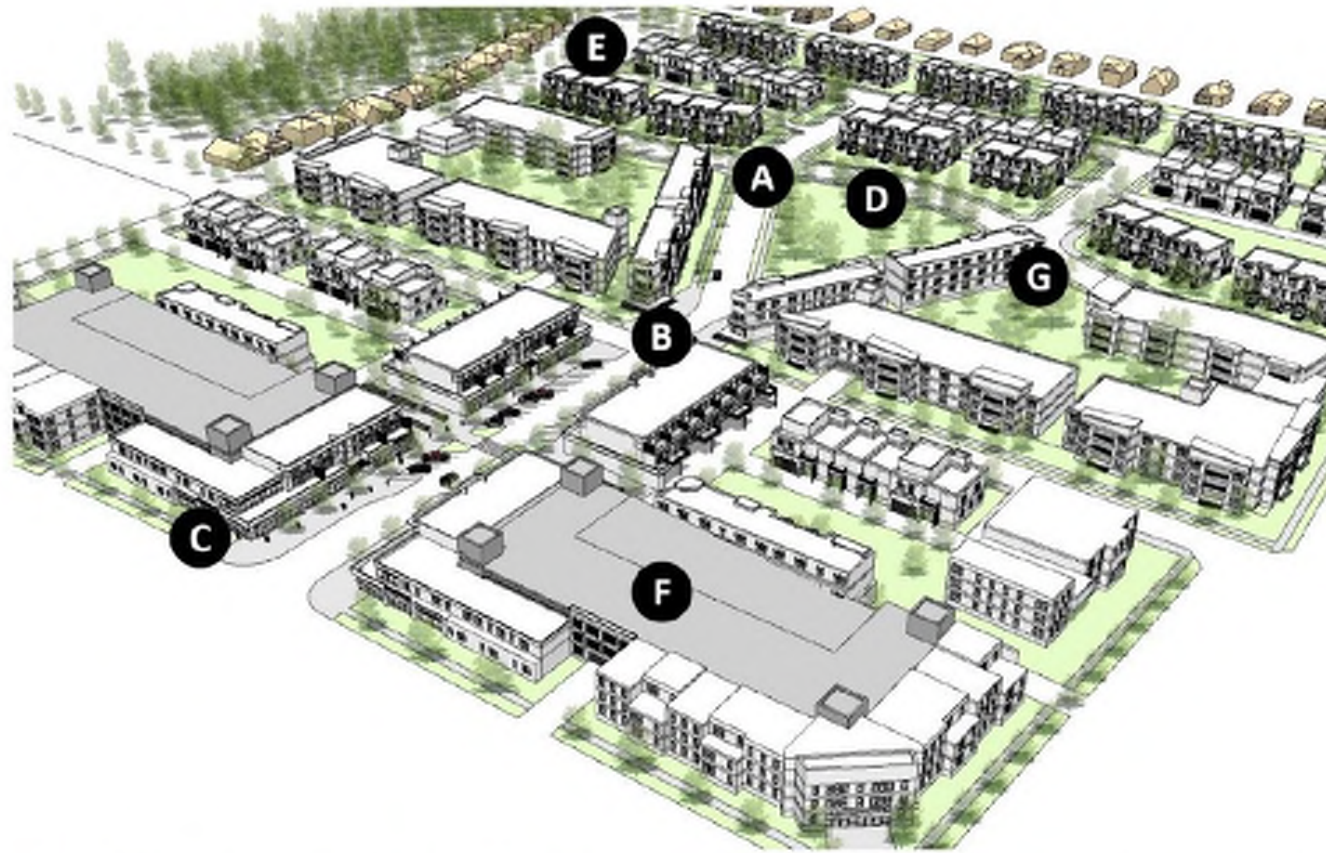
A.4a Step Down in Height

The more intense development steps down in height towards the sensitive property.

A = See Chapter 3



Mixed-Use Neighborhoods



A Development connects to existing circulation and open space systems, including public sidewalks.

B Internal vehicular and pedestrian connectivity is provided, with walkways, service drives and alleys.

C Buildings are located near and oriented to the street, with walkways and prominent entries.

D Shared outdoor amenity spaces (active & passive) are integrated throughout the area.

E Provide transitions to sensitive edges by stepping down building scale and density.

F Parking is visually subordinate to the street and the site. It is located within buildings, or in enhanced surface lots focused to the interior of the site.

G Landscaping is incorporated throughout the area and applies Low Impact Design and water conserving practices.

Building types permitted in this Use Pattern:

- Garage and Carports
- Big house
- Townhouse
- Apartment
- Mixed-use
- Commercial
- Live-work
- Office
- Parking structure

(Add hyperlinks to building types standards for each individual type listed here.)

5A. SITE DESIGN STANDARDS

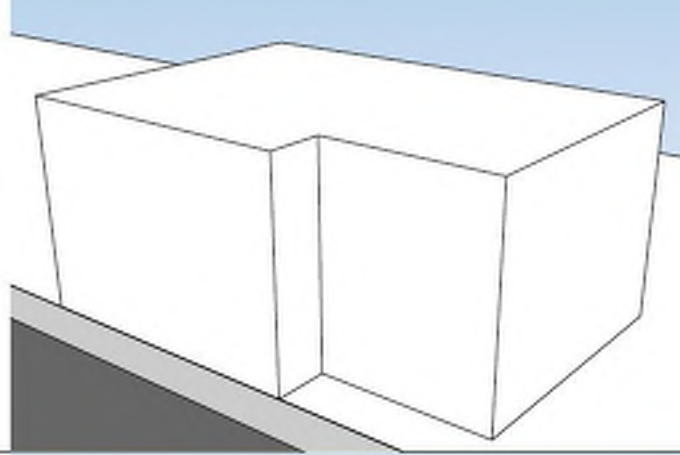
Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	Frontage treatments for commercial, office, live-work, and mixed-use building types (Note this had different options based on land use in previous draft.)	At least one (1) of the following options is required: A.3a, A.3b, A.3c (See Table A.3 and the design requirements in sub-section xxx that follows add hot link)
	Frontage treatments for big house, townhouse, and apartment building types	At least one (1) of the following options is required: A.3h, A.3i
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.5g, A.5h (See Table A.4 and the design requirements that follow add hot link)
	A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.5g, A.5h (See Table A.4 and the design requirements that follow add hot link)
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5b, A.5c, A.5d, A.5e, A.5g, A.5h, A.5i (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow add hot link)
	Mid-block connections are required	Blocks that exceed 300' shall provide at least one mid-block pedestrian connection.
Parking Location		
A.6	Parking Setback (min)	15'
	Parking Pod Size (max spaces)	30'

5B. BUILDING DESIGN STANDARDS

Wall Lengths		
B.1	Facade wall length (max)	Maximum of 180' to 600.' Varies by building type. See Chapter 3.
Wall Articulation & Massing Variation		
B.2	Applicability	Wall articulation is required for all building types permitted within this use pattern. See B.2 menu of articulation and mass variation techniques. (add hot link)
	Facade <50' wall length (min)	One (1) wall articulation technique is required from menu B.2 (add hot link)
	Facade 50' - <200' wall length (min)	Two (2) wall articulation techniques are required from menu B.2 (add hot link) One (1) massing variation technique is required from menu B.2
	Facade 200' - <400' wall length (min)	Three (3) wall articulation techniques are required from menu B.2: One (1) massing variation technique is required from menu B.2 (add hot link)
	Facade 400' and greater wall length (min)	Four (4) wall articulation techniques are required from menu B.2; (add hot link) One (1) massing variation technique is required from menu B.2
Four-Sided Design		
B.3	Four-Sided Design	Building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Facade entry types for big house, townhouse, and apartment building types	One (1) of these options is required from menu B.4 per 50' linear ft.: B.4f, B.4g, B.4h, B.4i, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)
	Facade entry types for commercial, office, and mixed-use building types	One (1) of these options is required from menu B.4 per 100' linear ft.: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)

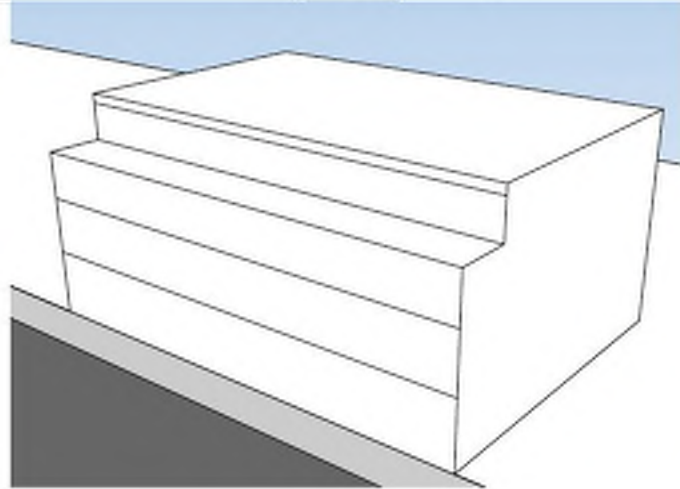
B.2g Increased Setbacks

An increased setback is similar to a minor wall offset, but with a larger dimension. It is established by providing a larger setback on a portion of a wall for its full height.



B.2h Upper Floor Stepback

An upper floor stepback is similar to an increase setback, but it only occurs on an upper floor(s). It is created by setting back an upper story building wall relative to those on a lower story. A stepback of 8-12" in depth is suggested.



Connectivity: Additional Design Requirements

Connectivity refers to the network of sidewalks, thoroughfares, lanes and streets that provide pedestrian and vehicle routes within and between properties or neighborhoods. Future development should help create a more active and inter-connected environment. Future development should also utilize sidewalks, building pass-throughs and multi-use alleys to create connections throughout a site. This network of connections will also be strengthened by maintaining important views and creating new views through the design and placement of new connections on a site.

Pedestrian & Bicycle Connectivity

Pedestrian and bicycle access and connectivity refers to the movement of people from the public realm to and through a site. It also encompasses connections to adjacent sites. Direct connections through sites should reduce walking and biking distances, enhance walkability and provide clear connections to the public realm.

- SD.17 Integrate a pedestrian path with the overall site design.**
- SD.18 Provide a physical pedestrian connection between a site and the public realm. Appropriate options include:**
 - a. A pedestrian path that leads directly to the main entrance
 - b. A door that opens directly to a public space
 - c. A walkway that connects a building to a public space through a setback area
 - d. A plaza, outdoor seating area or patio that connects a building to a public space



Pedestrian connectivity is provided by a midblock pass through. The walkway is activated with display windows.

Universal Design Standards: Wall Articulation & Massing

BD.2 Provide height and wall variation techniques to add visual interest, and to reduce the scale of a building, looming effects, boxy or monolithic building volumes by using the following techniques:

- a. A variation in building heights
- b. Step back an upper floor
- c. Pronounced wall plane offsets
- d. Vary roof line by stepping the roof form
- e. Divide larger buildings

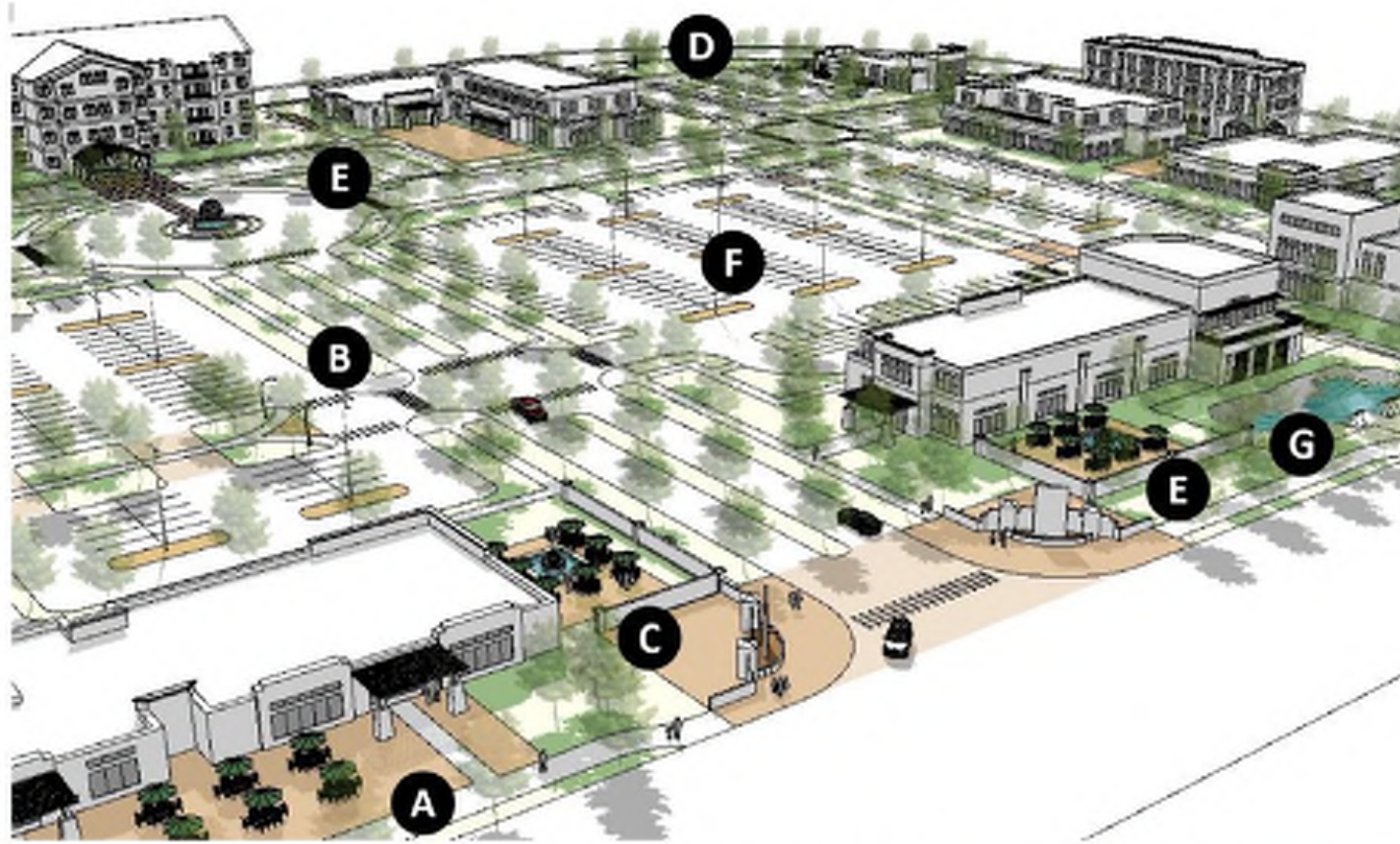
BD.3 Articulate a building wall to create a sense of human scale and visual interest by using the following techniques:

- a. Modest variation in building heights, wall plan offsets, and recesses
- b. Roof and eave overhangs
- c. Cornice lines
- d. Upper floor balconies
- e. Fenestration
- f. Pilasters and moldings
- g. Vertical or horizontal variations in materials and architectural detailing.
- h. Employ a "base, middle and cap" design
- i. Heavier weighted materials located along the base of
- j. the building



Ensure that building design is not plain and massive. Provide vertical and horizontal articulation in building mass with step-backs at upper levels and changes in materials, color and transparency, as shown above.

Retail Corridor Center



A Development connects to existing circulation and open space systems.

D Provide transitions to edges with different uses and scale.

G Landscaping shall be incorporated throughout the area and apply LID practices.

B Internal vehicular and pedestrian connectivity is provided.

E Shared outdoor amenity spaces (active & passive) is integrated throughout the area.

C Buildings are located near and oriented toward the street.

F Parking shall be subordinate to the street and the site.

Building types permitted in this Use Pattern:

- Mixed-use
- Commercial
- Drive-Through
- Office
- Hospitality
- Parking structure

(Add hyperlinks to building types standards for each individual type listed here.)

6A. SITE DESIGN STANDARDS

Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	At least one (1) of the following options is required: A.3a, A.3b, A.3c, A.3d, A.3l (See Table A.3 and the design requirements in sub-section xxx that follows add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.5g, A.5h (See Table A.4 and the design requirements that follow add hot link)
	A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.5g, A.5h (See Table A.4 and the design requirements that follow add hot link)
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5b, A.5c, A.5d, A.5e, A.5g, A.5h (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow add hot link)
	Mid-block connections are required	Blocks that exceed 300' shall provide at least one mid-block pedestrian connection.
Parking Location		
A.6	Parking Setback (min)	10'
	Parking Pod Size (max spaces)	30'

6B. BUILDING DESIGN STANDARDS

Wall Lengths		
B.1	Facade wall length (max)	Maximum of 180' to 300.' Varies by building type. See Chapter 3.
Wall Articulation & Massing Variation		
B.2	Applicability	Wall articulation is required for all building types permitted within this use pattern. See B.2 menu of articulation and mass variation techniques. (add hot link)
	Facade <50' wall length (min)	One (1) wall articulation technique is required from menu B.2 (add hot link)
	Facade 50' - <200' wall length (min)	Two (2) wall articulation techniques are required from menu B.2 (add hot link) One (1) massing variation technique is required from menu B.2 (add hot link)
	Facade 200' - <400' wall length (min)	Three (3) wall articulation techniques are required from menu B.2: One (1) massing variation technique is required from menu B.2 (add hot link)
Four-Sided Design		
B.3	Four-Sided Design	Building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Facade entry types for commercial, hospitality, office, and mixed-use building types	One (1) of these options is required from menu B.4 per 100' linear ft.: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)

A.6 Surface Parking

Site design considerations for parking include the location of surface lots, their visual impact and relationship to pedestrian and vehicular circulation systems. Surface parking lots should not be a visually prominent feature of sites in Westminster, especially those along high-traffic corridors. New parking areas should be designed to be attractive, compatible additions that provide a pedestrian-friendly edge. Incorporating landscaping within and at the edges of surface lots and locating the lots away from public view is encouraged. Large surface parking areas should include landscaped islands. Shared parking or other creative parking solutions should be considered. Adequate interior garage space is essential to ensuring future residents have sufficient space to park vehicles.

SD.26 Minimize the visual impact of surface parking.

- a. Locate a parking area to the interior of a development site or behind a building. This is especially important on a corner property where the street wall should have a sense of enclosure.

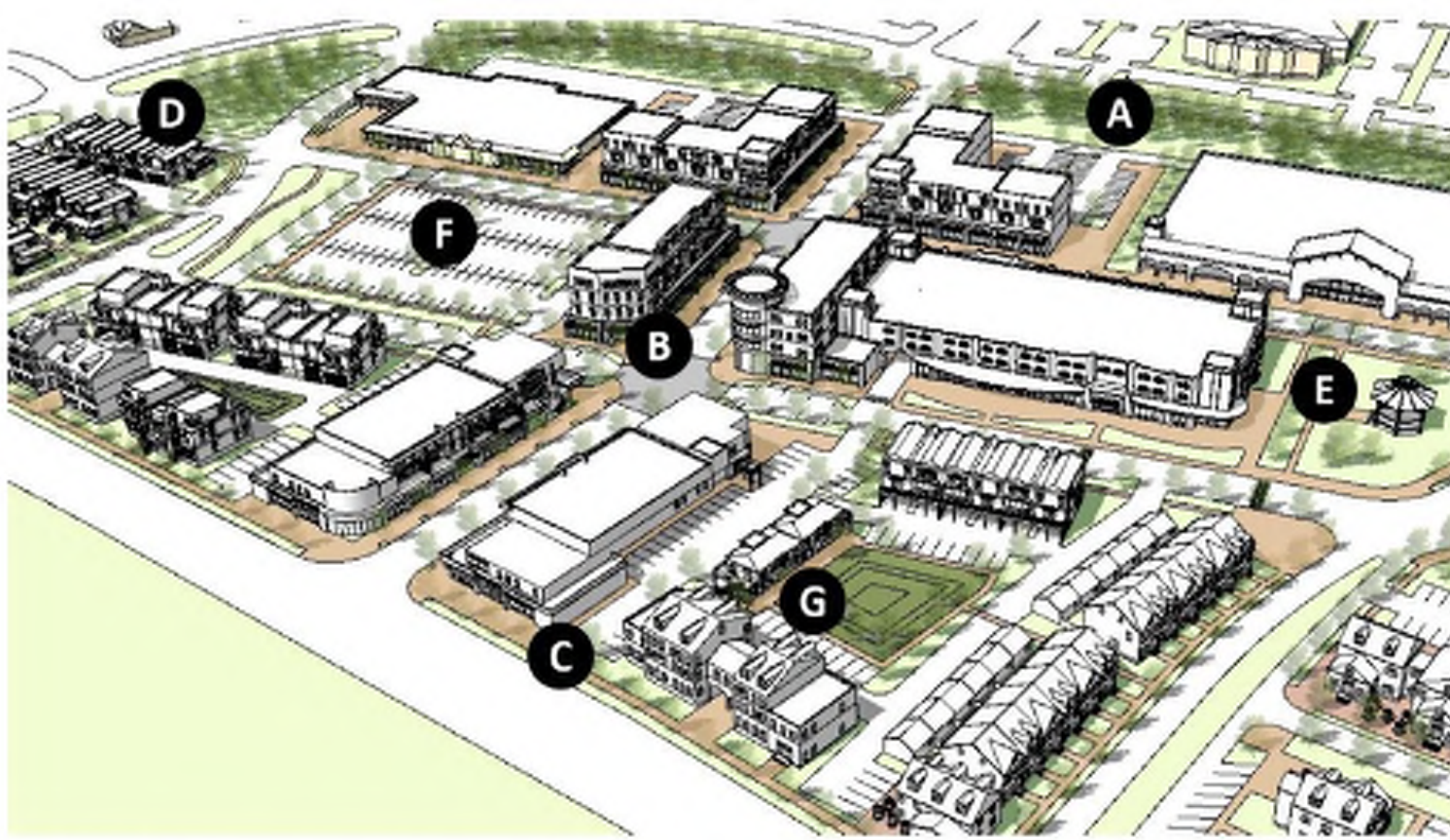


Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs and ground cover, or a low wall constructed from materials compatible with the surrounding context and street frontage.

Commercial Retrofit



Commercial Retrofit



- A** Development connects to existing circulation and open space systems.
- B** Internal vehicular and pedestrian connectivity is provided.
- C** Buildings are located near and oriented toward the street.
- D** Provide transitions to edges with different uses and scale.
- E** Shared outdoor amenity spaces (active & passive) is integrated throughout the area.
- F** Parking is visually subordinate to the street and the site.
- G** Landscaping is incorporated throughout the area and apply LID practices.

Building types permitted in this Use Pattern:

- Garage and Carports
- Townhouse
- Apartment
- Mixed-use
- Commercial
- Live-work
- Drive-Through
- Office
- Hospitality
- Parking structure

(Add hyperlinks to building types standards for each individual type listed here.)

7A. SITE DESIGN STANDARDS

Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	At least one (1) of the following options is required: A.3b, A.3d, A.3h, A.3i (See Table A.3 and the design requirements in sub-section xxx that follows add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.5g, A.5h (See Table A.4 and the design requirements that follow add hot link)
	A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.5g, A.5h (See Table A.4 and the design requirements that follow add hot link)
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5b, A.5c, A.5d, A.5e, A.5g, A.5h, A.5i (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow add hot link)
	Mid-block connections are required	Blocks that exceed 300' shall provide at least one mid-block pedestrian connection.
Parking Location		
A.8	Parking Setback (min)	10'
	Parking Pod Size (max spaces)	60'

7B. BUILDING DESIGN STANDARDS

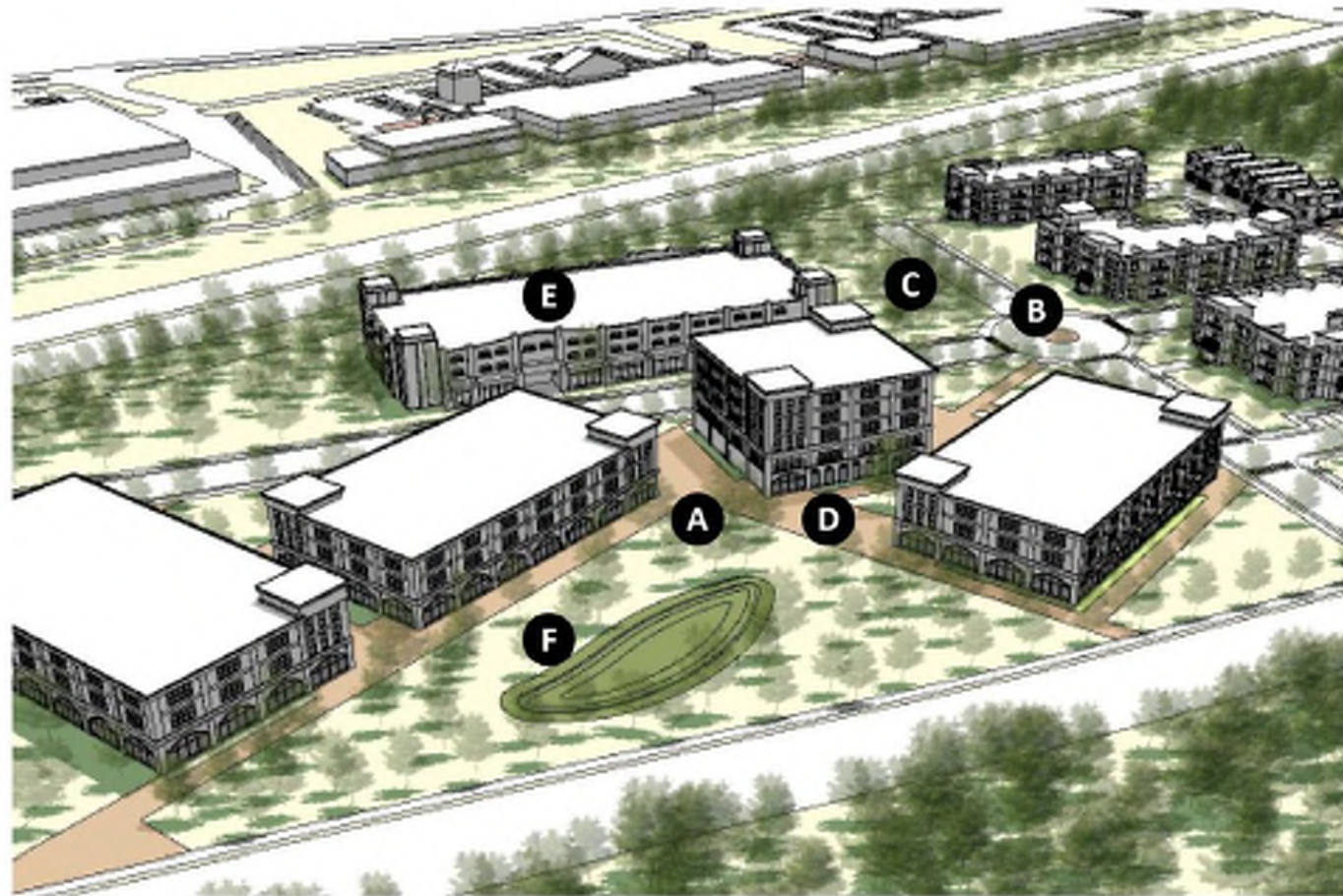
Wall Lengths		
B.1	Façade wall length (max)	Maximum of 180' to 600.' Varies by building type. See Chapter 3.
Wall Articulation & Massing Variation		
B.2	Applicability	Wall articulation is required for all building types permitted within this use pattern. See B.2 menu of articulation and mass variation techniques. (add hot link)
	Facade <50' wall length (min)	One (1) wall articulation technique is required from menu B.2 (add hot link)
	Facade 50' - <200' wall length (min)	Two (2) wall articulation techniques are required from menu B.2 (add hot link) One (1) massing variation technique is required from menu B.2 (add hot link)
	Facade 200' - <400' wall length (min)	Three (3) wall articulation techniques are required from menu B.2: One (1) massing variation technique is required from menu AB.2 (add hot link)
	Façade 400' and greater wall length (min)	Four (4) wall articulation techniques are required from menu B.2; (add hot link) One (1) massing variation technique is required from menu B.2
Four-Sided Design		
B.3	Four-Sided Design	A building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Façade entry types for townhouse and apartment building types	One (1) of these options is required from menu B.4 per 50' linear ft.: B.4b, B.4d, B.4e, B.4f, B.4g, B.4h, B.4i, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)
	Façade entry types for commercial, office, live-work, hospitality, and mixed-use building types	One (1) of these options is required from menu B.4 per 100' linear ft.: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)

B.3 Four-Sided Design

Buildings shall be designed to be “four-sided.” This means that walls are to be designed to provide visual interest, convey a sense of scale, and in some cases help to activate streets and larger developments. The degree to which an individual wall should have these qualities varies, depending on the setting. Many building walls are in areas that are highly visible by the public (pedestrian-friendly streets, associated parking areas, plazas, etc.), or in areas in which pedestrian activity is encouraged. For these types of locations, a high-degree of massing variation and building articulation should be provided (see design guidelines above). In more remote locations, where side or rear walls are more remote in terms of public exposure, the objective is still to assure these walls are seen as a part of the overall design composition and that a sense of scale is conveyed; however, a lesser level of massing and articulation may be appropriate.



Ensure that building design and materials maintain a “360-degree design” character on rear and side walls that are more remote in terms of public exposure.



- A** Development reflects a navigable, orderly setting. Buildings are located along internal streets to create a more urban edge.
- B** Development connects to existing circulation and open space systems.
- C** Provide transitions to edges between different uses and intensities.
- D** Shared outdoor amenity spaces (active & passive) is integrated throughout the area.
- E** Parking is visually subordinate to the street and the site. It is located within a structure or in an enhanced surface lots focused to the interior of the use pattern.
- F** Landscaping is incorporated throughout the area and apply LID practices.

Building types permitted in this Use Pattern:

- Commercial
- Office
- Parking structure

(Add hyperlinks to building types standards for each individual type listed here.)

8A. SITE DESIGN STANDARDS

Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	At least one (1) of the following options is required: A.3a, A.3b, A.3c, A.3d, A.3i (See Table A.3 and the design requirements in sub-section xxx that follows add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.4g (See Table A.4 and the design requirements that follow add hot link)
	A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, A.4g (See Table A.4 and the design requirements that follow add hot link)
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5e, A.5g, A.5h (See Table A.9 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow add hot link)
	Mid-block connections are required	Blocks that exceed 300' shall provide at least one mid-block pedestrian connection.
Parking Location		
A.6	Parking Setback (min)	10'
	Parking Pod Size (max spaces)	60'

8B. BUILDING DESIGN STANDARDS

Wall Lengths		
B.1	Facade wall length (max)	Maximum of 180' to 400.' Varies by building type. See Chapter 3.
Wall Articulation & Massing Variation		
B.2	Applicability	Wall articulation is required for all building types permitted within this use pattern. See B.2 menu of articulation and mass variation techniques. (add hot link)
	Facade <50' wall length (min)	One (1) wall articulation technique is required from menu B.2 (add hot link)
	Facade 50' - <200' wall length (min)	Two (2) wall articulation techniques are required from menu B.2 (add hot link)
	Facade 200' and greater wall length (min)	Three (3) wall articulation techniques are required from menu B.2: One (1) massing variation technique is required from menu B.2 (add hot link)
Four-Sided Design		
B.3	Four-Sided Design	A building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Facade entry types for commercial and office building types	One (1) of these options is required from menu B.4 per 100' linear ft.: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)

B.2 Menu of Options for Building Mass Variation & Wall Articulation

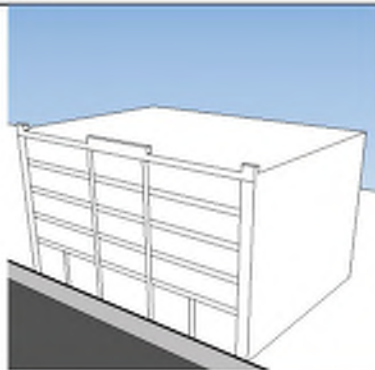
Buildings must incorporate wall articulation techniques and massing variations into the primary façade.

Wall Articulation Techniques

B.2a Accent Lines

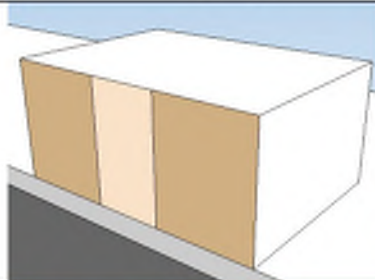
Accent lines include vertical and horizontal expression lines on a building wall. An accent line often projects slightly from the face of a wall. Examples include:

- Moldings
- Sills
- Cornices
- Canopies
- Spandrels



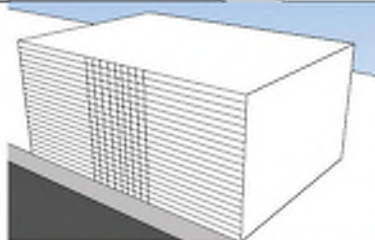
B.2b Color Changes

Color changes include significant vertical or horizontal changes (15'-30' min.) in color on a building wall.



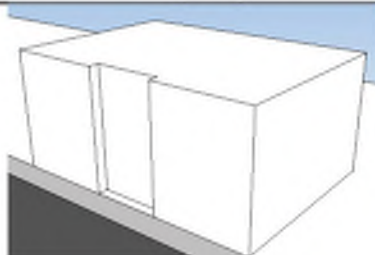
B.2c Material Changes

Material changes include significant vertical or horizontal changes (15'-30' min.) in material on a building wall.



B.2d Minor Wall Offsets

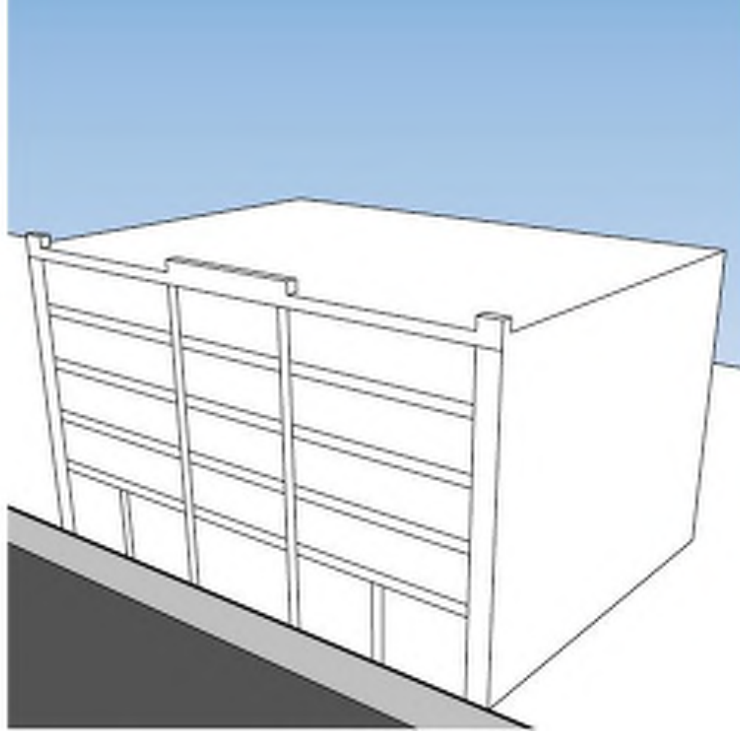
A minor wall offset is a vertical expression line created by notching a building wall for its full height. Minor wall offsets are typically at least 2-4'.



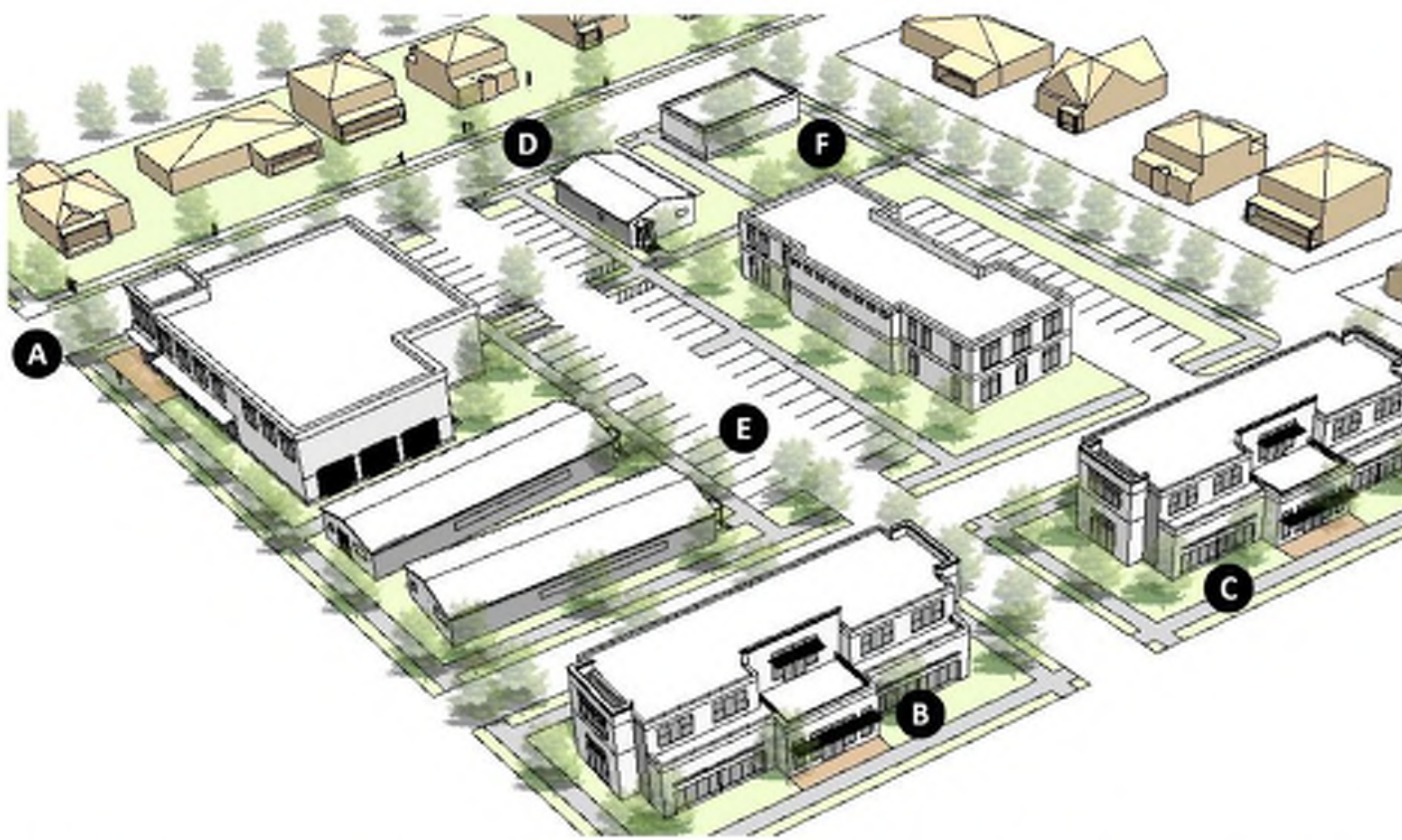
B.2a Accent Lines

Accent lines include vertical and horizontal expression lines on a building wall. An accent line often projects slightly from the face of a wall. Examples include:

- Moldings
- Sills
- Cornices
- Canopies
- Spandrels



Industrial / Flex



A Development connects to existing circulation and open space systems.

D Provide transitions to edges between different uses and intensities.

B Buildings located near the street are oriented to the street.

E Parking is visually subordinate to the street.

C Buildings are placed to minimize the amount of parking along the street edge.

F Landscaping is incorporated along the edges of the site and LID practices are applied.

Building types permitted in this Use Pattern:

- Mixed-use
- Commercial
- Office
- Industrial

(Add hyperlinks to building types standards for each individual type listed here.)

9A. SITE DESIGN STANDARDS

Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	At least one (1) of the following options is required: A.3b, A.3c, A.3d, A.3e, A.3f, A.3g (See Table A.3 and the design requirements in sub-section xxx that follows add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e (See Table A.4 and the design requirements that follow add hot link)
	A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e (See Table A.4 and the design requirements that follow add hot link)
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5e, A.5g, A.5h (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow add hot link)
	Mid-block connections are required	Blocks that exceed 300' shall provide at least one mid-block pedestrian connection.
Parking Location		
A.6	Parking Setback (min)	10'
	Parking Pod Size (max spaces)	40'

9B. BUILDING DESIGN STANDARDS

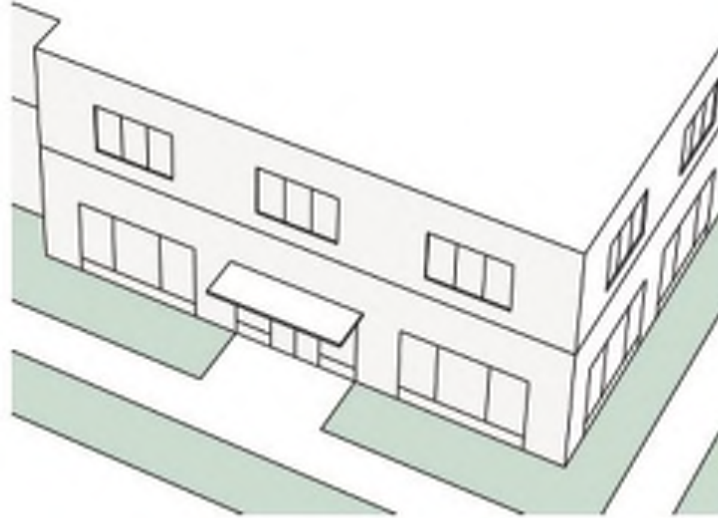
Wall Lengths		
B.1	Facade wall length (max)	Maximum of 180' to 600.' Varies by building type. See Chapter 3.
Wall Articulation & Massing Variation		
B.2	Applicability	Wall articulation is required for all building types permitted within this use pattern (see foot notes for detail). See B.2 menu of articulation and mass variation techniques. (add hot link)
	Facade <50' wall length (min)	One (1) wall articulation technique is required from menu B.2 (add hot link)
	Facade 50' - <200' wall length (min)	Two (2) wall articulation techniques are required from menu B.2 (add hot link)
	Facade 200' - <400' wall length (min) ¹	Three (3) wall articulation techniques are required from menu B.2: One (1) massing variation technique is required from menu B.2 (add hot link)
	Facade 400' and greater wall length (min) ¹	Four (4) wall articulation techniques are required from menu B.2; (add hot link) One (1) massing variation technique is required from menu B.2
Facade 200' and greater wall length (min) ²	Three (3) wall articulation techniques are required from menu B.2; (add hot link)	
Four-Sided Design		
B.3	Four-Sided Design	A building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Facade entry types for commercial, office, and mixed-use building types	One (1) of these options is required from menu B.4 per 100' linear ft.: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)
	Facade entry types for industrial building types	One (1) of these options is required from menu B.4 per one (1) facade: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)

¹ Applies to mixed-use, commercial, and office building types

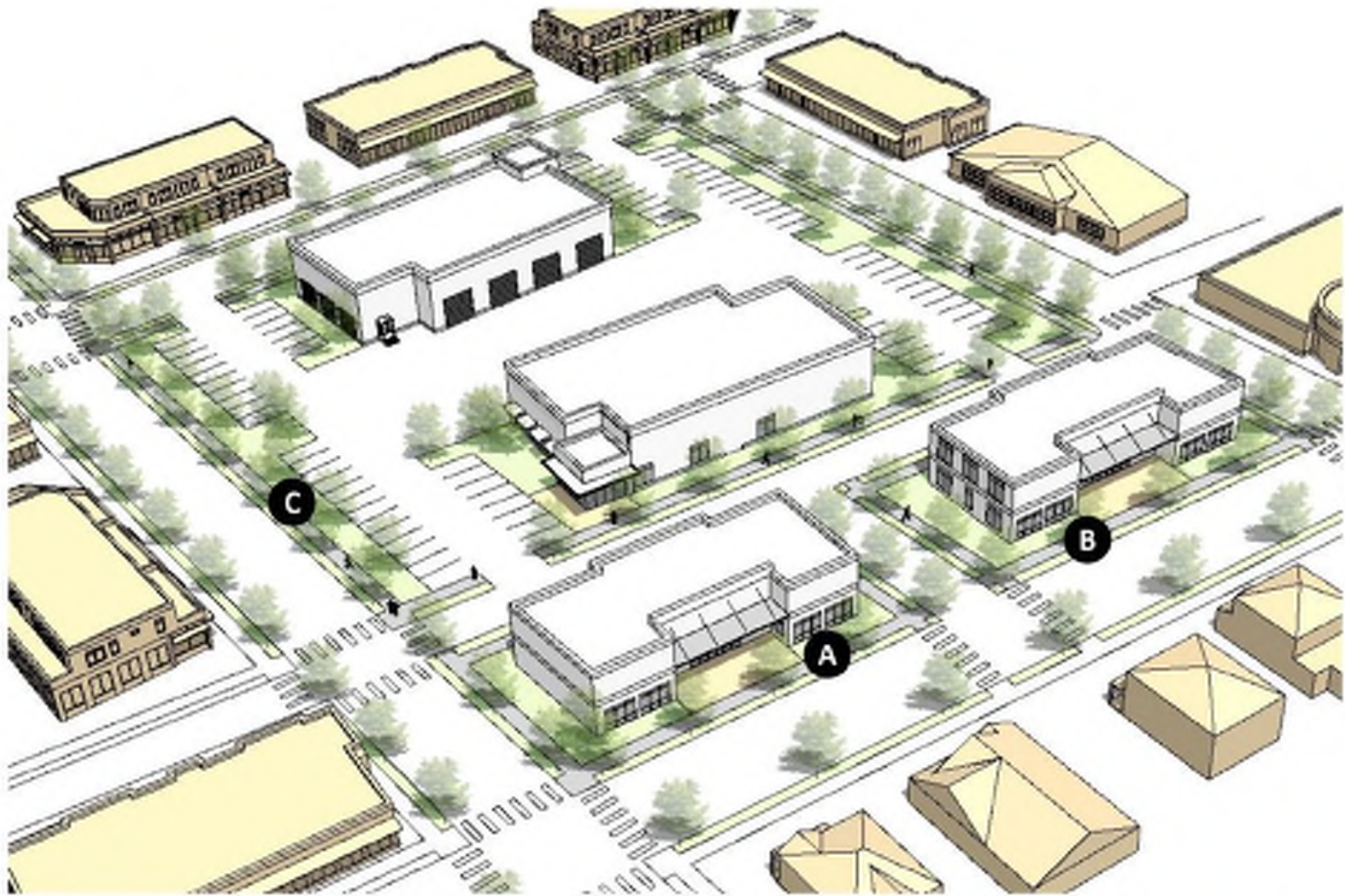
² Applies to industrial building types

B.4h Canopy/Recessed Entry

A horizontal projecting element cantilevered at least 6' from a wall or window area above the entry, and at least 10' above the sidewalk below. The entry is recessed at least 1'.



Conventional Industrial



A When buildings are located near the street, they are oriented to the street.

B Provide transitions to sensitive edges.

C Landscaping is incorporated along the edges and apply LID practices.

Building types permitted in this Use Pattern:

- Office
- Industrial

(Add hyperlinks to building types standards for each individual type listed here.)

10A. SITE DESIGN STANDARDS

Building Placement		
A.1	Building Placement	See Chapter 3 (add hot link)
Building Orientation		
A.2	Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages		
A.3	A frontage treatment is required	At least one (1) of the following options is required: A.3b, A.3d, A.3e, A.3f, A.3g (See Table A.3 and the design requirements in sub-section xxx that follows add hot link)
Transitions		
A.4	A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e (See Table A.4 and the design requirements that follow add hot link)
	A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e (See Table A.4 and the design requirements that follow add hot link)
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following connections are required: A.5a, A.5e, A.5g (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow add hot link)
	Mid-block connections are required	Blocks that exceed 300' shall provide at least one mid-block pedestrian connection.
Parking Location		
A.6	Parking Setback (min)	20'
	Parking Pod Size (max spaces)	50'

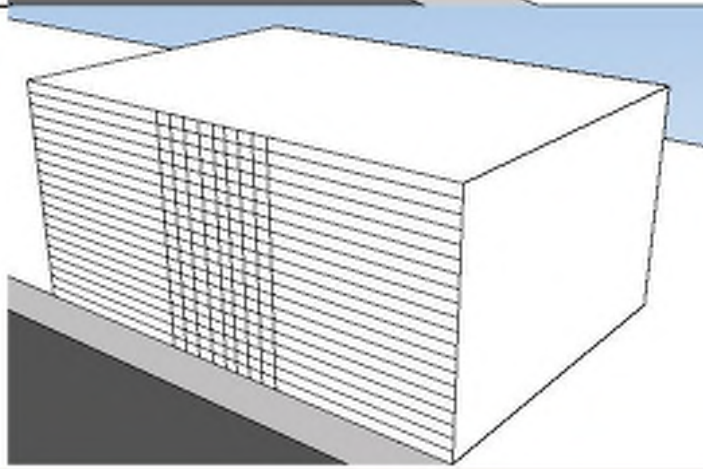
10B. BUILDING DESIGN STANDARDS

Wall Lengths		
B.1	Facade wall length (max)	Maximum of 180' to 600.' Varies by building type. See Chapter 3.
Wall Articulation & Massing Variation		
B.2	Applicability	Wall articulation is required for all building types permitted within this use pattern. See B.2 menu of articulation and mass variation techniques. (add hot link)
	Facade 50' - <200' wall length (min)	Two (2) wall articulation techniques are required from menu B.2 (add hot link)
	Facade 200' and greater wall length (min)	Three (3) wall articulation techniques are required from menu B.2:
Four-Sided Design		
B.3	Four-Sided Design	A building shall be designed to be four-sided. See common requirements for four-sided design on page XX.
Building Entries		
B.4	Facade entry types for office building types	One (1) of these options is required from menu B.4 per 100' linear ft.: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)
	Facade entry types for industrial building types	One (1) of these options is required from menu B.4 per one (1) per facade: B.4h, B.4i, B.4j, B.4k, B.4l, B.4m (Note: this is also addressed in the standards for individual building types. Should it be deleted here?)

Conventional Industrial

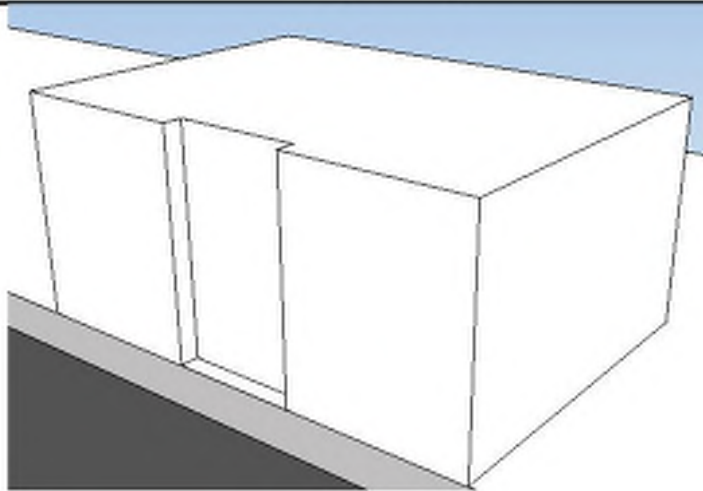
B.21c Material Changes

Material changes include significant vertical or horizontal changes (15'-30') in material on a building wall.



B.2d Minor Wall Offsets

A minor wall offset is a vertical expression line created by notching a building wall for its full height. Minor wall offsets are typically at least 2-4'.



Zoning / Plan Districts

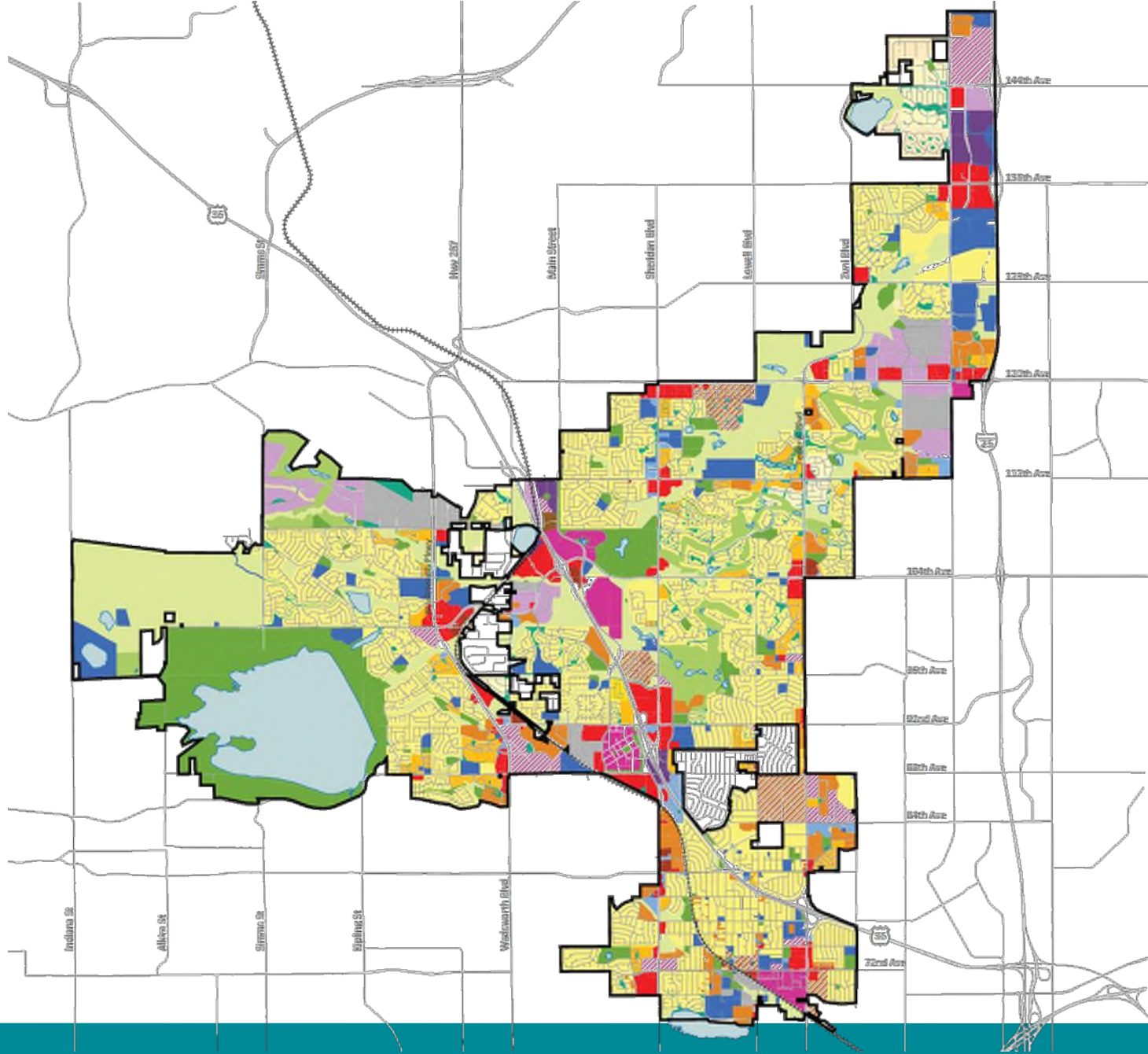


Figure 2-2: Land Use Diagram

- Legend**
- Residential R-1
 - Residential R-2.5
 - Residential R-3.5
 - Residential R-5
 - Residential R-8
 - Residential R-18
 - Residential R-36
 - Traditional Mixed Use Neighborhood Devt.
 - Mixed Use
 - Mixed Use Center
 - Retail Commercial
 - Service Commercial
 - Office
 - Office/R&D Low Intensity
 - Office/R&D High Intensity
 - Flex/Light Industrial
 - Public/Quasi-Public
 - Public Parks
 - City Owned Open Space
 - Golf Courses
 - Private Parks/Open Space
 - Major Creek Corridor on Non-Public Land
 - City Limits
 - Water



Updated 4/13/15

Proposed Zoning Districts	Comprehensive Plan	Use Pattern	Zoning Ordinance	Land Use(s)	Notes
Suburban Residential (SR)	R-1 (17,500 sf)	Single-Family: Traditional Grid / Curvilinear Street	RE (9,000 sf)	Single-Family Detached	One district; use of minimum or prevailing standards
	R-2.5 (10,000 sf)				
Traditional Residential (TR)	R-3.5 (7,000 sf)	Single-Family: Traditional Grid / Curvilinear Street	RA (7,000 sf)	Single-Family Detached	Identical land uses and dimensional standards
			R1 (7,700 sf)		
			R2 (9,000 sf)	Duplex	Duplexes included in R-3.5 plan district; design standards applied
			R5 (N/A)	Manufactured Home	Conditional or special use; use transition/ compatibility standards

Proposed Zoning Districts	Comprehensive Plan	Use Pattern	Zoning Ordinance	Land Use(s)	Notes
Mixed Residential (MR)	R-5	Mixed Housing	R3	Single-Family Detached / Attached; Duplex; Patio Home; Townhome	Consistent uses between Plan Districts and R3; address varying densities with design standards
	R-8				
Mixed Medium Residential (MM)	R-12	Mixed Housing	R4	Townhome	Address varying housing types/densities with design standards
	R-18			Multi-Family	

Proposed Zoning Districts	Comprehensive Plan	Use Pattern	Zoning Ordinance	Land Use(s)	Notes
Neighborhood Office (NO)	Neighborhood Office	Neighborhood Center	B1	Professional and commercial offices (medical, business, real estate, law and consulting offices)	B1 and C1 land uses and dimensional standards are virtually identical. Keep two districts to separate office and retail or merge into one district and handle with design and performance standards.
Neighborhood Commercial (NC)	Neighborhood Commercial		C1	Professional and business offices; convenience stores, personal services, retail stores; eating establishments; banks, and grocers	

Proposed Zoning Districts	Comprehensive Plan	Use Pattern	Zoning Ordinance	Land Use(s)	Notes
Mixed Use Center (MC)	TMUND	Mixed Use Neighborhood	TI / PUD	Single Family, Townhomes, Multi-Family; Offices; Personal Services; Retail Commercial; Live/Work	All Plan Districts accommodate mixed use; densities and FARs vary, which may be addressed with design and performance standards.
	Urban Commercial			Above plus Eating Establishments	
	Mixed Use Center				

Proposed Districts	Comprehensive Plan 2015	Use Pattern	Zoning Ordinance	Land Use(s)	Notes
Town Center (TC)	Regional Commercial	Retail Corridors and Centers	C2, Corridor Overlay	Retail stores, eating establishments, banks, supermarkets, and business and professional offices	Both Plan Districts are for auto-oriented land uses; consolidate into a single district
	Community Commercial				
Commercial Corridor (CC)	Service Commercial	Commercial Retrofit		Auto-related sales and services, convenience stores, wholesale, nurseries; retail stores; eating establishments; banks	This district is for more intensive commercial uses; separate and distinct from the Regional/Community Commercial Plan Districts

Proposed Districts	Comprehensive Plan 2015	Use Pattern	Zoning Ordinance	Land Use(s)	
Office Park (OP)	Office / R&D: Low	Office and Employment Campus	T1, B1, C1, C2, M2	Hotel; Manufacturing; Warehouse, Production; Support Commercial; Medical facilities; overnight stays	Combine professional and medical offices and related uses into one district. No individual zoning district currently applies.
	Medical			Hospitals with emergency rooms; medical office buildings, medical clinics, pharmacies, medical laboratories professional offices	
Business Park (BP)	Office / R&D: High	Industrial / Flex	M1	Professional offices; research and development labs; medical facilities	Intended as an office/warehouse and light industrial district with indoor storage and operations.
Industrial Park (IP)	Flex Office / Light Industrial	Conventional Industrial	M2	Flex office space; warehousing, fabrication; repair shops, wholesale distributors and light manufacturing	Light manufacturing, assembly, and warehousing uses.

(B) Post Signs

Definition. A “post sign” is a freestanding sign that projects perpendicular from a structure, or that is suspended from or mounted between one or more posts constructed of wood, masonry, or iron.

Figure 11-9 Post Signs

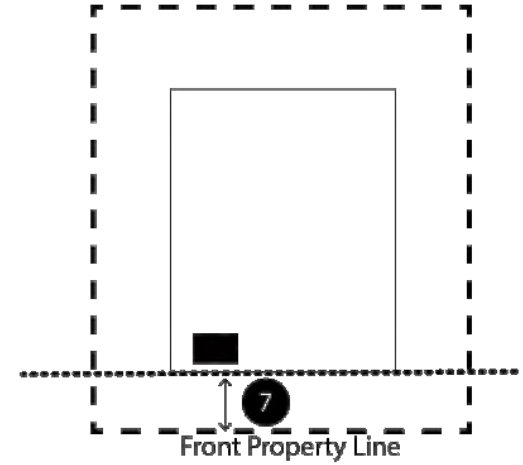
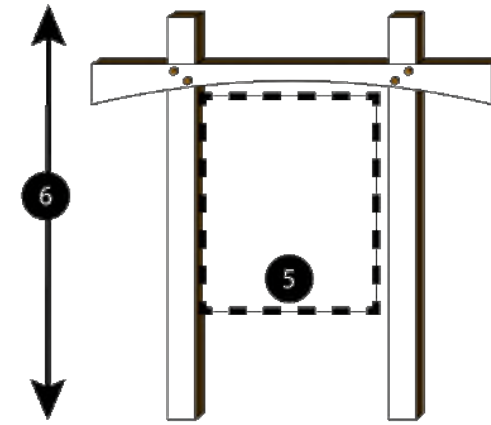
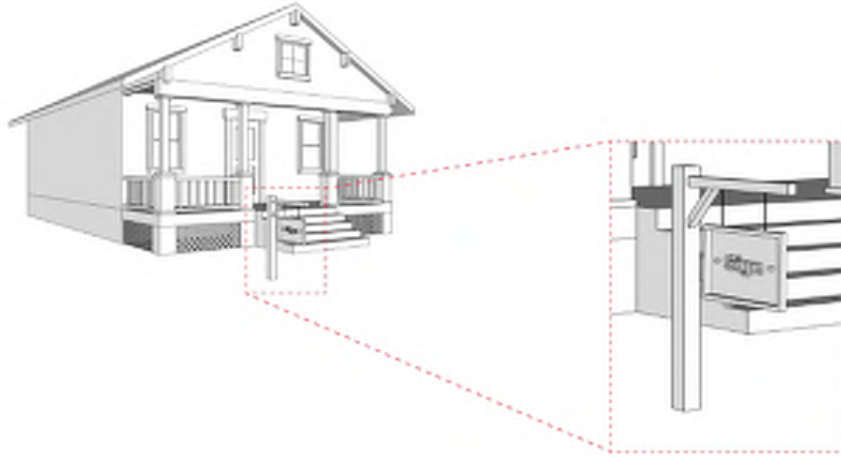


Table 11-2 Post Sign Standards

(A) ↓ Requirements	Areas →	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		RL	RM	O/T	C	M	E	I
1 Permitted?		NR	Yes	Yes	Yes	–	Yes	Yes
2 Permit required?		Yes	Yes	Yes	Yes	–	Yes	Yes
3 Number per lot frontage (max.)		1	1	1	1	–	1	1
4 Number for lots with multiple frontages (max.)		–	–	2	2	–	2	2
Dimensions								
5 Sign area (max.-sf)		12	12	32	32	–	32	32
6 Height (max.-feet)		6	6	8	8	–	8	8
Location								
7 Front Property Line Setback (min.-feet)		5	5	5	5	–	5	5
Design Characteristics								
8 Digital		No	No	No	No	–	No	No
9 Illumination, Internal		NR	NR	No	No	–	No	No
10 Illumination, External		NR	NR	Yes	Yes	–	Yes	Yes
11 Illumination, Halo Lit		NR	NR	Yes	Yes	–	Yes	Yes
12 Channel Letters		NR	NR	Yes	Yes	–	Yes	Yes
13 Animated		No	No	No	No	–	No	No

Procedures

Coordinate with plan policies

Consolidate redundancies

Common workflow

Codify submittal

Improve efficiency

Maintain transparency

Expand administrative review

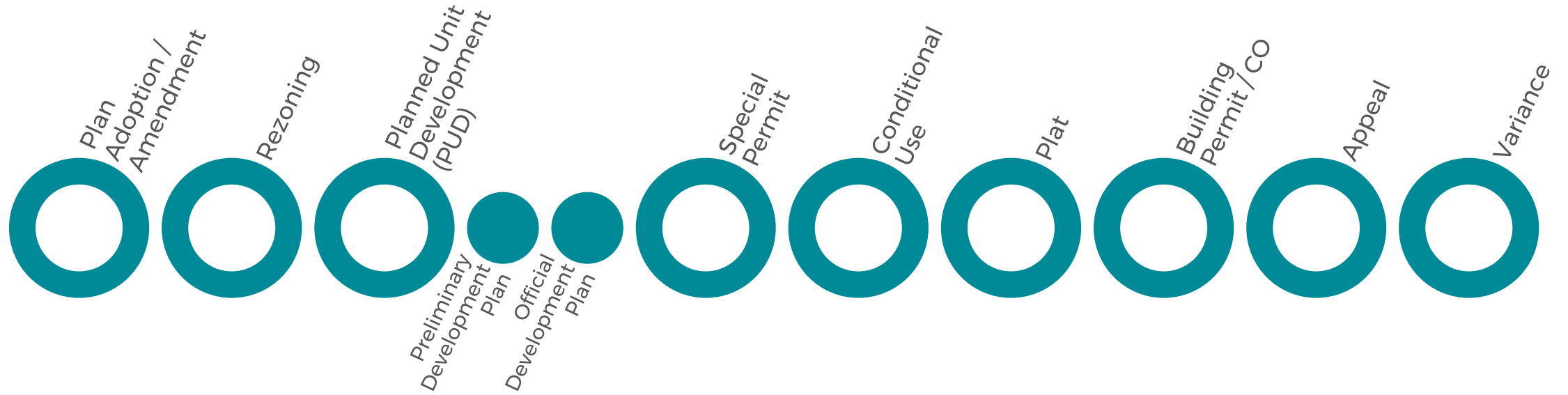
Element	What does this mean?
Applicability	The type of development or situation that is subject to the process.
Pre-Application	If applicable, this step provides for early feedback to the Applicant before the application is officially filed.
Initiation	This is how the applicant begins the process, including which department or official receives the application.
Completeness	This is how the City of Westminster determines that the application has sufficient information to be processed.
Notice	This describes the type of notice, and how it is provided.
Decision	This states who approves the application, and the type of proceeding that leads to the decision.
Approval Criteria	These are any specific standards that apply to the application. All applications are subject to this Chapter, zoning district regulations, and any conditions of a currently effective ODP for that property.
Subsequent Applications	If an application is denied, some processes have a waiting period before that type of application can be re-filed for the property.
Appeals	This provides a way to review an application that is denied, or that have conditions that the Applicant disagrees with.
Scope of Approval	This states the legal effect of the application - for example, the activities that the application authorizes, and time limits for the approval. For example, some approvals send the Applicant to the next step in the overall process, while others authorize construction or use.
Recordkeeping	This states how the formal decision of approval is maintained.

Outline

1. Introduction
2. Use Patterns
3. Zoning Districts
4. Development Standards
5. Procedures
6. Use Regulations
7. Nonconformities

8. Enforcement
9. Agencies
10. Definitions
11. Legal Provisions
12. Submittal Requirements

New Processes



Legislative

Quasi-Judicial

Admin

Quasi-Judicial

Admin

Quasi-Judicial

Process	Agencies			Notice			
	Planning Manager City Staff	Planning Commission	City Council	Publication	Mail	Posting	Cross- Reference
Plan Adoption	-	I, R-PH	I, D-PH	✓			
Plan Amendment	I	I, R-PH	I, D-PH	✓			
Code Amendment		I, R-PH	I, D-PH	✓			
Rezoning	I	R-PH	D-PH	✓			
Preliminary Development Plan (PDP)	I, A	R-PH	D-PH	✓	✓	✓	
Official Development Plan (ODP)	D	R-PH	D-PH		✓	✓	
Conditional Use Permit	I	D-PH	A-PH	✓	✓	✓	
Final Plat	I, D						
Correcting Plat	I, D						
Vacating Plat	I, D		[D-PH]				
Building Permit / Certificate of Occupancy	I, D						
Appeal / Call-Up	I	[D-PH]	[D-PH]	✓	✓	✓	
Variance	I	D-PH					
Interpretation	I, D	D-PH					

I = intake, review and referral | R = Recommendation | D = Decision | A = Appeal, Referral or Call-Up | PH = public hearing | ✓ = required
 [brackets] = jurisdiction depends on criteria as defined in the process

Post-Decision



Big Ideas



Strong, complete & predictable standards



Integrated Code



Predictable and transparent processes



Plan implementation



Questions? Comments?

Westminster Code Forward Team