WESTMINSTER FORWARD
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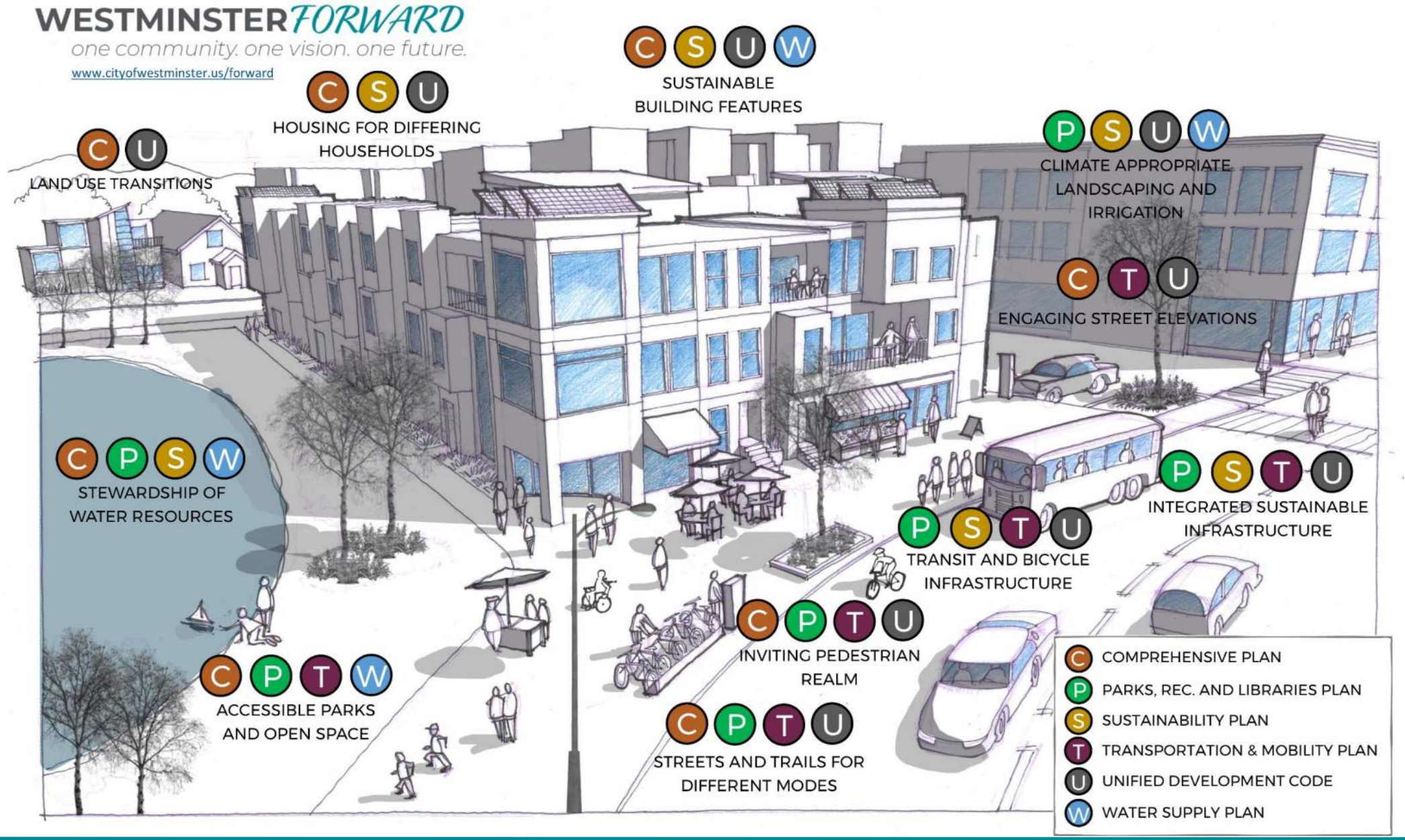
Code Forward:
Development Code/Design Standards Update

January 28, 2020


WESTMINSTER FORWARD
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www.cityofwestminster.us/forward
C S U W
SUSTAINABLE BUILDING FEATURES
C S U
HOUSING FOR DIFFERING HOUSEHOLDS
C U
LAND USE TRANSITIONS
P S U W
CLIMATE APPROPRIATE LANDSCAPING AND IRRIGATION
C T U
ENGAGING STREET ELEVATIONS
C P S W
STEWARDSHIP OF WATER RESOURCES
P S T U
INTEGRATED SUSTAINABLE INFRASTRUCTURE
P S T U
TRANSIT AND BICYCLE INFRASTRUCTURE
C P T U
INVITING PEDESTRIAN REALM
C P T W
ACCESSIBLE PARKS AND OPEN SPACE
C P T U
STREETS AND TRAILS FOR DIFFERENT MODES
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

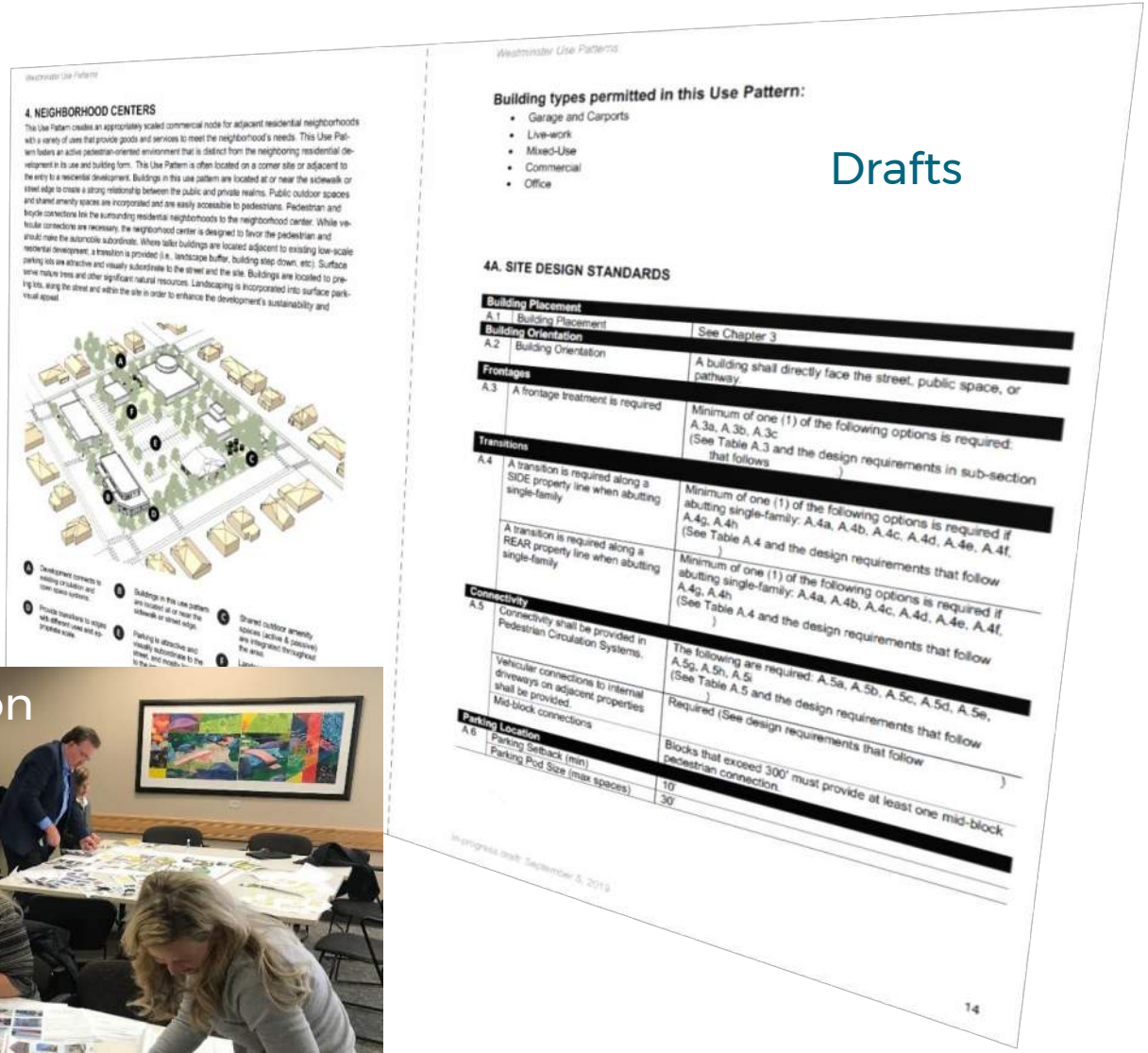
Implement Westminster Forward Plans

Progress

Analysis

Discussion

Drafts



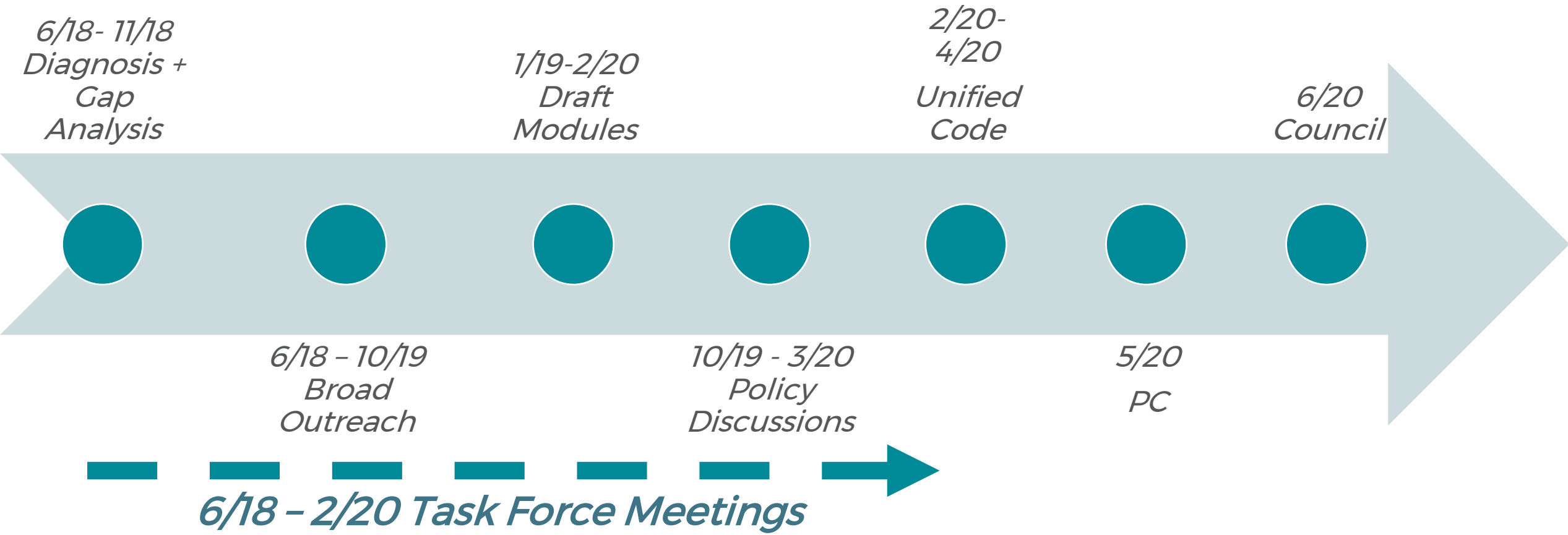
4. NEIGHBORHOOD CENTERS

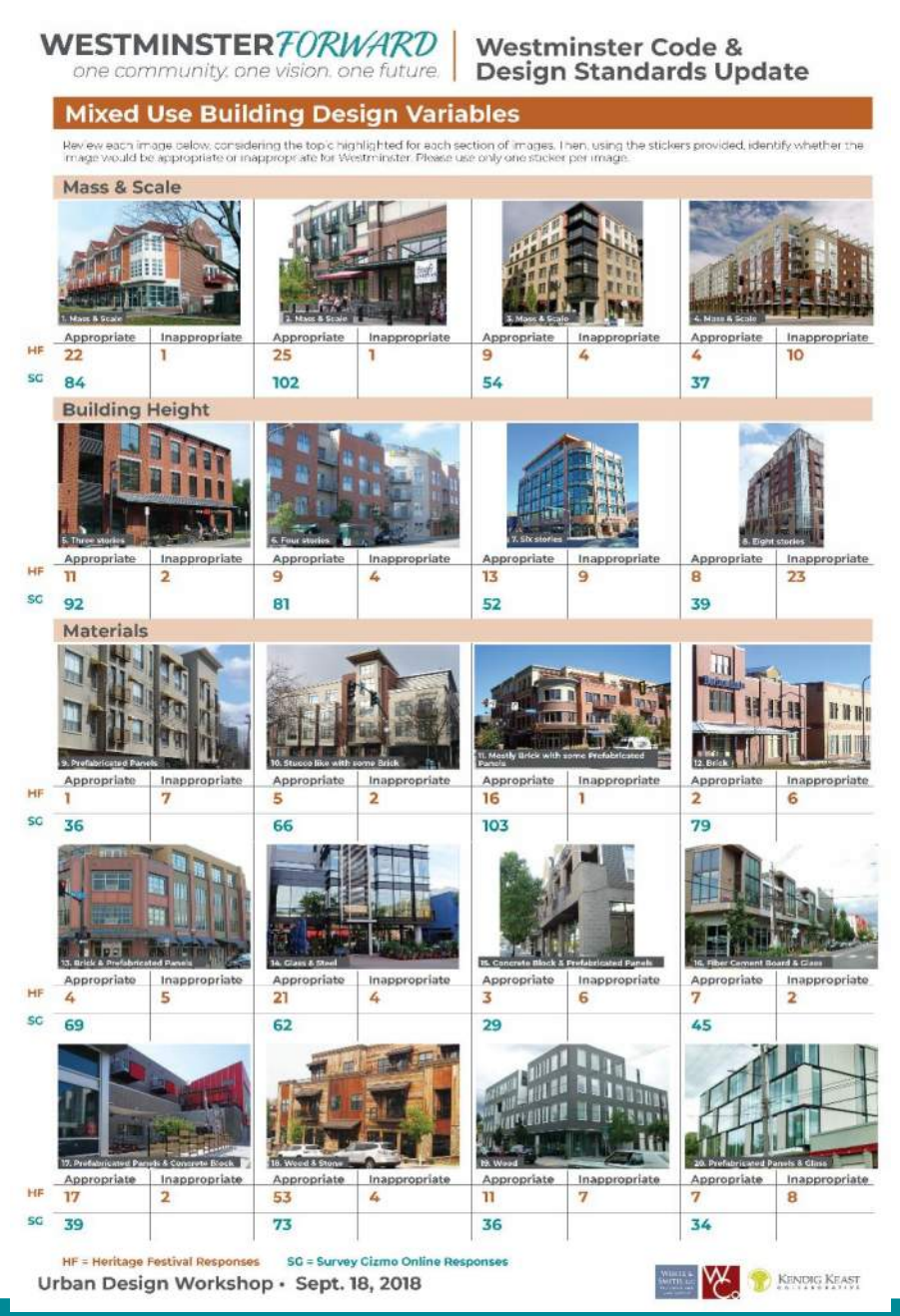
Building types permitted in this Use Pattern:

- 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 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


6/18- 11/18
Diagnosis + Gap Analysis
6/18 – 10/19
Broad Outreach
1/19-2/20
Draft Modules
10/19 - 3/20
Policy Discussions
2/20-4/20
Unified Code
5/20
PC
6/20
Council
6/18 – 2/20 Task Force Meetings



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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

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

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

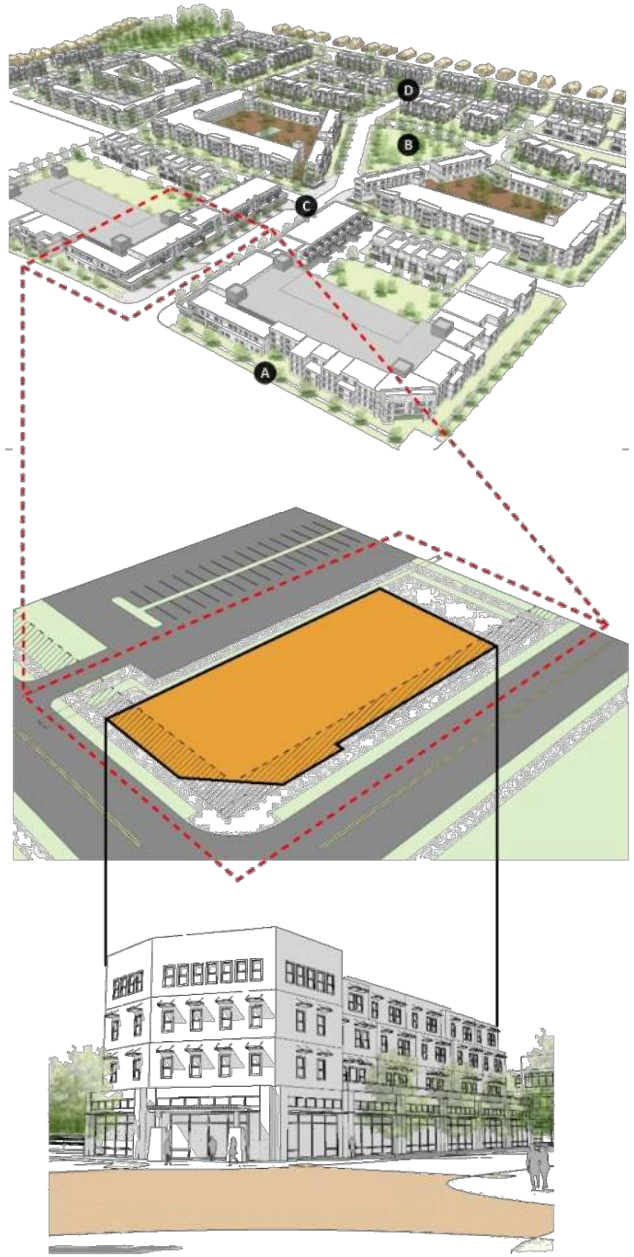
Context

- 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

Aesthetic

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

Structure



Use Pattern

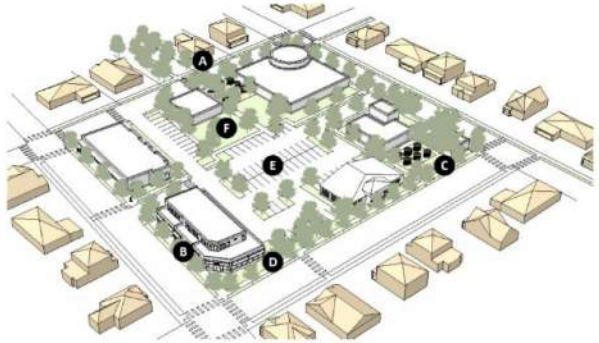
Site

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.

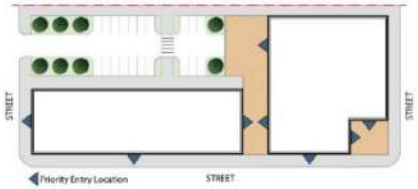
SD.7 Orient an entry to an adjacent natural feature, such as a waterway or greenway, if one exists.

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



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.

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.

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

Design Standards Update

WESTMINSTER

Westminster Unified Development Code
Chapter 2 Use Patterns

Contents

Contents

Unified Development Code
Chapter 2 Use Patterns | 12-2-3 Single-Family: Curvilinear Street (Existing)

12-2-3 Single-Family: Curvilinear Street (Existing)

The curvilinear street grid of this single-family Use Pattern provides for a variet
shape and sizes, driveway orientation, and overall density. This may include sin
family attached, single-family detached, ADU, duplex and townhome buildings.
objective of this Use Pattern is to provide a pedestrian-friendly street presence b
orienting entrances to the street and creating a pathway connection between the
and the building. This is intended to promote interaction with public, semi-priva
private realms. A residential building is located on the site to allow for functiona
outdoor space in front, side and rear yards. Shared open space should be integra
new development. New development also provides pedestrian, bicycle and vehi
connections to existing systems. Garages or other accessory structures are somet
attached, but are always set back from the front façade of the building. If a garag
accessory structure is located to the rear it is accessed via a side driveway. Garag
accessory structures are always visually subordinate. Buildings are located to pr
mature trees and other significant natural resources. Landscaping is incorporate
within the site in order to enhance the development's sustainability and visual a

A Development connects to existing circulation and open space systems.

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

C Front and rear yards provided. Side yards

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Unified Development Code
Chapter 2 Use Patterns | 12-2-11 Office and Employment Campus

Phase 1 Phase 2

A Development reflects a navigable, orderly setting. Buildings are to be 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 in the interior of the use pattern.

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

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Design Standards: Key Comments

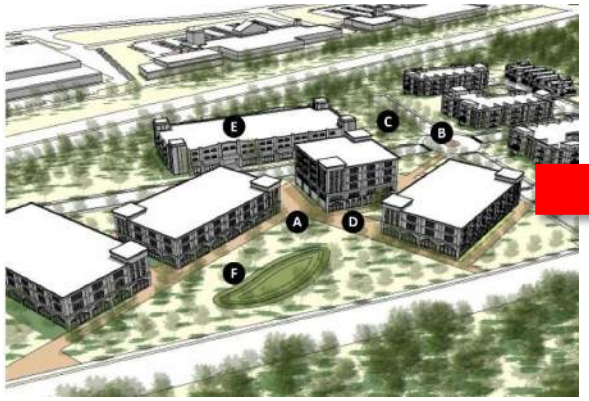
- Use Patterns Content
- Design Standards Format
- Design Standards Organization
- Design Standards Content

Use Pattern Comments: Content

- Developed additional Single-Family Use Patterns (existing, new, neo traditional)
- Adjusted some Use Pattern contexts
- Updated some design elements in the Use Patterns
- Provide phased development in two Use Patterns
  - Commercial Retrofit
  - Office and Employment Campus
- Identify Principal vs. Accessory Building Types

Design Standards: Key Comments

Before



New (Phase 1)

New (Phase 2)

- Appropriate Site Configuration
- Addition of People & Cars for Scale
- Appropriate Uses and Surrounding Context

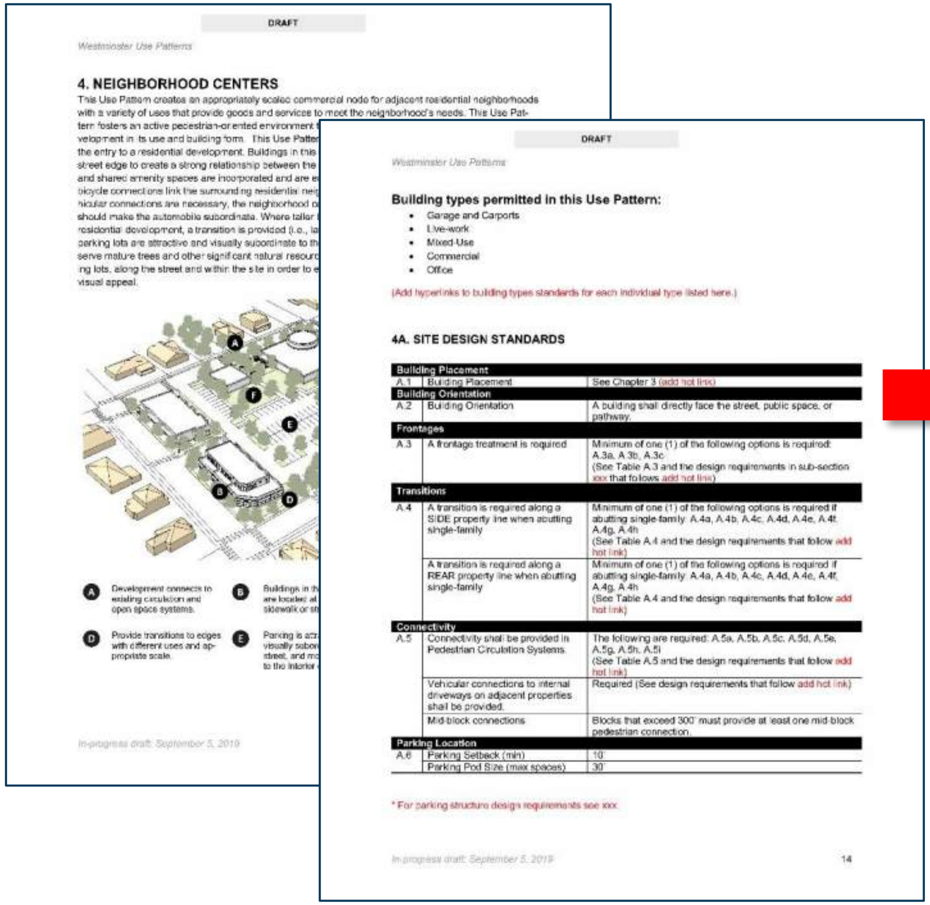
Design Standards Comments: Format

Single column with images above and below the text

Updated numbering system

Design Standards Comments: Format

Before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Westminster Use Patterns

4. NEIGHBORHOOD CENTERS

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visual appeal.

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D Provide transitions to edges with different uses and appropriate scale.

E Parking is attr visually subor street, and mo to the interior

In-progress draft: September 5, 2019

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Westminster Use Patterns

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)
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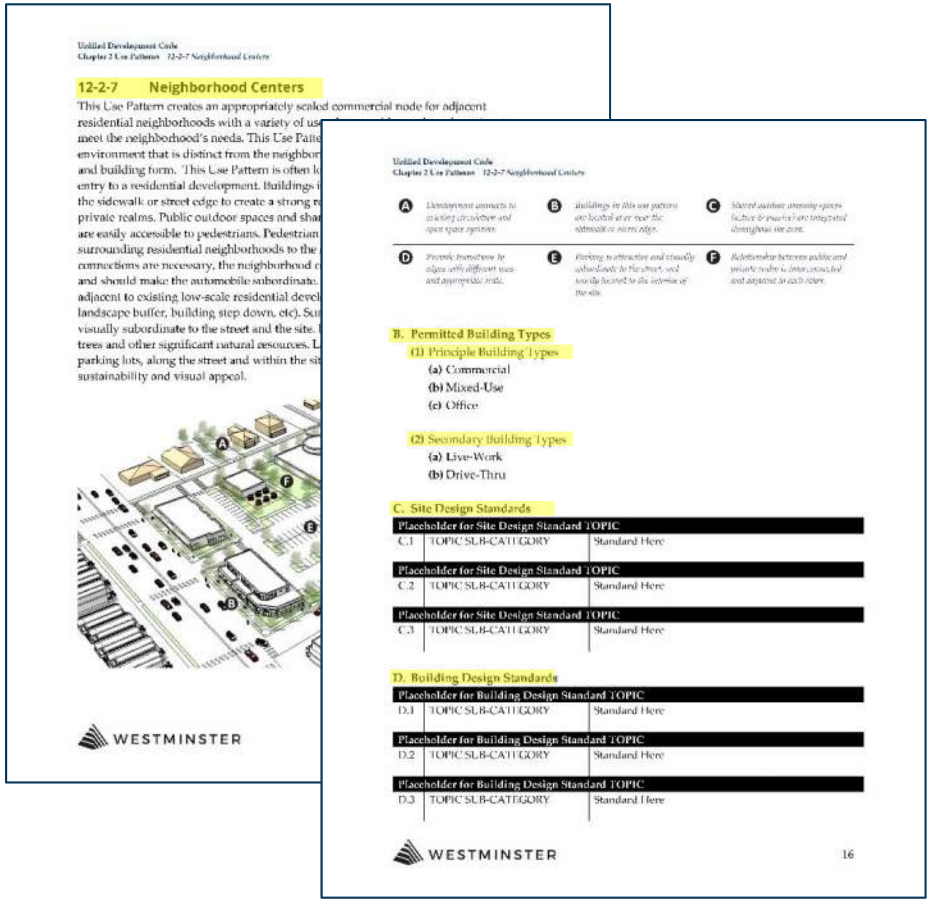
Connectivity		
A.5	Connectivity shall be provided in Pedestrian Circulation Systems.	The following are required: A.5a, A.5b, A.5c, A.5d, A.5e, A.5g, A.5h, A.5i (See Table A.5 and the design requirements that follow add hot link)
	Vehicular connections to internal driveways on adjacent properties shall 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'

* For parking structure design requirements see xxx

In-progress draft: September 5, 2019 14

New


Unified Development Code
Chapter 2 Use Patterns 12-2-7 Neighborhood Centers

12-2-7 Neighborhood Centers

This Use Pattern creates an appropriately scaled commercial node for adjacent
residential neighborhoods with a variety of us
meet the neighborhood's needs. This Use Patte
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parking lots, along the street and within the sit
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Unified Development Code
Chapter 2 Use Patterns 12-2-7 Neighborhood Centers

B. Permitted Building Types

(1) Principle Building Types
(a) Commercial
(b) Mixed-Use
(c) Office

(2) Secondary Building Types
(a) Live-Work
(b) Drive-Thru

C. Site Design Standards

Placeholder for Site Design Standard TOPIC		
C.1	TOPIC SUB-CATEGORY	Standard Here
Placeholder for Site Design Standard TOPIC		
C.2	TOPIC SUB-CATEGORY	Standard Here
Placeholder for Site Design Standard TOPIC		
C.3	TOPIC SUB-CATEGORY	Standard Here

D. Building Design Standards

Placeholder for Building Design Standard TOPIC		
D.1	TOPIC SUB-CATEGORY	Standard Here
Placeholder for Building Design Standard TOPIC		
D.2	TOPIC SUB-CATEGORY	Standard Here
Placeholder for Building Design Standard TOPIC		
D.3	TOPIC SUB-CATEGORY	Standard Here

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- Organize headings to match the rest of the Westminster UDC
- Clearly identify “Principle” and “Secondary” building types
- Only include the specific standards that are unique to each Use Pattern
- Single column layout

Design Standards Comments : Organization

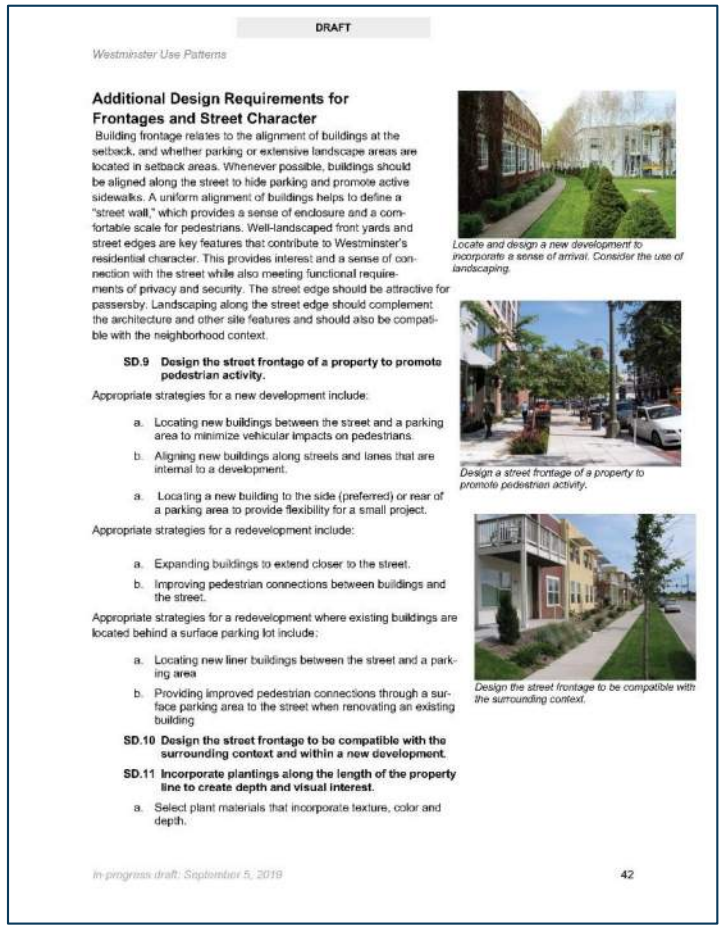
- Overarching Design Standards
- Design Standards tailored to the Use Patterns

Design Standards Comments : Content

- Integrate more measurable standards and use more directives in the Design Guidelines
- Provide updated numbering system

Design Standards Comments : Content

Before



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Westminster Use Patterns

Additional Design Requirements for Frontages and Street Character

Building frontage relates to the alignment of buildings at the setback, and whether parking or extensive landscape areas are located in setback areas. Whenever possible, buildings should be aligned along the street to hide parking and promote active sidewalks. A uniform alignment of buildings helps to define a "street wall," which provides a sense of enclosure and a comfortable scale for pedestrians. Well-landscaped front yards and street edges are key features that contribute to Westminster's residential character. This provides interest and a sense of connection with the street while also meeting functional requirements of privacy and security. The street edge should be attractive for passersby. Landscaping along the street edge should complement the architecture and other site features and should also be compatible with the neighborhood context.

Locate and design a new development to incorporate a sense of arrival. Consider the use of landscaping.

SD.9 Design the street frontage of a property to promote pedestrian activity.

Appropriate strategies for a new development include:

a. Locating new buildings between the street and a parking area to minimize vehicular impacts on pedestrians.

b. Aligning new buildings along streets and lanes that are internal to a development.

a. Locating a new building to the side (preferred) or rear of a parking area to provide flexibility for a small project.

Design a street frontage of a property to promote pedestrian activity.

Appropriate strategies for a redevelopment include:

a. Expanding buildings to extend closer to the street.

b. Improving pedestrian connections between buildings and the street.

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

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

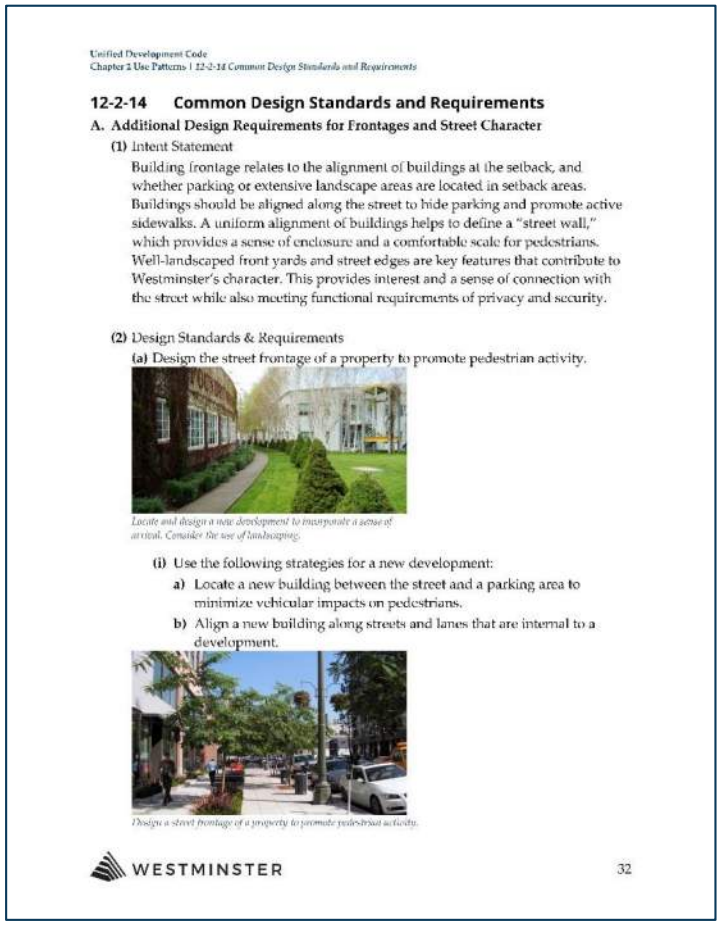
SD.10 Design the street frontage to be compatible with the surrounding context and within a new development.

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.

In-progress draft: September 5, 2019 42

New



Unified Development Code
Chapter 2 Use Patterns | *12-2-14 Common Design Standards and Requirements*

12-2-14 Common Design Standards and Requirements

A. Additional Design Requirements for Frontages and Street Character

(1) Intent Statement

Building frontage relates to the alignment of buildings at the setback, and whether parking or extensive landscape areas are located in setback areas. Buildings should be aligned along the street to hide parking and promote active sidewalks. A uniform alignment of buildings helps to define a "street wall," which provides a sense of enclosure and a comfortable scale for pedestrians. Well-landscaped front yards and street edges are key features that contribute to Westminster's character. This provides interest and a sense of connection with the street while also meeting functional requirements of privacy and security.

(2) Design Standards & Requirements

(a) Design the street frontage of a property to promote pedestrian activity.

Locate and design a new development to incorporate a sense of arrival. Consider the use of landscaping.

(i) Use the following strategies for a new development:

a) Locate a new building between the street and a parking area to minimize vehicular impacts on pedestrians.

b) Align a new building along streets and lanes that are internal to a development.

Design a street frontage of a property to promote pedestrian activity.

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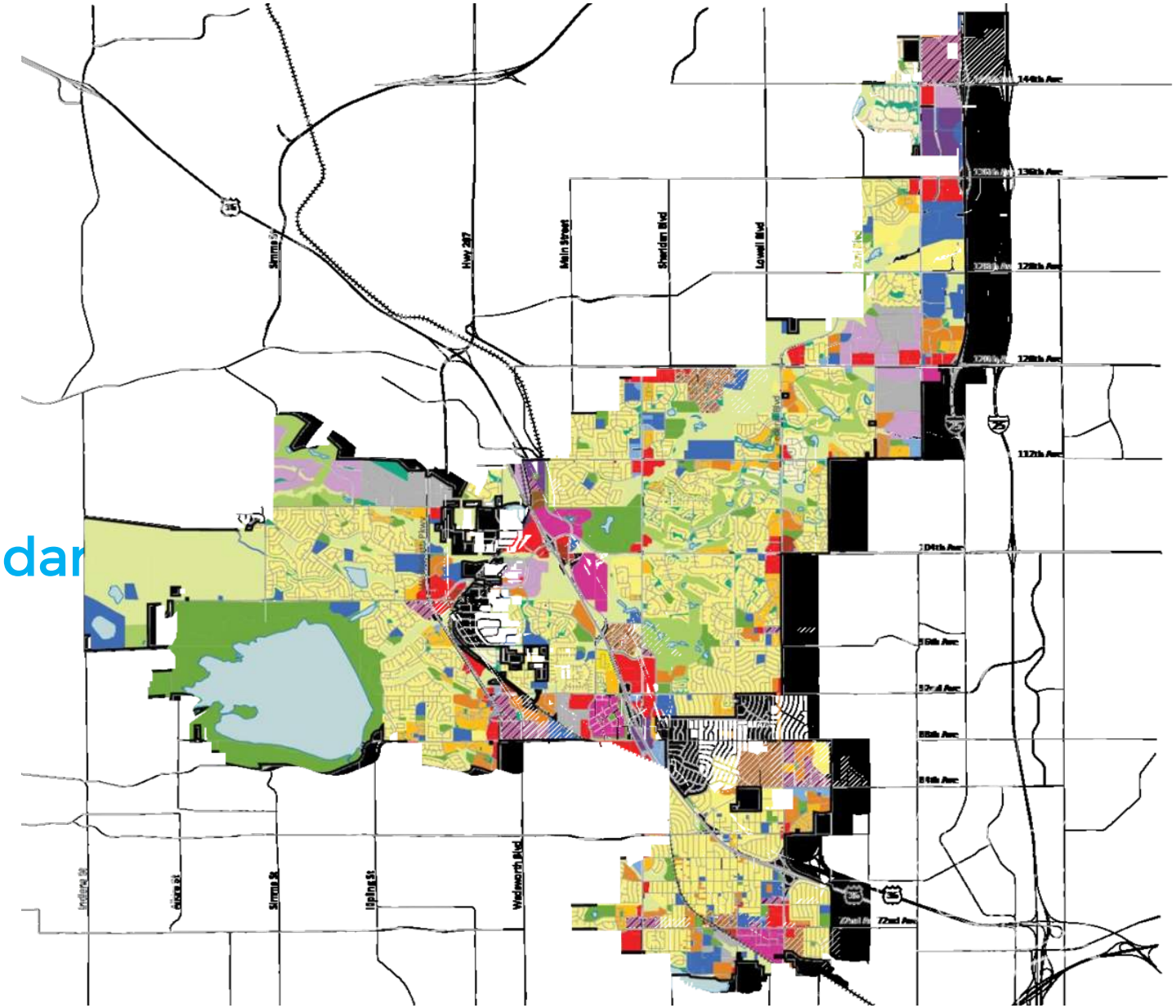
- Organize headings to match the rest of the Westminster UDC
- Single column layout
- Adjusted language to be more enforceable
- Alignment of photos

Design Standards Comments : Content

- Prescribe a minimums for frontage and transition types
- Coordinate maximum building lengths and connectivity
- Coordinate transitions and landscape standards
- Increase articulation standards
- Clarify building type (mixed use, small flex industrial, large conventional industrial)
- Remove parking (will be addressed in another section)

Outline

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



Zoning

2 sets of districts

1 set of districts

PUD for > 2 acres

PUD for > 10 acres

Plan ▸ PUD ▸ Development

Plan ▸ Districts ▸ Development

Standards negotiated

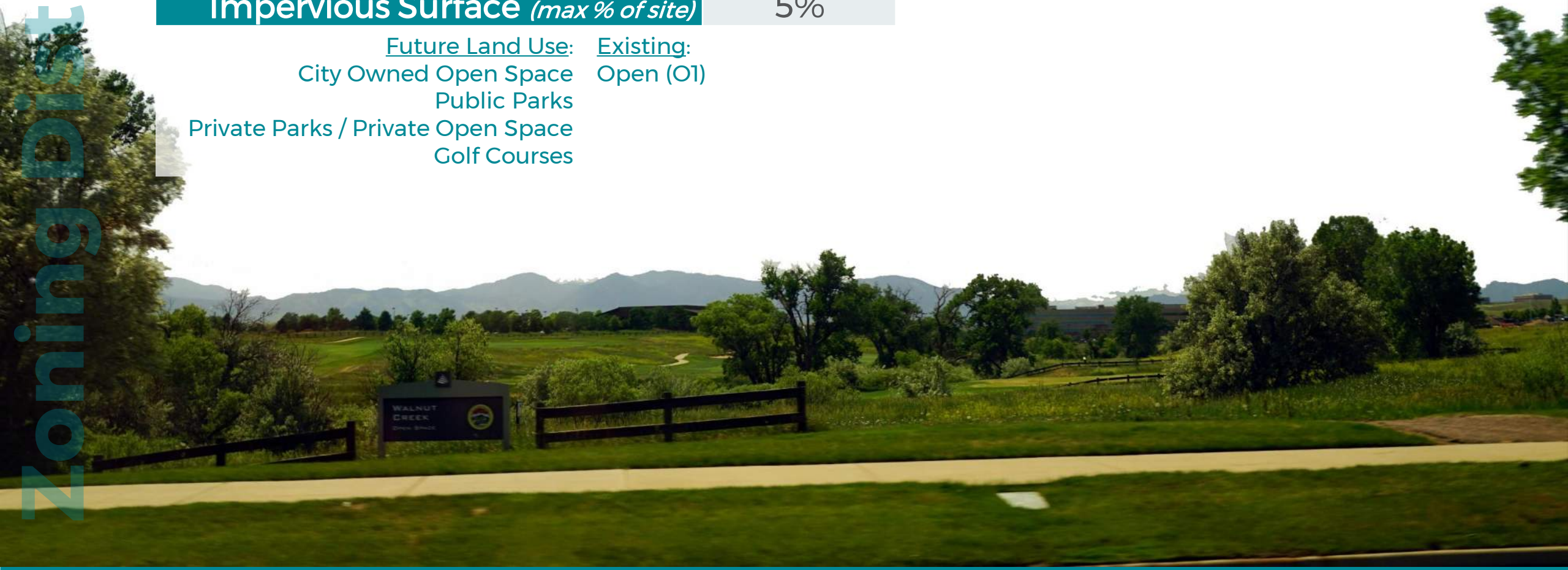
Standards written

Open (O1)

Density *(max dwelling units / acre)*	0.1
Lot Area *(min acres)*	10
Lot Width *(min)*	200’
Impervious Surface *(max % of site)*	5%

Future Land Use:
City Owned Open Space
Public Parks
Private Parks / Private Open Space
Golf Courses

Existing:
Open (O1)

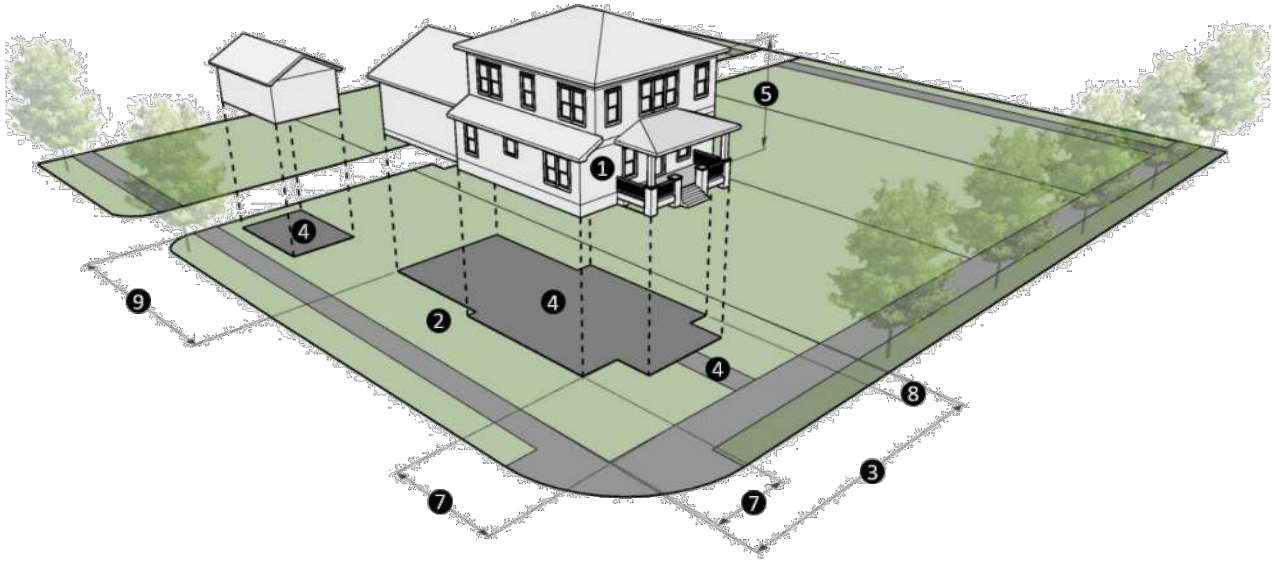


Suburban Residential (SR)

	Conventional	Cluster
Density *(max dwelling units / acre)*	1.507	2.504
Lot Area *(min square feet)*	21,800	10,000
Impervious Surface *(max % of site)*	20%	35%
Common Open Space *(min % development)*	20%	35%

Future Land Use:
Residential (R-1)
Residential (R-2.5)

Existing:
One Family Residential (RE)



Traditional Residential (TR)

	SF	2F
Density *(max dwelling units / acre)*	3.172	4.577
Lot Area per Unit *(min square feet)*	8,500	6,000
Impervious Surface *(max % of site)*	35%	25%
Building Height *(max feet/stories)*	35'/2.5	35'/2.5
Common Open Space *(min % development)*	30%	30%
Build-to-Zone *(min/max)*	20'/35'	20'/35'
Frontage Buildout *(min % lot width)*	40%	40%

Future Land Use:
Residential (R-3.5)

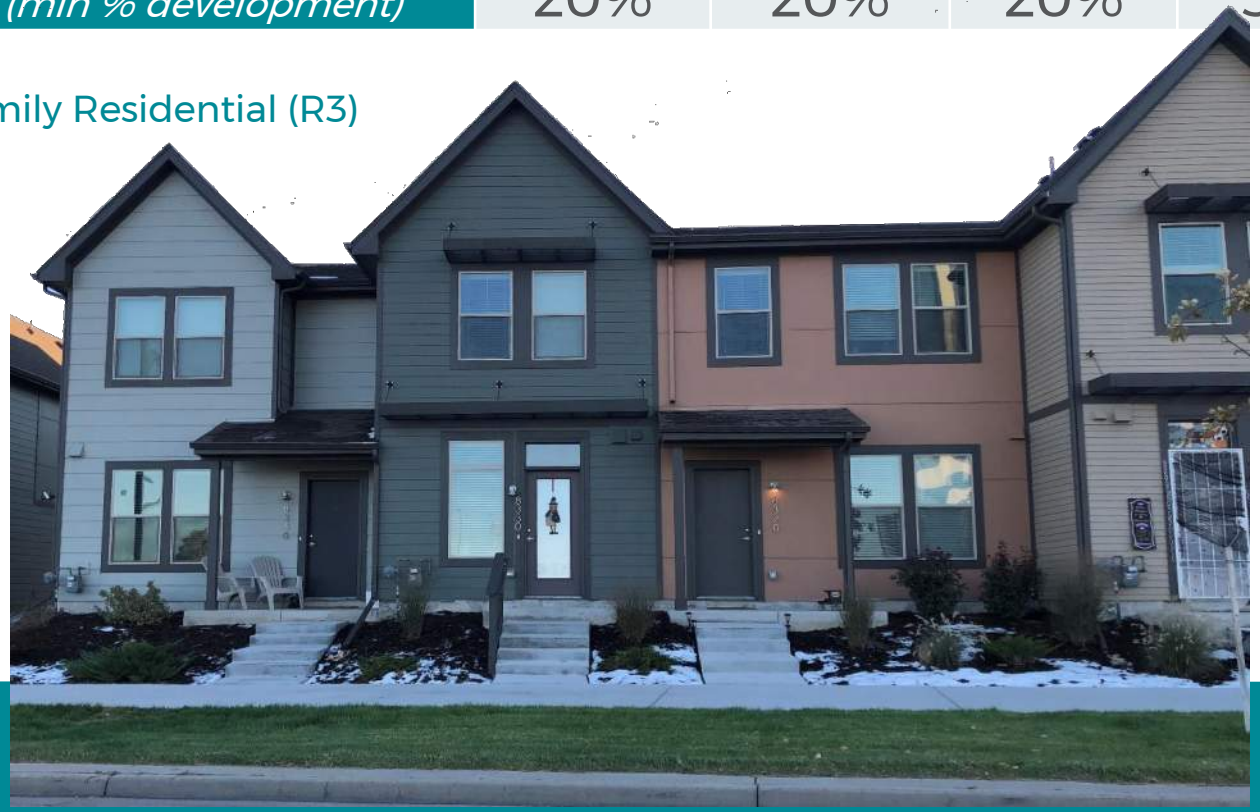
Existing:
One Family Residential (RA)
One Family Residential (R1)
Two Family Residential (R2)
Mobile Home District (R5)

Mixed Residential (MR)

	SFD	2F	SFA	M-U
Density *(max dwelling units / acre)*	5	7	7.2	8
Lot Area per Unit *(min square feet)*	6,000	4,500	4,000	3,300
Lot Width *(min)*	60’	33’	30’	33’
Impervious Surface *(max % of site)*	60%	45%	55%	40%
Building Height *(max feet/stories)*	35’/2.5	35’/2.5	35’/2.5	35’/2.5
Common Open Space *(min % development)*	20%	20%	20%	30%

Future Land Use:
Residential (R-5)
Residential (R-8)

Existing:
Multiple-Family Residential (R3)



Mixed Medium Residential (MM)

	SFA	2F	M-U	Tnhm	Apt
Density *(max dwelling units / acre)*	12	16	18	15	17
Lot Area per Unit *(min square feet)*	2,500	2,000	1,666	2,000	2,000
Lot Width *(min)*	30’	20’	23’	25’	15’
Impervious Surface *(max % of site)*	65%	75%	65%	70%	70%
Building Height *(max feet/stories)*	35’/2.5	35’/2.5	35’/2.5	45’/3	45’/3
Common Open Space *(min % of dvt)*	10%	10%	10%	10%	10%

Future Land Use:
Residential (R-12)
Residential (R-18)

Existing:
Multiple-Family Residential (R4)

Mixed High Residential (MH)

	M-U	Tnhm	Apt
Density *(max dwelling units / acre)*	20	27	36
Lot Area per Unit *(min square feet)*	1,500	1,000	920
Lot Width *(min)*	20’	20’	8’
Impervious Surface *(max % of site)*	70%	70%	70%
Building Height *(max feet/stories)*	45’/3	45’/3	45’/3
Common Open Space *(min % of dvt)*	10%	10%	10%

Future Land Use: Residential (R-36)

Existing: New

Neighborhood Office (NO)

Building Floor Area *(max square feet)*	20,000
Building Height *(max feet/stories)*	35’/2.5
Civic Space *(min % of development)*	10%
Build-to-Zone *(min/max)*	5’/10’
Frontage Buildout *(min % lot width)*	40-45%

Future Land Use:
Neighborhood Office

Existing:
Business District (B1)

Neighborhood Commercial (NC)

Building Floor Area *(max square feet)*	50,000
Floor Area Ratio *(max)*	25%
Building Height *(max feet/stories)*	35'/2.5
Civic Space *(min % of development)*	10%
Build-to-Zone *(min/max)*	5'/20' – 10'/25'
Frontage Buildout *(min % of lot width)*	50-55%

Future Land Use:
Neighborhood Commercial

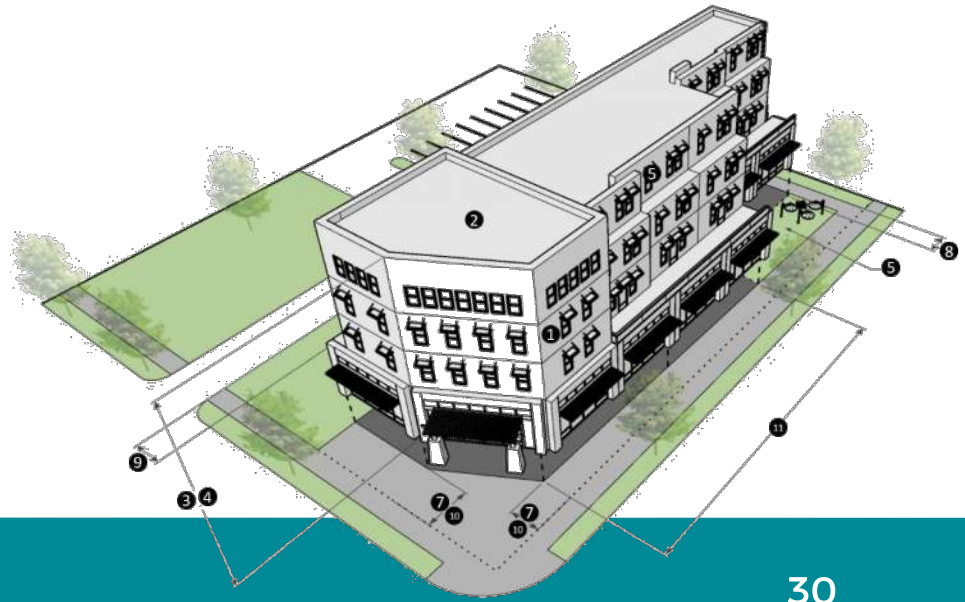
Existing:
Commercial District (C1)

Mixed Center (MC)

	Traditional Neighborhood	*Urban Commercial*	*Mixed Use Center*
Density *(min/max dwelling units / acre)*	--/18	8/36	--/36
Floor Area Ratio *(min/max)*	--/1.0	0.1/1.5	0.75/2.0
Building Height *(max feet/stories)*	35'/2.5	55'/4	75'/6
Building Height *(min feet/stories)*	35'/2.5	35'/2.5	55'/4
Common Open or Civic Space *(min % of dvt)*	10%	10%	10%
Build-to-Zone *(min/max)*	0'/20'	0-10//20'	0-20'/5-30'
Frontage Buildout *(min % of lot width)*	50-70%	50-70%	40-60%

Future Land Use:
Traditional Mixed Use Neighborhood Development
Urban Commercial
Mixed Use Center

Existing:
Transitional District (T1)
Planned Unit Development (PUD)



Zoning Districts

Town Center (TC)

	Community	Regional
Building Floor Area *(min/max square feet)*	100,000/350,000	125,000/--
Site Area *(min acres)*	20	40
Floor Area Ratio *(max)*	0.35	0.45
Building Height *(max feet/stories)*	45'/3	60'/5
Common Civic Space *(min % of development)*	25%	25%
Build-to-Zone *(min/max)*	10-15'/30-40'	0-5'/20-70'
Frontage Buildout *(min % of lot width)*	30-40%	40-60%

Future Land Use:
Community Commercial
Regional Commercial
Heavy Commercial District (C2)
Corridor Overlay

Commercial Corridor (CC)

Building Floor Area *(max sf)*	150,000
Floor Area Ratio *(max)*	.350
Building *Height (max feet/stories)*	45'/3
Civic Space *(min % of development)*	NA
Build-to-Zone *(min/max)*	20-30'/30-40'
Frontage Buildout *(min % lot width)*	30'

Future Land Use:
Service Commercial

Existing:
Heavy Commercial District (C2)
Corridor Overlay

Office Park (OP)

Building Floor Area *(max sf)*	150,000
Floor Area Ratio *(max)*	1.000
Building Height *(max feet/stories)*	50’/3
Civic Space *(min % of development)*	30%
Build-to-Zone *(min/max)*	10’/20-30’
Frontage Buildout *(min % lot width)*	30-35%

Future Land Use:
Office/R&D Low Intensity

Existing:
Transitional District (T1)
Business District (B1)
Commercial District (C1)
Heavy Commercial District (C2)

Business Park (BP)

Building Floor Area *(max square feet)*	NA
Floor Area Ratio *(min/max)*	0.500/2.000
Building Height *(max feet/stories)*	50'/3
Civic Space *(min % of development)*	20%
Build-to-Zone *(min/max)*	10'/20-40'
Frontage Buildout *(min % lot width)*	30-35%

Future Land Use:
Office/R&D High Intensity

Existing:
Industrial District (M1)

Industrial Park (IP)

Floor Area Ratio *(max)*	0.500
Building Height *(max feet/stories)*	NA/NA
Build-to-Zone *(min/max)*	10’/70-90’
Frontage Buildout *(min % lot width)*	30-45%

Future Land Use: Flex/Light Industrial

Existing: M2

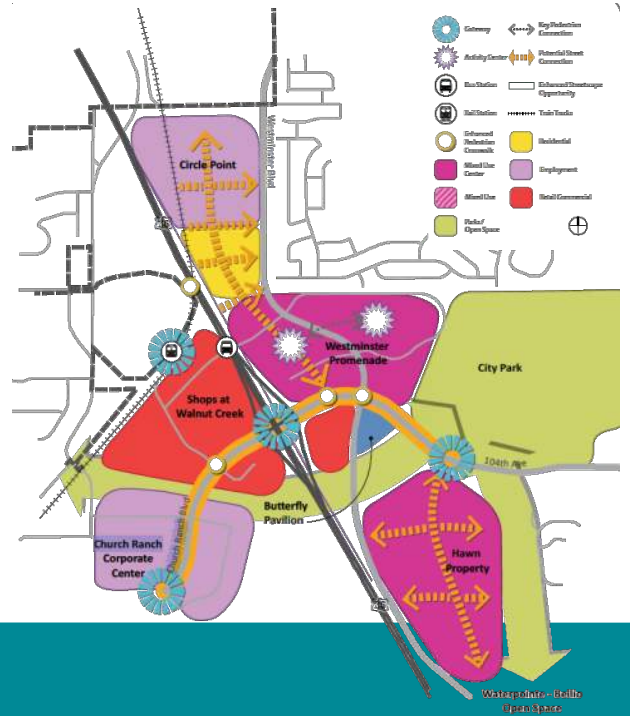
Planned Unit Development (PUD)

- Permitted and prohibited uses
- Density
- Floor area or floor area ratios
- Lot size
- Setbacks
- Building height
- Open or civic space
- Off-street & on-street parking and loading
- Signs
- Screening landscaping or buffering
- Building design
- Site design
- Tree preservation
- Sustainability
- Project phasing
- Compatibility standards

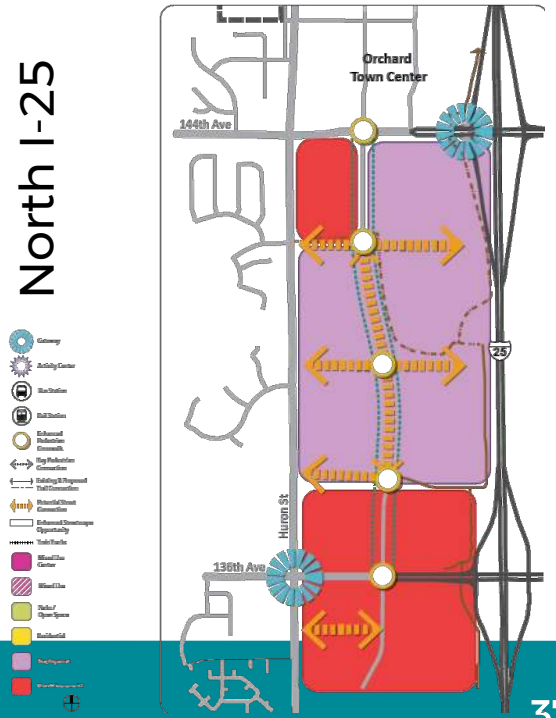
Specific Plan Districts

Brookhill

Church Ranch



North I-25



Use Table

Use Groups Specific Uses	Open	Residential					Nonresidential and Mixed Use					Employment			Standards
	O1	SR	TR	MR	MM	MH	NO	NC	MC	TC	CC	OP	BP	IP	
Hotel, Motel, or Resort	S	--	--	--	--	--	--	--	P	P	P	--	--	--	
Institutional care facility	--	--	--	--	--	--	--	S	--	--	S	S	S	--	
Nursing home / facilities	--	--	--	P	P	--	--	--	P	--	--	--	--	--	
Senior Housing Facility	--	--	S	--	--	--	--	--	--	--	--	--	--	--	
Short-term rental	--	--	--	S	S	S	--	--	--	--	--	--	--	--	
Agriculture															
Agriculture	P	--	--	--	--	--	--	--	--	--	--	--	--	--	
Farm Winery	P	--	--	--	--	--	--	--	--	--	--	--	--	--	
Greenhouse / nursery	P	--	--	--	--	--	--	--	--	--	P	--	--	P	
Fishing, Hunting and															

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

Development Standards

General Provisions

Blocks, Lots and Setbacks

Buildings

Fences

Environmental Requirements

Improvement Guarantees

Landscaping & Tree Preservation

Parking and Loading

Parks/Open Space/Civic Space Standards

Stormwater Management

Streets

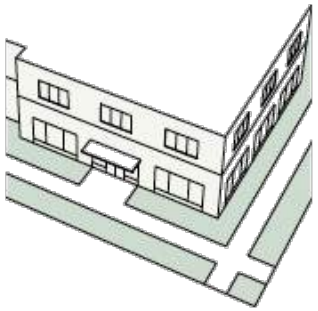
Sustainability

Utilities

Water conservation

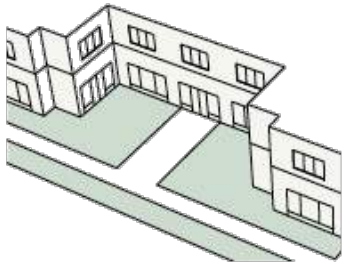
Buildings

1. **Awning/Canopy**
A horizontal projecting element cantilevered at least 4 feet from a wall or window area above the entry, and at least 10 feet above the sidewalk below.

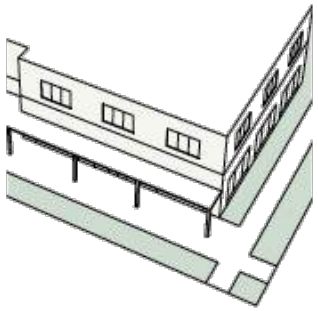


2. **Courtyard**
A court, patio or other indentation in the building façade at least 6 feet deep – building entry doors may face onto the patio from any direction.

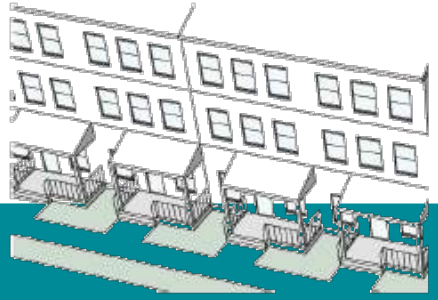
⇦ *Applicants may also use entry options 1 and 3 to meet requirements for additional primary façade expression).* ⇨



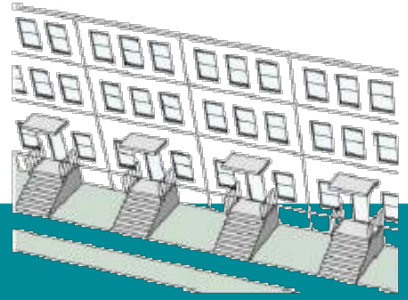
3. **Gallery/Arcade**
Roofed (or partially roofed), arcade, gallery, veranda or pergola elements that are not enclosed on more than two sides and extend at least 6 feet over or towards the sidewalk.



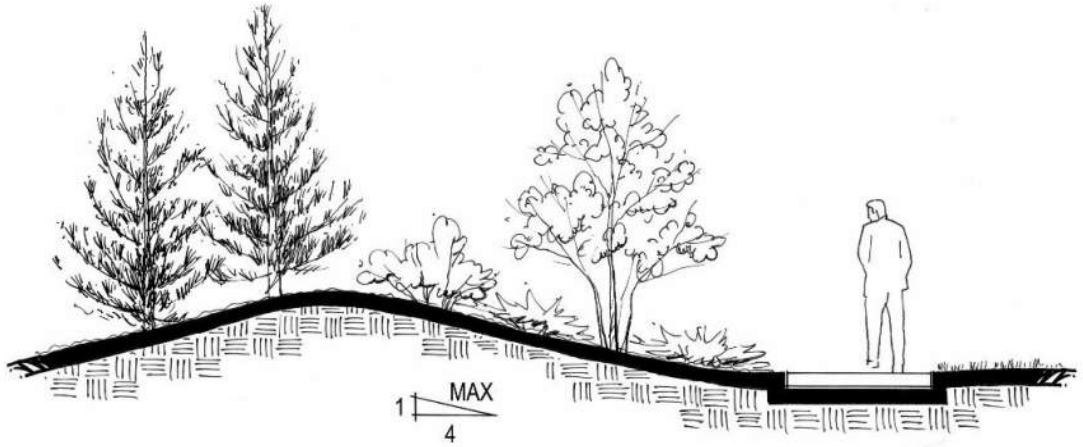
4. **Front Porch**[1]
A roofed but unenclosed entry element with a minimum width of 8 feet and depth of 4 feet - Partial walls or railings may be no more than 4 feet tall.



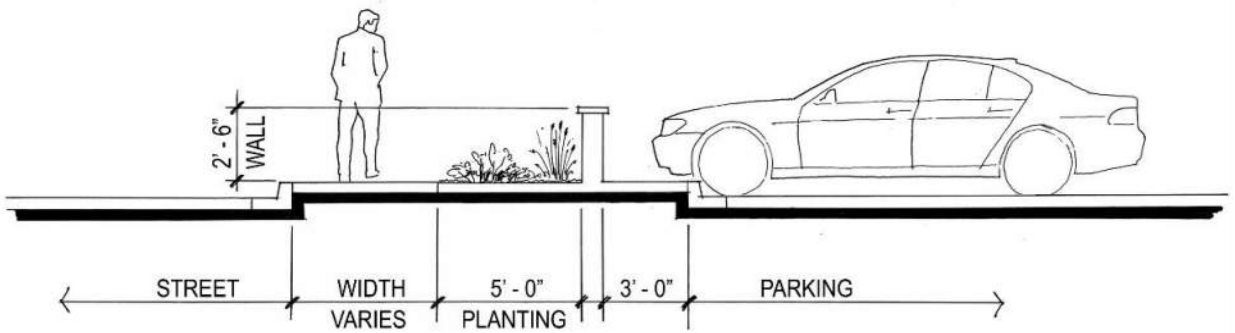
5. **Stoop**[1]
A raised and unenclosed (may be roofed) landing and stairway with a maximum depth of 4 feet and a maximum width of 4 feet not including the stairs - Partial walls or railings may be no more than 4 feet tall.

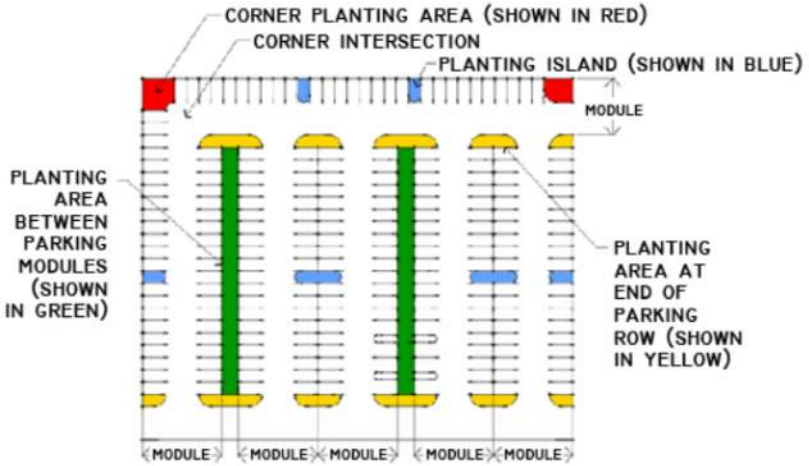


Landscaping & Tree Preservation



MAXIMUM 4:1 SLOPE ON BERM



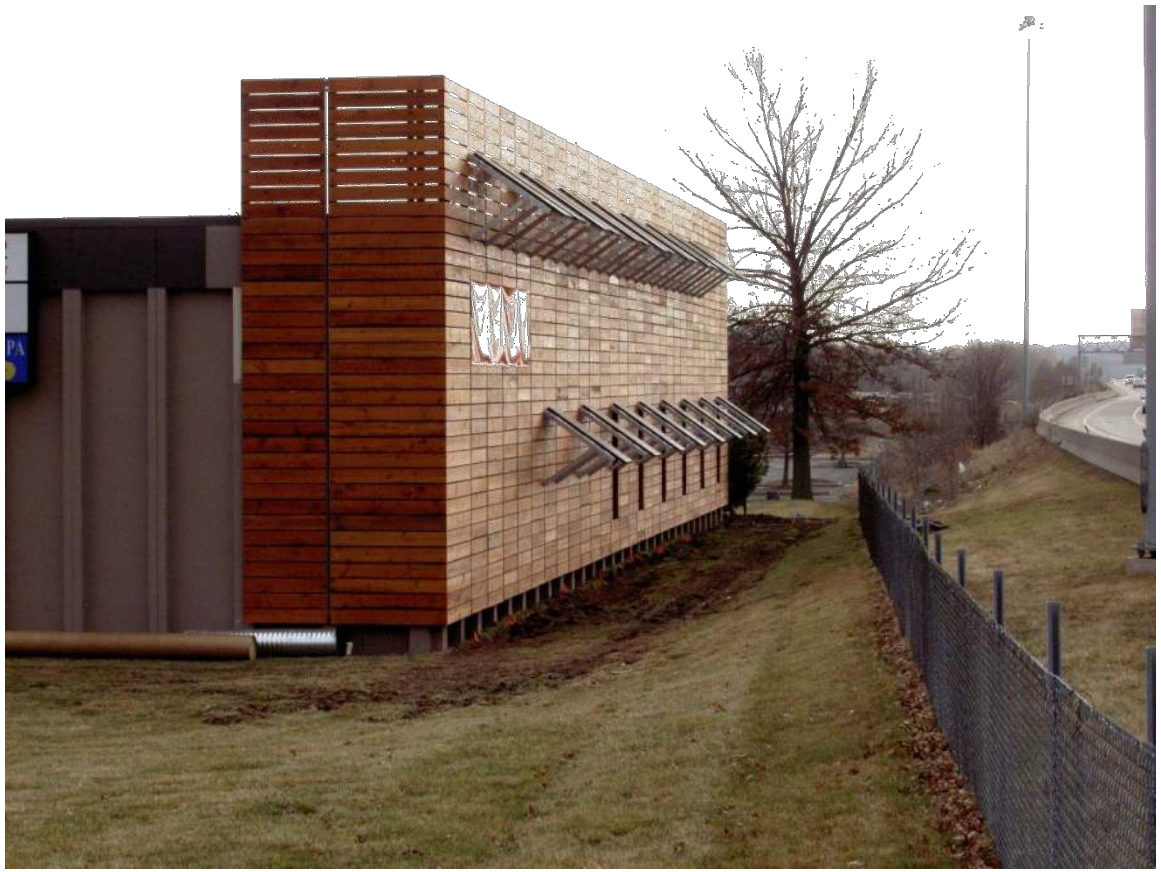


Parking and Loading

Parks/Open Space/Civic Space Standards

Streets

Sustainability



Water Conservation

Outline

1. Introduction
2. Use Patterns
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6. Use Regulations
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8. Enforcement
9. Agencies
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12. Submittal Requirements

Use Regulations

Generally

Accessory Structures & Uses

Adaptive Reuse

Adult Businesses

Drive-In & Automobile Service Businesses

Dumpsters and Trash Storage

Home Occupations

Industrial Uses

Mobile Home Parks

Oil & Gas Operations

Outdoor Storage

Residential Use

Signs

Telecommunications Facilities

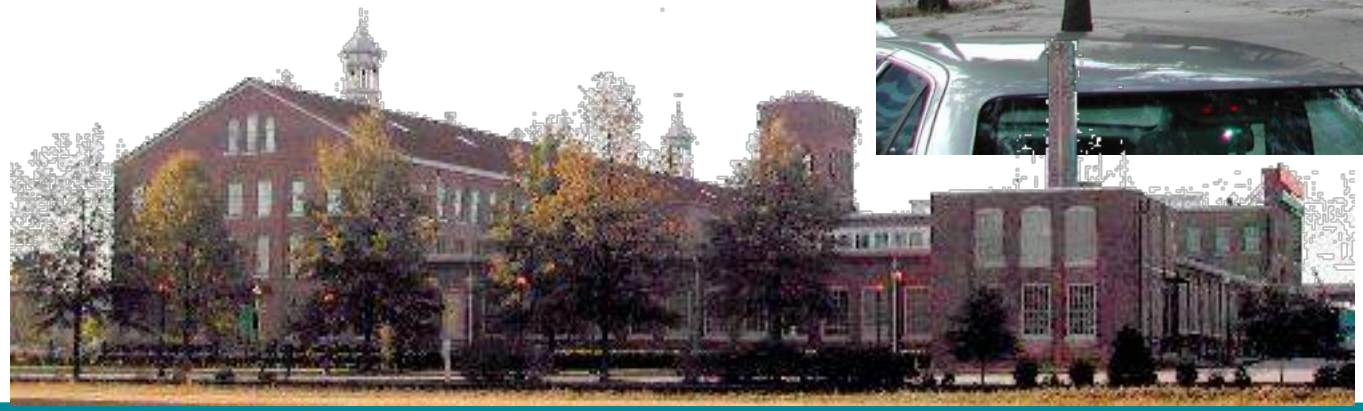
Swimming Pools, Spas & Hot Tubs

Temporary Construction & Sales Trailers

Temporary Structures and Uses

Accessory Structures & Uses

Adaptive Reuse



Oil & Gas Operations

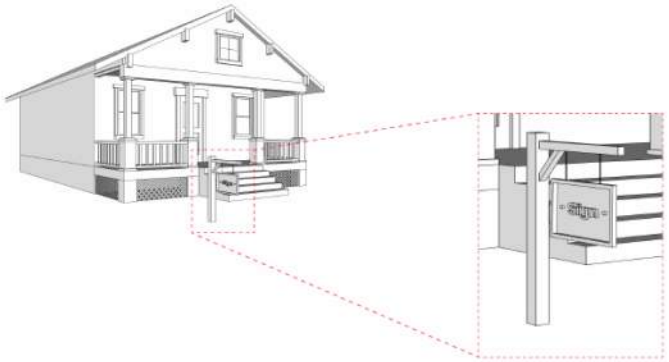
Residential Uses

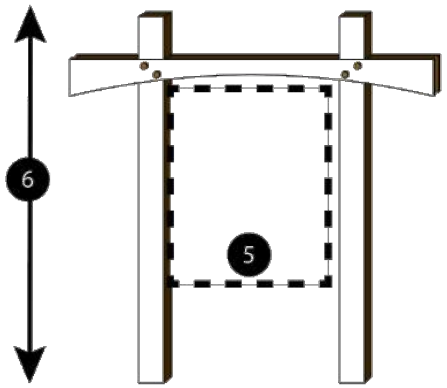
Signs

(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





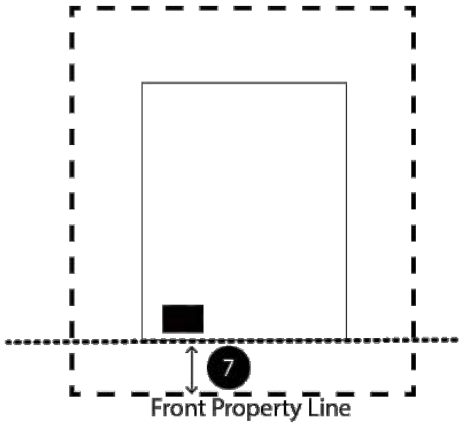


Table 11-2 Post Sign Standards

	(A) ↓ Requirements Areas →	(B) RL	(C) RM	(D) O/T	(E) C	(F) M	(G) E	(H) 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

What other uses need special regulations?

Big Ideas

- Strong, complete & predictable standards
- Integrated Code
- Predictable and transparent processes
- Plan implementation