



DEVELOPMENT SERVICES

ADMINISTRATION

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MEMORANDUM

To: Loveland Planning Commission
From: Greg George, Special Projects Manager
Date: June 5, 2017
Subject: **Study Session – New Residential Districts**

I. ATTACHMENTS:

- A. Comprehensive Plan – Complete Neighborhoods Policies
- B. *Division 2.08.05 Complete Neighborhoods* (Fourth Working Draft - redlines)
- C. *Division 2.08.05 Complete Neighborhoods* (Fourth Working Draft – clean)
- D. Planning Commission Requested Revisions (table)
- E. Task 3 – *Division 2.08.04 and Division 2.10.02* (Second Working Draft – redlines)

II. INTRODUCTION

This item is the third study session on Task 4 – New Residential Districts of the Unified Development Code project. Previous study sessions were on May 8, 2017 and May 22, 2017.

This task proposes new standards to implement policies in the Comprehensive Plan (Create Loveland) for Complete Neighborhoods. **Attachment A** is an excerpt from the Comprehensive Plan summarizing the concepts and policies for Complete Neighborhoods.

Attachment B is *Division 2.08.05 Complete Neighborhoods* (Fourth Working Draft). This draft shows redline revisions to the Second Working Draft, which was the document the Planning Commission received in your May 22, 2017 packet. **Attachment B** does not show redline revisions to the Third Working Draft, which the Planning Commission received on May 22, 2017. The Third Working Draft is no longer relevant.

Attachment C is a clean version of the Fourth Working Draft.

The project team will be prepared to answer questions on the material you received in your packet for the May 22, 2017 meeting, as well as on the information provided here.

III. SUBSTANTIVE REVISIONS

Substantive revisions are described below and are identified in yellow highlight in both the redline version (**Attachment B**) and the clean version (**Attachment C**) of the Fourth Working Draft. Page numbers refer to the page numbers in the clean version of the Fourth Working Draft (**Attachment C**).

- A. **Street Cross-Sections.** (Section 2.08.501.D.1.d. **Page 2 of 8**) A provision is included to allow applicants to request deviations from City street standards to achieve the objectives of “complete streets”. The concept of “complete streets” is to provide sidewalks, off-street trials and multi-use paths to create a highly connected multimodal transportation network. Illustrative street cross-sections for complete streets will be provided for Planning Commission review at the June 12, 2017 meeting.
- B. **Required Approval.** (Section 2.08.501.D.3. **Page 2 of 8**) The procedure for approval of a Complete Neighborhood is simplified by utilizing the Adaptable Use review and approval process for all applications, including those requesting deviations from applicable standards. The Adaptable Use process includes safe guards to assure that projects are fully vented, including a neighborhood meeting and possible appeal to the Planning Commission.
- C. **Density and Common Amenities.**
 1. **Gross Density Ranges.** (Table 2.08.502.A. **Page 3 of 8**) Gross densities ranges are revised to:
 - (i) Acknowledge compatibility concerns in existing neighborhoods by lowering the minimum densities in the established residential zones; and
 - (ii) Achieve policies in the Comprehensive Plan regarding the location of higher densities in close proximity to neighborhood services and jobs, particularly in the two mixed-use zoning districts.
 2. **Common Amenities.** (Section 2.08.502.C.1. **Page 3 of 8**) The term “common open space” is replaced with “common amenities” to more accurately describe the intent of the standard. In this context, the term “common amenities” includes features that are not typically included in the conventional definition of “open space”.
 3. **Minimum Common Amenity Ratio.** (Table 2.08.502.B. **Page 4 of 8**) The minimum common amenity ratios are reduced to account for the specific definition of common amenity, which includes only land intended for active use and excludes features that are typically considered open space, such as natural areas, floodplains, drainage channels, etc.
 4. **Calculation of Common Amenity.** (Section 2.08.502.C.2. **Page 4 of 8**) The description of features that can be included and excluded from the calculation of common amenities is expanded and clarified. Features, such as swimming pools, indoor recreation facilities, and trails and pathway that provide opportunities to view natural open space areas are included in the calculation.

D. Minimum Housing Mix.

1. **Housing Types.** (Section 2.08.503.B. **Page 4 of 8**) – Language clarifies that each of the housing types listed in the Housing Palette is a different housing type for purposes of determining compliance with Table 2.08.503. *Minimum Housing Mix.*
2. **Minimum Housing Mix.** (Table 2.08.503. **Page 4 of 8**) – The table has been simplified as follows:
 - (i) The R3 zoning district has been moved to the column with R2 and R3e for consistency;
 - (ii) A minimum of 2 housing types is required in all zoning districts; and
 - (iii) The minimum number of housing types in the MAC and E zoning districts has been reduced to be consistent with the goal of providing primarily higher density housing types, such as multi-family and townhomes, in these mixed-use zones.

E. Spatial Mix of Housing. (Section 2.08.503.D. **Page 5 of 8**) This revision includes a general description of the desired housing type mix in a Complete Neighborhood. This definition replaces the term “finely grained” used previously to define the desired variety of housing types.

F. Layout of Complete Neighborhood. (Section 2.08.504.B. **Page 5 of 8**) This revision clarifies the description of the information required in a pattern book on housing types and mix and uses allow in a neighborhood activity center.

G. Relationship Between Complete Neighborhood and Adjoining Property. (Section 2.08.505. **Page 6 of 8**) The word “abutting” is replaced with the word “adjoining”.

H. Alternative Standards for Vehicle Access to Lots. (Section 2.08.507.A. **Page 8 of 8**) The term “mews” has been replaced with the term “common green arrangements”.

III. RECOMMENDED ACTION

The project team requests that the Planning Commission provide further direction on the standards for Complete Neighborhoods, with the goal being to provide enough information so the project team can bring the final working draft back to the Planning Commission on June 12, 2017.

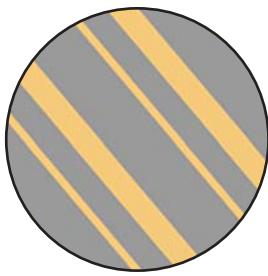
Division 2.08.05 Complete Neighborhoods is scheduled for a City Council study session on July 11, 2017 and a Planning Commission public hearing on July 24, 2017.

IV. TASK 3 - DIVISION 2.08.04 – ENHANCED CORRIDOR OVERLAY STANDARDS AND DIVISION 2.10.02 HOUSING PALETTE

At the conclusion of the public hearing on Task 3 on May 8, 2017, the following motion was approved unanimously by the Planning Commission:

Move to grant preliminary approval of the second working drafts of Division 2.08.04 – Enhanced Corridor Overlay Standards and Division 2.10.02 Housing Palette, dated May 8, 2017, with the understanding that both divisions will be considered by the Planning Commission for final approval in Task 6.

However, the Planning Commission asked that I bring back for their review a table listing all the revisions requested by the Planning Commission and a redline version of *Division 2.08.04* showing those revisions. On May 10, 2017, I sent the Planning Commission an e-mail with two attachments: (i) a table listing all the comments received from Planning Commission on Task 3 (**Attachment D**); and (ii) the Second Working Draft with redline revisions (**Attachment E**). If authorized by the Planning Commission, these redline changes will be incorporated into a Third Working Draft. The Third Working Draft would then be the official document put on hold pending further review by the Planning Commission in Task 6. I would like to discuss the status of Task 3 at tonight's study session and hopefully receive direction to incorporate the redline changes shown in the Second Working Draft to create the Third Working Draft. This direction would allow us to bring closure to Task 3, until reviewed again in Task 6.



CN - COMPLETE NEIGHBORHOODS OVERLAY

- Optional alternative land use designation for LDR and MDR city-wide. Suitable locations are identified through public input.
- A fine-grained mix of housing types, densities, and neighborhood scale commercial and civic uses, arranged in a pattern that supports pedestrian and bicycle transportation.
- Promotes integration of commercial and employment uses with housing.



Example: Stapleton in Denver showing a range of housing types, neighborhood-serving commercial, and community facilities with high street connectivity. See also the Facilitate Complete Neighborhoods artists rendering in Chapter 2.

Land Use Mix

Residential

- Single-family detached homes, including patio and cottage-type developments
- Single-family attached homes, including townhomes and duplexes
- Four-plexes and eight-plexes
- Condominiums and apartments compatible with area character

Recreational

- Parks, plazas & private commons

Civic

- Churches
- Schools

Commercial

- Retail & services compliant with NAC

Transportation

Highest Priority Mode



Wide detached sidewalks with amenities like benches, planters, gathering places; connections to transit stops

Priority Mode



Streets comfortable for biking with slow vehicle speeds & bike lanes on collectors; off-street trail system

Priority Mode



Enhanced transit stations on adjacent collector & arterial network for local & regional bus service

Non-prioritized Mode



Slow speeds

Zoning Compliance

- Underlying zoning will vary.

Form

- Highly connected transportation network
- Places for neighborhood activity encouraged
- Links to parks / open space
- Average density: 8 units / acre
- Street Pattern: Grid
- Block Length: 350' maximum
- Front Yard Setbacks: 0' - 25'
- Building Height: 1 - 3 stories



DIVISION 2.08.05 COMPLETE NEIGHBORHOODS

2.08.501 Purpose and Application of Complete Neighborhood Standards

A. **Generally.** A Complete Neighborhood is a community that may include a ~~includes a finely-grained~~ variety of housing types and densities at a variety of price points. A Complete Neighborhood also includes ~~–~~ prominently sited civic or community buildings, public open spaces, and neighborhood activity centers including stores, offices, entertainment, and services. Schools and other public facilities may also be included in a Complete Neighborhood. Complete neighborhoods provide a balanced mix of activities in close proximity to each other and have a recognizable center (or centers). Edges of the community are clearly defined and streets, sidewalks, and pathways are designed so that in most locations the pedestrian and bicyclist are given at least equal status as the automobile.

B. **Purpose.**

1. The purpose of ~~at the~~ Complete Neighborhood is to implement the goals set out in Create Loveland, the Comprehensive Plan, which include:
 - a. promoting a mix of land uses that includes high-density residential, commercial, employment, and civic uses;
 - b. promoting high quality architecture;
 - c. maximizing transit investment and transit readiness;
 - d. encouraging places for neighborhood activity; and
 - e. creating a highly connected multimodal transportation network.
2. The purpose of this Division is to promote (but not to require) the development of high quality Complete Neighborhoods in the City's residential, mixed-use activity center, and employment zon~~ing districts~~ing districts. The standards of this Division apply if an applicant chooses to develop a subject property as a Complete Neighborhood.

C. **Application.**

1. The standards of this division apply to Complete Neighborhoods in the R1, R1e, R2, R3, R3e, MAC, and E zon~~ing districts~~ing districts.
2. The approval of a Complete Neighborhood requires approval of a pattern book, as a condition of approval of a sketch plat.

D. **Pattern Book.**

1. **Generally.** The pattern book is a design guide for a specific development. The applicant submits the pattern book to address the design and arrangement of individual buildings or dwellings. The pattern book ensures that the development will be attractive and harmonious. The pattern book:
 - a. Provides a palette of development styles and materials;
 - b. Provides illustrations of streetscape design and landscaping; ~~and~~

- c. ~~May provide for specific modifications of the requirements of this UDC Identifies and describes deviations from the standards in Division 2.08.05 Complete Neighborhoods, Division 2.10.02 Housing Palette, or other applicable standards~~ in order to ensure that the development is a cohesive whole and meets stated design objectives; and
 - d. ~~Provides illustrations of street cross-sections that may deviate from City of Loveland adopted street standards to accomplish the objectives of Complete Streets (definition of Compete Streets TBD).~~
- 2. **Applicability.** An application for pattern book approval shall accompany all applications for approval of a Complete Neighborhood.
- 3. **Required Approval.** Pattern books, along with the sketch plat for the development, are approved in accordance with Division 2.03.03 for an Adaptable Use.
 - a. ~~Pattern books in compliance with the standards in Division 2.08.05 Complete Neighborhoods and Division 2.10.02 Housing Palette are approved in accordance with Division 2.03.03 for an Adaptable Use~~
 - b. ~~Pattern books containing deviations from the standards in this Division 2.08.05 Complete Neighborhoods or Division 2.10.02 Housing Palette are approved by the Planning Commission in accordance with Division 2.03.03 for a Conditional Use.~~
- 4. **Application Materials.** The pattern book shall include the following elements:
 - a. A description of each type of housing;
 - b. Standards for lot sizes, if different than the Housing Palette;
 - c. Standards for building setbacks, if different than the Housing Palette;
 - d. General building form and thematic standards for Standards for the design of each type of building that is proposed in the development, which shall include:
 - i. Architectural style;
 - ii. Typical architectural elements for each style;
 - iii. Typical building materials for each style; and
 - iv. Illustrations depicting each architectural style;
 - e. Illustrations of street cross-sections designed to accomplish the objectives of Complete Streets;
 - f. An assessment of potential adverse impacts on property within the neighborhood notice area and measures to mitigate those impacts. The potential adverse impacts to be included in the assessment are determined in consultation with the Director; and
 - g. A phasing plan, if applicable the Complete Neighborhood is developed in phases.
- 5. **Decision.** The pattern book is reviewed along with the proposed sketch plat for the subdivision. The approved pattern book is a condition of approval of the sketch plat.
- 6. **Approval Standards.**
 - a. Director. The Director reviews the pattern book to ensure that it will accomplish the objectives and standards set out in *Division 2.08.05 Complete Neighborhood Standards*.

- b. Neighborhood meeting. The legal basis of a petition for appeal filed pursuant to *Section 2.03.605 Threshold Review* ~~shall be is~~ limited to potential adverse impacts on property within the neighborhood notice area.
- c. Planning Commission. If a petition for appeal is filed and determined by the City Attorney to comply with *Section 2.03605 Threshold Review*, the pattern book is reviewed by the Planning Commission. Conditions of approval of a pattern book shall not be used to:
 - i. Limit density, intensity, amount of open space, or land use in a manner that is different from the standards in Division 2.08.05 Complete Neighborhoods, Division 2.10.02 Housing Palette, or other applicable standards of this UDC; or
 - ii. Address the design of the development, to the detail covered in a Site Development Plan.

2.08.502 Density and Common Amenities Open-Space

A. **Generally.** This section ~~is used to determine~~s the number of dwelling units ~~that will be~~ allowed in a ~~e~~Complete ~~a~~Neighborhood, based on ~~a~~maximum allowable density ~~ranges~~. This section also sets out ~~a~~minimum percentage ratios for common amenities~~open space~~ requirement. Once the number of dwelling units is determined, the specifications for individual lots shall comply with the requirements of Division 2.10.03, *Housing Palette*, for the type of housing that will be developed.

B. Density.

1. The residential density in each ~~e~~Complete ~~a~~Neighborhood ~~is shown~~ shall be as provided in Table 2.08.502.A., *Gross Density Ranges for Complete Neighborhoods*, below.

Table 2.08.502.A Gross Density Ranges for Complete Neighborhoods	
Zoning District	Gross Density Ranges (dwelling units/gross acre)
Estate Residential (ER)	2-4
Established Low Density Residential (R1e)	4-5 2-4
Developing Low Density Residential (R1)	4-7 2-7
Developing Two-Family Residential (R2)	4-8 3-14
Establish High Density Residential (R3e)	6-10 6-14
Developing High Density Residential (R3)	10-20 8-24
Mixed-Use Activity Center (MAC)	10-22 8-32
Employment Center (E)	10-22 8-32

2. Residential density ~~does shall~~ not limit the number of dwelling units that are located in vertically mixed-use buildings in neighborhood activity centers ~~within Complete Neighborhoods~~.
3. In Mixed-Use Activity Center and Employment Center zoning districts, the calculation of gross density in Table 2.08.502.A applies to areas designated for residential use.

C. Common Amenity Open-Space Ratio.

1. The minimum common amenity open space ratios ~~are shown~~ shall be as provided in Table 2.08.502.B., *Minimum Common Amenity Open Space Ratio for Complete Neighborhoods*, below.

Table 2.08.502.B.
Minimum Common Amenity Open-Space Ratios for Complete Neighborhoods

Zoning District	Minimum Common <u>Amenity</u> <u>Ratio</u> <u>Open-Space</u> (percentage of total project area)
Estate Residential (ER)	<u>58</u>
Established Low Density Residential (R1e)	<u>714</u>
Developing Low Density Residential (R1)	<u>815</u>
Developing Two-Family Residential (R2)	<u>815</u>
Establish High Density Residential (R3e)	<u>1018</u>
Developing High Density Residential (R3)	<u>1220</u>
Mixed-Use Activity Center (MAC)	<u>1220</u>
Employment Center (E)	<u>1220</u>

2. The calculation of minimum common amenity area open-space in Table 2.08.502 shall exclude includes land intended for active use by residents of the community or other persons. Common amenity areas may contain impervious surfaces and buildings for uses such as plazas, play courts, swimming pools and indoor recreation facilities. Common amenity areas may also include walkways or multi-purpose paths that provide access along the edges or through natural areas or flood fringe areas. Common amenity areas do not include features such as stormwater detention ponds, drainage channels, or floodways. undevelopable areas such as stormwater detention ponds, drainage channels, floodplains and natural areas.
3. In Mixed-Use Activity Center and Employment Center zoning districts, the calculation of minimum common space in Table 2.08.502.B applies to areas designated for residential use.

2.08.503 Housing and Use Mix in Complete Neighborhoods

- A. **Generally.** This section sets out the minimum requirements for the number of housing types in a Complete Neighborhood, and the limitations on the land area for nonresidential uses in the Complete Neighborhood.
- B. **Minimum Requirements for Mix of Housing Types.** Complete neighborhoods shall include different multiple housing types, as shown provided in Table 2.08.503, Minimum Housing Mix in Complete Neighborhoods. Each housing type listed in Division 2.10.02 Housing Palette is a different housing type for purposes of determining compliance with Table 2.08.503.

Table 2.08.503
Minimum Housing Mix in Complete Neighborhoods

Total Number of Dwelling Units	Minimum Number of Housing Types by Zone (see Division 2.10.02, Housing Palette)			
	ER	R1e and R1	R2, and R3e and R3	R3, MAC, and E
up to 50	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>

Total Number of Dwelling Units	Minimum Number of Housing Types by Zone (see Division 2.10.02, Housing Palette)			
	ER	R1e and R1	R2 _L and R3e and R3	R3, MAC, and E
51 to 100	2	2	2	2
101 to 150	2	3	3	3
Greater than 150 to 300	2	3	3	3
300 or more	2	3	3	4

C. **Maximum Land Area for Nonresidential Uses.** Complete neighborhoods may include nonresidential uses as provided in Division 2.08.03, *Land Use by Zoning District*. The total land area designated for nonresidential uses (except vertically mixed-use buildings with residential uses on upper floors, parks, outdoor recreation, schools, and places of assembly) shall not exceed 20 percent of the land area of the complete neighborhood.

D. **Spatial Mix of Housing Types.** Complete Neighborhoods are designed as integrated places in which housing types are mixed in a manner that does not create isolated pods of a single type of housing. Such designs may include feathering of density from a point of high density near a neighborhood activity center to areas of lower density, mixing of housing types on a single block, or comparable techniques. See Illustration TBD.

2.08.504 Neighborhood Design

A. **Generally.** Complete Neighborhoods ~~are shall be~~ designed in accordance with the following standards as provided in this Section.

B. **Layout of Complete Neighborhood.** The layout of the ~~complete~~ neighborhood ~~is shall be~~ shown in the pattern book. The pattern book identifies ~~it shall include~~ areas designated for each housing type (or areas designated for particular mixes of housing types), ~~and if neighborhood activity center uses nonresidential uses other than parks, outdoor recreation, schools, and places of assembly are will be~~ included in the neighborhood, ~~the pattern book it shall also identifies include~~ areas designated as neighborhood activity centers, ~~including a list of allowable uses~~.

C. **Blocks.**

1. **Arrangement.**

a. **R1, R1e, R2, R3e, R3, MAC, or E Zone.** In the R1, R1e, R2, R3e, R3, MAC, and E zoning districts, blocks ~~are shall be~~ arranged in a ~~modified~~ grid-like pattern to ensure connectivity and alternate travel routes within the complete neighborhood; cul-de-sacs ~~are shall be~~ limited to locations where they are demonstrated to be necessary due to site constraints, or where their use improves non-vehicular connectivity. A strict grid pattern is not required.

b. ~~ER-Zone~~- In the ER zone, blocks may be a modified grid-like or curvilinear, and cul-de-sacs are allowed.

2. **Maximum Block Length.**

- a. Block lengths within the ~~e~~Complete ~~n~~Neighborhoods in the R1, R1e, R2, R3e, R3, MAC, and E zones do shall not exceed:
 - I. Neighborhood Activity Center: 600 ft.
 - II. Blocks that include cottage clusters, urban single-family, large urban single-family, or attached housing products: 700 ft.
 - III. Blocks that include single-family not listed in subsection C.2.a.2.: 800 ft.
- b. Blocks that include parks, outdoor recreation, schools, or places of assembly are shall not ~~be~~-limited by the standards of this subsection C.2.
- c. The Director may authorize modifications from the maximum block length requirements if it is demonstrated that the modified blocks offer comparable connectivity within the neighborhood, and between the neighborhood and nearby transit, parks, outdoor recreation facilities, schools, and places of assembly. Pedestrian and bicycle access mid-block may be required for block lengths greater than 800 ft.

D. **Off-Street Circulation.** A network of sidewalks, off-street trails, or multi-use paths are integrated into the design of the Complete Neighborhood ~~shall be installed~~ to enhance access to and through parks, outdoor recreation areas, schools, places of assembly, and neighborhood activity centers within the Complete Neighborhood development, and to connect to existing or planned sidewalk, trail, or multi-use path systems in the City. The network of sidewalks, off-street trails, or multi-use paths accomplish the objectives of Complete Streets. In Complete Neighborhoods that include cul-de-sacs, the pedestrian circulation system ~~shall~~ includes connections between cul-de-sac ends and streets or other cul-de-sac ends within 250 feet. ~~Sidewalks along block edges facing a street shall be detached from the street curb or edge.~~

E. **Common Open Space and Recreation.**

1. **Open Space.**
 - a. Generally, open spaces ~~is must be~~-integrated into the development design to create meaningful areas of useable open space within a reasonable distance of the maximum number of residential properties, as well as to provide visibility, and where practicable, views to the mountains or other landmarks from public rights-of-way. Design ~~shall~~ minimizes or eliminates small, odd, "left-over" open space areas, except where necessary for the stormwater system. Extra landscaping may be required to enhance the aesthetic or ecological value of such spaces where they cannot be avoided.
 - b. Where possible, open space ~~is shall be~~-designed to provide greenways along drainage corridors and streams. The landscaping along corridors or streams ~~is shall be~~-designed to enhance water quality of surface and subsurface water flows. Trails ~~shall~~-provide access along the greenway for the residents of the proposed development. Greenways, trails, and

landscaping ~~are must be~~ located outside of the rights-of-way of irrigation ditches, unless the ditch company provides an easement for such greenways, trails, or landscaping.

- c. ~~Common Formal~~ open spaces ~~is shall be~~ designed to provide areas of visual focus, recreation, or public assembly within the Complete Neighborhood. Landscaping and furniture for pedestrians ~~is included in these areas should be installed~~ to enhance ~~functionality this effect~~.
- d. Open spaces ~~is shall be~~ protected by appropriate easements, dedications, or plat notations.

2. **Accessibility of Recreation Areas.** In the R1e, R2, R3e, R3, MAC, and E zoning districts, parks and outdoor recreation opportunities shall be provided ~~so such that~~ 90 percent of the dwelling units in the Complete Neighborhood are located within a one-quarter mile walk of an outdoor recreation area. For the purpose of this standard, a plaza with features that provide recreational opportunities (e.g., interactive fountain or sculpture, tot lot, etc.) shall be considered an outdoor recreation area.

2.08.505 Relationship Between Complete Neighborhood and Adjoining Abutting Property

- A. **Generally.** Where a Complete Neighborhood boundary adjoins existing lots that are developed or approved for single-family or duplex residential use, the lot width and housing type along the boundary ~~are shall be~~ compatible to the lot width and housing type of the adjoining lots. For the purposes of this standard only, any single-family housing type that has a lot width that ranges from 10 percent narrower than the adjoining lots to two times the width of adjoining lots are compatible. Multi-family across an arterial or collector street from existing lots that are developed or approved for single-family or duplex residential use are compatible with the existing single-family lots.
- B. **Buffer Alternative.** In the alternative to the standard set out in subsection A., above, a landscape buffer may be provided as set out in Table 2.08.505, *Complete Neighborhood Alternative Edge Buffers*.

Table 2.08.505
Complete Neighborhood Alternative Edge Buffers

Ratio of Edge Lot Width to Adjoining Lot Width	Required Bufferyard Type(see Sec. TBD)
up to 50 percent	TBD
more than 50 percent but less than 90 percent	TBD
greater than 200 percent	TBD

2.08.506 Modification of Setback Standards

- A. **Generally.** The general standards for housing types in a Complete Neighborhood are set out in Division 2.10.02, Housing Palette. However, to achieve an urban design that provides a high quality pedestrian environment, it may be desirable to modify some of the standards from the housing palette. Housing palette standards may be modified by pattern book approval, subject to the standards of this Section.
- B. **Modification of Front Setbacks.** Front setbacks may be reduced, or replaced with "build-to" lines, if the pattern book demonstrates that:

1. Building frontages are designed to provide a transitional space between the public realm and the private realm (e.g., front porches with steps, etc.);
2. Vehicular access is provided from an alley or parking court;
3. The modified setback does not allow an encroachment upon an easement or a required view triangle at a street intersection; and
4. A combination of street trees, yard landscaping, open space, street furniture, or other pedestrian oriented amenities compensates for the loss of the front yard.

C. **Modification of Side Setbacks.** Side setbacks (interior or street) may be modified if the pattern book demonstrates that:

1. The buildings will comply with applicable building and fire codes;
2. There is sufficient spacing between buildings to provide for maintenance and emergency access;
3. The modified setback does not allow an encroachment upon an easement or a required view triangle at a street intersection; and
4. With respect to street side yards only, a combination of street trees, yard landscaping, open space, street furniture, or other pedestrian oriented amenities compensates for the loss of the street side yard.

D. **Modification of Rear Setbacks.** Rear setbacks may be modified if the pattern book demonstrates that:

1. The design provides for comparable useable outdoor living space on the lot (e.g., through a larger front yard or a courtyard or patio on the side of the dwelling unit);
2. The design will not create an unsafe condition for the passage of vehicles or pedestrians in an adjoining alley (if present);
3. The design will not encroach upon an easement or a required view triangle at a street intersection; and
4. The design will not interfere with the use and enjoyment of rear or side yards of adjoining lots.

2.08.507 Alternative Standards for Vehicle Access to Lots. ~~Mews and Parking Court~~

~~Arrangements~~

A. **Generally.** ~~Common green arrangements Mews and parking court arrangements provide are alternatives ways to provide vehicular access from streets to lots. In an the alley access mews arrangement, buildings front on a common green (instead of a street), with and vehicular access is by way of alleys. In a the parking court arrangement, buildings may front on streets, a common green, or open space, with and vehicular access is provided by a shared parking court.~~

B. **Standards for ~~Alley Access Arrangement~~ Mews.** Single-family, duplex, lot-line home, and townhome lots may front on ~~a common green mews~~ and take vehicular access from alleys if:

1. The alleys do not serve more than 16 dwelling units;
2. No vehicular access to a dwelling unit is more than 300 feet from the street, measured along the alley centerline to the edge of the street right-of-way; and

3. The alley width is a minimum of 20 ft.

C. **Standards for Parking Court Arrangement.** Single-family, duplex, and townhome Lots may take vehicular access from a parking court if:

1. The parking court serves not more than 10 dwelling units; and
2. The parking court extends not more than 125 feet from the street, measured along the parking court centerline to the edge of the street right-of-way.

DIVISION 2.08.05 COMPLETE NEIGHBORHOODS

2.08.501 Purpose and Application of Complete Neighborhood Standards

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B. **Purpose.**

1. The purpose of a Complete Neighborhood is to implement the goals set out in Create Loveland, the Comprehensive Plan, which include:
 - a. promoting a mix of land uses that includes high-density residential, commercial, employment, and civic uses;
 - b. promoting high quality architecture;
 - c. maximizing transit investment and transit readiness;
 - d. encouraging places for neighborhood activity; and
 - e. creating a highly connected multimodal transportation network.
2. The purpose of this Division is to promote (but not to require) the development of high quality Complete Neighborhoods in the City's residential, mixed-use activity center, and employment zoning districts. The standards of this Division apply if an applicant chooses to develop a subject property as a Complete Neighborhood.

C. **Application.**

1. The standards of this division apply to Complete Neighborhoods in the R1, R1e, R2, R3, R3e, MAC, and E zoning districts.
2. The approval of a Complete Neighborhood requires approval of a pattern book, as a condition of approval of a sketch plat.

D. **Pattern Book.**

1. **Generally.** The pattern book is a design guide for a specific development. The applicant submits the pattern book to address the design and arrangement of individual buildings or dwellings. The pattern book ensures that the development will be attractive and harmonious. The pattern book:
 - a. Provides a palette of development styles and materials;
 - b. Provides illustrations of streetscape design and landscaping;

- c. Identifies and describes deviations from the standards in Division 2.08.05 Complete Neighborhoods, Division 2.10.02 Housing Palette, or other applicable standards in order to ensure that the development is a cohesive whole and meets stated design objectives; and
- d. Provides illustrations of street cross-sections that may deviate from City of Loveland adopted street standards to accomplish the objectives of Complete Streets (definition of Complete Streets TBD).

2. **Applicability.** An application for pattern book approval shall accompany all applications for approval of a Complete Neighborhood.

3. **Required Approval.** Pattern books, along with the sketch plat for the development, are approved in accordance with *Division 2.03.03* for an Adaptable Use.

4. **Application Materials.** The pattern book shall include the following elements:

- a. A description of each type of housing;
- b. Standards for lot sizes, if different than the Housing Palette;
- c. Standards for building setbacks, if different than the Housing Palette;
- d. General building form and thematic standards for each type of building that is proposed in the development, which shall include:
 - i. Architectural style;
 - ii. Typical architectural elements for each style;
 - iii. Typical building materials for each style; and
 - iv. Illustrations depicting each architectural style;
- e. Illustrations of street cross-sections designed to accomplish the objectives of Complete Streets;
- f. An assessment of potential adverse impacts on property within the neighborhood notice area and measures to mitigate those impacts. The potential adverse impacts to be included in the assessment are determined in consultation with the Director; and
- g. A phasing plan, if applicable.

5. **Decision.** The pattern book is reviewed along with the proposed sketch plat for the subdivision. The approved pattern book is a condition of approval of the sketch plat.

6. **Approval Standards.**

- a. Director. The Director reviews the pattern book to ensure that it will accomplish the objectives and standards set out in *Division 2.08.05 Complete Neighborhood Standards*.
- b. Neighborhood meeting. The legal basis of a petition for appeal filed pursuant to *Section 2.03.605 Threshold Review* is limited to potential adverse impacts on property within the neighborhood notice area.
- c. Planning Commission. If a petition for appeal is filed and determined by the City Attorney to comply with *Section 2.03605 Threshold Review*, the pattern book is reviewed by the Planning Commission. Conditions of approval of a pattern book shall not be used to:
 - i. Limit density, intensity, amount of open space, or land use in a manner that is different from the standards in Division 2.08.05 Complete Neighborhoods, Division 2.10.02 Housing Palette, or other applicable standards; or

ii. Address the design of the development, to the detail covered in a Site Development Plan.

2.08.502 Density and Common Amenities

A. Generally. This section determines the number of dwelling units allowed in a Complete Neighborhood, based on allowable density ranges. This section also sets out minimum percentage ratios for common amenities.

B. Density.

1. The residential density in each Complete Neighborhood is shown in Table 2.08.502.A., *Gross Density Ranges*.

Table 2.08.502.A Gross Density Ranges	
Zoning District	Gross Density Ranges (dwelling units/gross acre)
Estate Residential (ER)	2-4
Established Low Density Residential (R1e)	2-4
Developing Low Density Residential (R1)	2-7
Developing Two-Family Residential (R2)	3-14
Establish High Density Residential (R3e)	6-14
Developing High Density Residential (R3)	8-24
Mixed-Use Activity Center (MAC)	8-32
Employment Center (E)	8-32

2. Residential density does not limit the number of dwelling units that are located in vertically mixed-use buildings in neighborhood activity centers.

3. In Mixed-Use Activity Center and Employment Center zoning districts, the calculation of gross density in Table 2.08.502.A applies to areas designated for residential use.

C. Common Amenity Ratio.

1. The minimum common amenity ratios are shown in Table 2.08.502.B., *Minimum Common Amenity Ratio*.

Table 2.08.502.B. Minimum Common Amenity Ratio	
Zoning District	Minimum Common Amenity Ratio (percentage of total project area)
Estate Residential (ER)	5
Established Low Density Residential (R1e)	7
Developing Low Density Residential (R1)	8
Developing Two-Family Residential (R2)	8
Establish High Density Residential (R3e)	10
Developing High Density Residential (R3)	12
Mixed-Use Activity Center (MAC)	12
Employment Center (E)	12

2. The calculation of minimum common amenity area in Table 2.08.502 includes land intended for active use by residents of the community or other persons. Common amenity areas may contain impervious surfaces and buildings for uses such as plazas, play courts, swimming pools and indoor recreation facilities. Common amenity areas may also include walkways or multi-purpose paths that provide access along the edges or through natural areas or flood fringe areas. Common amenity areas do not include features such as stormwater detention ponds, drainage channels, or floodways.
3. In Mixed-Use Activity Center and Employment Center zoning districts, the calculation of minimum common space in Table 2.08.502.B applies to areas designated for residential use.

2.08.503 Housing and Use Mix in Complete Neighborhoods

- Generally. This section sets out the minimum requirements for the number of housing types in a Complete Neighborhood, and the limitations on the land area for nonresidential uses in the Complete Neighborhood.
- Minimum Requirements for Mix of Housing Types. Complete Neighborhoods include different housing types, as shown in Table 2.08.503, *Minimum Housing Mix in Complete Neighborhoods*. Each housing type listed in Division 2.10.02 Housing Palette is a different housing type for purposes of determining compliance with Table 2.08.503.

Table 2.08.503 Minimum Housing Mix				
Total Number of Dwelling Units	Minimum Number of Housing Types by Zone (see Division 2.10.02, Housing Palette)			
	ER	R1e and R1	R2, R3e and R3	MAC, and E
up to 50	2	2	2	2
51 to 100	2	2	3	3
101 to 150	2	3	4	3
Greater than 150	2	4	4	3

C. **Maximum Land Area for Nonresidential Uses.** Complete Neighborhoods may include non-residential uses as provided in Division 2.08.03, *Land Use by Zoning District*. The total land area designated for nonresidential uses (except vertically mixed-use buildings with residential uses on upper floors, parks, outdoor recreation, schools, and places of assembly) shall not exceed 20 percent of the land area of the complete neighborhood.

D. **Spatial Mix of Housing Types.** Complete Neighborhoods are designed as integrated places in which housing types are mixed in a manner that does not create isolated pods of a single type of housing. Such designs may include feathering of density from a point of high density near a neighborhood activity center to areas of lower density, mixing of housing types on a single block, or comparable techniques. See Illustration **TBD**.

2.08.504 Neighborhood Design

A. **Generally.** Complete Neighborhoods are designed in accordance with the following standards.

B. **Layout of Complete Neighborhood.** The layout of the Complete Neighborhood is shown in the pattern book. The pattern book identifies areas designated for each housing type (or areas designated for particular mixes of housing types). If neighborhood activity center uses are included in the neighborhood, the pattern book also identifies areas designated as neighborhood activity centers, including a list of allowable uses.

C. **Blocks.**

1. **Arrangement.**
 - a. In the R1, R1e, R2, R3e, R3, MAC, and E zoning districts, blocks are arranged in a modified grid pattern to ensure connectivity and alternate travel routes within the complete neighborhood; cul-de-sacs are limited to locations where they are demonstrated to be necessary due to site constraints, or where their use improves non-vehicular connectivity. A strict grid pattern is not required.
 - b. In the ER zone, blocks may be a modified grid or curvilinear, and cul-de-sacs are allowed.
2. **Maximum Block Length.**
 - a. Block lengths within the Complete Neighborhoods in the R1, R1e, R2, R3e, R3, MAC, and E zones do not exceed:
 - I. Neighborhood Activity Center: 600 ft.
 - II. Blocks that include cottage clusters, urban single-family, large urban single-family, or attached housing products: 700 ft.
 - III. Blocks that include single-family not listed in subsection C.2.a.2.: 800 ft.
 - b. Blocks that include parks, outdoor recreation, schools, or places of assembly are not limited by the standards of this subsection C.2.
 - c. The Director may authorize modifications from the maximum block length requirements if it is demonstrated that the modified blocks offer comparable connectivity within the neighborhood, and between the neighborhood and nearby transit, parks, outdoor

recreation facilities, schools, and places of assembly. Pedestrian and bicycle access mid-block may be required for block lengths greater than 800 ft.

D. Off-Street Circulation. A network of sidewalks, off-street trails, or multi-use paths are integrated into the design of the Complete Neighborhood to enhance access to and through parks, outdoor recreation areas, schools, places of assembly, and neighborhood activity centers, and to connect to existing or planned sidewalk, trail, or multi-use path systems in the City. The network of sidewalks, off-street trails, or multi-use paths accomplish the objectives of Complete Streets. In Complete Neighborhoods that include cul-de-sacs, the pedestrian circulation system includes connections between cul-de-sac ends and streets or other cul-de-sac ends within 250 feet.

E. Common Open Space and Recreation.

1. Open Space.

- a. Generally, open spaces is integrated into the development design to create meaningful areas of useable open space within a reasonable distance of the maximum number of residential properties, as well as to provide visibility, and where practicable, views to the mountains or other landmarks from public rights-of-way. Design minimizes or eliminates small, odd, "left-over" open space areas, except where necessary for the stormwater system. Extra landscaping may be required to enhance the aesthetic or ecological value of such spaces where they cannot be avoided.
- b. Where possible, open space is designed to provide greenways along drainage corridors and streams. The landscaping along corridors or streams is designed to enhance water quality of surface and subsurface water flows. Trails provide access along the greenway for the residents of the proposed development. Greenways, trails, and landscaping are located outside of the rights-of-way of irrigation ditches, unless the ditch company provides an easement for such greenways, trails, or landscaping.
- c. Common open spaces is designed to provide areas of visual focus, recreation, or public assembly within the Complete Neighborhood. Landscaping and furniture for pedestrians is included in these areas to enhance functionality.
- d. Open spaces is protected by appropriate easements, dedications, or plat notations.

2. **Accessibility of Recreation Areas.** In the R1e, R2, R3e, R3, MAC, and E zoning districts, parks and outdoor recreation opportunities shall be provided so 90 percent of the dwelling units in the Complete Neighborhood are located within a one-quarter mile walk of an outdoor recreation area. For the purpose of this standard, a plaza with features that provide recreational opportunities (e.g., interactive fountain or sculpture, tot lot, etc.) shall be considered an outdoor recreation area.

2.08.505 Relationship Between Complete Neighborhood and Adjoining Property

A. Generally. Where a Complete Neighborhood boundary adjoins existing lots that are developed or approved for single-family or duplex residential use, the lot width and housing type along the boundary are compatible to the lot width and housing type of the adjoining lots. For the purposes of

this standard only, any single-family housing type that has a lot width that ranges from 10 percent narrower than the adjoining lots to two times the width of adjoining lots are compatible. Multi-family across an arterial or collector street from existing lots that are developed or approved for single-family or duplex residential use are compatible with the existing single-family lots.

B. **Buffer Alternative.** In the alternative to the standard set out in subsection A., above, a landscape buffer may be provided as set out in Table 2.08.505, *Complete Neighborhood Alternative Edge Buffers*.

Table 2.08.505 Alternative Edge Buffers	
Ratio of Edge Lot Width to Adjoining Lot Width	Required Bufferyard Type(see Sec. TBD)
up to 50 percent	TBD
more than 50 percent but less than 90 percent	TBD
greater than 200 percent	TBD

2.08.506 Modification of Setback Standards

A. **Generally.** The general standards for housing types in a Complete Neighborhood are set out in Division 2.10.02, Housing Palette. However, to achieve an urban design that provides a high quality pedestrian environment, it may be desirable to modify some of the standards from the housing palette. Housing palette standards may be modified by pattern book approval, subject to the standards of this Section.

B. **Modification of Front Setbacks.** Front setbacks may be reduced, or replaced with "build-to" lines, if the pattern book demonstrates that:

1. Building frontages are designed to provide a transitional space between the public realm and the private realm (e.g., front porches with steps, etc.);
2. Vehicular access is provided from an alley or parking court;
3. The modified setback does not allow an encroachment upon an easement or a required view triangle at a street intersection; and
4. A combination of street trees, yard landscaping, open space, street furniture, or other pedestrian oriented amenities compensates for the loss of the front yard.

C. **Modification of Side Setbacks.** Side setbacks (interior or street) may be modified if the pattern book demonstrates that:

1. The buildings will comply with applicable building and fire codes;
2. There is sufficient spacing between buildings to provide for maintenance and emergency access;
3. The modified setback does not allow an encroachment upon an easement or a required view triangle at a street intersection; and
4. With respect to street side yards only, a combination of street trees, yard landscaping, open space, street furniture, or other pedestrian oriented amenities compensates for the loss of the street side yard.

D. **Modification of Rear Setbacks.** Rear setbacks may be modified if the pattern book demonstrates that:

1. The design provides for comparable useable outdoor living space on the lot (e.g., through a larger front yard or a courtyard or patio on the side of the dwelling unit);
2. The design will not create an unsafe condition for the passage of vehicles or pedestrians in an adjoining alley (if present);
3. The design will not encroach upon an easement or a required view triangle at a street intersection; and
4. The design will not interfere with the use and enjoyment of rear or side yards of adjoining lots.

2.08.507 Alternative Standards for Vehicle Access to Lots.

A. **Generally.** Common green arrangements provide alternatives to vehicular access from streets. In an alley access arrangement, buildings front on a common green (instead of a street), with vehicular access by way of alleys. In a parking court arrangement, buildings front on streets, a common green, or open space, with vehicular access provided by a shared parking court.

B. **Standards for Alley Access Arrangement.** Single-family, duplex, lot-line home, and townhome lots may front on a common green and take vehicular access from alleys if:

1. The alleys do not serve more than 16 dwelling units;
2. No vehicular access to a dwelling unit is more than 300 feet from the street, measured along the alley centerline to the edge of the street right-of-way; and
3. The alley width is a minimum of 20 ft.

C. **Standards for Parking Court Arrangement.** Single-family, duplex, and townhome Lots may take vehicular access from a parking court if:

1. The parking court serves not more than 10 dwelling units; and
2. The parking court extends not more than 125 feet from the street, measured along the parking court centerline to the edge of the street right-of-way.

RESPONSES TO PLANNING COMMISSION COMMENTS

UNIFIED DEVELOPMENT CODE

Task 3 – Infill and Corridor Development Standards (Second Working Draft)

The table below lists comments received on the Second Working Draft from the Planning Commission at their March 13, 2017 and March 27, 2017 study sessions and May 8, 2017 public hearing. The revisions in response to the comments in the table are the redline changes in the Second Working Draft (**Attachment E**).

- **Note:** The bold page references in parenthesis in the column headed **Comment/Questions** correspond to page numbers in **Attachment E**.

Division 2.08.04 – Enhanced Corridor Overlay Standards				
#	Topic	Comment By	Comment/Question	Recommendation
1	Plan policy basis for creating Enhanced Corridor Standards	Commissioner Carol Dowding	Subsection 2.08.401.A.3. (Page 1 of 10). The paragraph needs to identify with more specificity the policy basis for creating Enhanced Corridor Standards.	Correction made.
2	Acronym for Enhanced Corridor Overlay Zone	Commissioner Carol Dowding	Subsection 2.08.401.A.3. (Page 1 of 10). The acronym for Enhanced Corridor Overlay Zone should be ECZ throughout the document.	Correction made.
Division 2.10.02 – Housing Palette				
1	Lot-Line Homes.	Commissioner Carol Dowding	Section 2.10.202.C.2 (Page 5 of 10). There needs to be a purpose stated in this section for establishing design standards for Lot-Line Homes.	Correction made.
2	Lot-Line Homes	Commissioner Carol Dowding	Section 2.10.202.C.2.a (Page 5 of 10). It is not clear if just one of the three standards has to be met or all three.	Clarification made.
3	Lot-Line Homes	Commissioner Carol Dowding	Section 2.10.202.C.2.b (Page 6 of 10). Questioned how the usable combined side and rear yard is screened from the street by the front building elevation.	Correction made.
4	Lot-Line Home Lot and Building Standards Table	Commissioner Carol Dowding	The table number for Lot-Line Home Lot and Building Standards (Page 6 of 10) should be 2.10.202.B.	Correction made.

Division 2.08.04 – Enhanced Corridor Overlay Standards				
#	Topic	Comment By	Comment/Question	Recommendation
5	Over-Under Duplex	Commissioner Mike Ray	Section 2.10.203.A.2 Duplexes (Page 6 of 10). Questioned the reason for disallowing exterior stair access to the second floor dwelling unit.	Change made. The International Building Code allows exterior stair access to dwelling units above the first floor and it is a common practice in Loveland. Therefore, the project team recommends removal of the absolute prohibition. In Task 5, the project team will propose use specific design standards to address compatibility issues in existing neighborhoods.
6	Tiny Homes	Commissioner Carol Dowding	Table 2.10.207 Manufactured Home Lot and Building Standards (Page 10 of 10). Since Tiny Homes are not subject to HUD standards, they should be remove from the table for Manufactured Homes and inserted into the table for Single Family Detached Dwellings (Page 4 of 10)	Correction made.

Division 2.08.04 Enhanced Corridor Overlay Standards

2.08.401 Purpose and Application of Enhanced Corridor Overlay Zone

A. **Purpose.** The purpose of the Enhanced Corridor Overlay Zone ("ECZ") is to:

1. Provide development alternatives and regulatory incentives for new development, redevelopment, and infill development along major transportation corridors as specified on the Zoning Map;
2. Address transitions between parcels that front on the corridors and adjacent residential neighborhoods, while simultaneously improving connectivity between residential development and highway-oriented uses;
3. ~~To implement the goals policies set out in the Loveland Create Loveland, the Comprehensive Plan (Create Loveland), for the ECZ regarding the Enhanced Corridor Overlay, and the All Zones Action Plan set forth in the strategic objectives of the Highway 287 Strategic Plan and other corridor plans of the City, as appropriate. Plan policies and Action Plan elements, which include:~~
 - a. encouraging redevelopment patterns and densities sufficient to leverage new private reinvestment along established commercial corridors;
 - b. promoting a mix of land uses that includes high-density residential, commercial, employment, and civic uses;
 - c. creating a highly connected multimodal transportation network;
 - d. encouraging places for neighborhood activity;
 - e. maximizing transit investment and transit readiness; and
 - f. promoting high quality architecture.

B. **Application.**

1. The ECZ provides an option for applicants to apply an alternative to the underlying zoning with respect to land use and development form.
2. ECZ standards are applied to applications for development approval when the property is located within the ECZ and the applicant requests to apply its standards in writing. The election to use the ECZ standards shall be shown on the proposed and approved site development plans.

C. **Application of ECZ Zone to Existing Development.** The ECZ may be applied to a parcel proposed for development that includes existing development that was constructed prior to the effective date of this Division, regardless of whether the existing development strictly complies with the standards of this Division, provided that:

1. All new development that occurs after the request to apply the ECZ conforms to the standards of this Division; and
2. All improvements to existing buildings or site features conform to the standards of this Division to the extent practicable.

2.08.402 ECZ Bulk Standards

A. **Generally.** Upon an applicant's election to apply the ECZ standards pursuant to Section 2.08.401, *Purpose and Application of the Enhanced Corridor Overlay Zone*, and thereafter, the standards of this Section are applied. For the purposes of this Section only, the phrase "Residentially-Zoned Property" means property located in an ER, R1e, R1, R2, or R3e zone.

B. **Maximum Building Height.** The maximum building height provisions of this subsection apply to the parcel proposed for development, and supersede any conflicting building height regulations in the underlying zone.

1. Maximum Height: 90 ft.
2. Transition to Residentially-Zoned Property: no part of a building shall cross an angled building height plane that commences 10 feet above all property lines that border Residentially-Zoned Property, and proceeds into the Parcel Proposed for Development at an upwards angle of 45 degrees.

C. **Perimeter Setbacks and Build-To Lines.** The perimeter setbacks and build-to lines set out in this subsection apply along the boundaries of the Parcel Proposed for Development, and supersede any conflicting setbacks or build-to lines in the underlying zone. Where build-to lines would require construction within utility or ditch easements or other areas where development is impracticable due to topography or comparable issues, the Director may authorize modification of the build-to line as appropriate to achieve as closely as practicable the aesthetic and functional objectives of the ECZ.

1. Arterial frontage build-to line: 0 ft., or as necessary to provide an 11-foot wide parkway and 10-foot wide sidewalk between the building and the ultimate curb location of the abutting arterial street, and as necessary to provide "transition areas" as defined in Section [2.08.403 ECZ Site Design Standards](#), as follows:
 - a. Front property line is more than 160 feet long: Transition areas shall be provided along not less than 20 percent of the building frontage.
 - b. Front property line is up to 160 feet long: Transition areas may be provided at the applicant's option.
2. Other street frontage setbacks:
 - a. Streets that intersect the arterial frontage street: 0 ft., or as necessary to provide an 8-foot wide parkway and 6-foot wide sidewalk between the building and the ultimate curb location of the abutting street.
 - b. Streets that do not intersect the arterial frontage street: 10 ft.
3. Alley setbacks:
 - a. To garages: 3 ft., or as provided in Section [2.10.302, Rear Setbacks Along Alleys, Easements, and Waterbodies](#).
 - b. To buildings: 3 ft., or as required to maintain safe travel along the alley.
4. Interior side setback:
 - a. Parcel Proposed for Development borders Residentially-Zoned Property: 10 feet
 - b. Parcel Proposed for Development does not border Residentially-Zoned Property: 0 feet
5. Rear setback: 5 ft.

2.08.403 ECZ Site Design Standards

A. **Generally.** Upon an applicant's election to apply the ECZ standards pursuant to Section [2.08.401, Purpose and Application of the Enhanced Corridor Overlay Zone](#), and thereafter, the standards of this Section are applied.

B. **Arterial Right-of-Way Improvements. [RESERVED FOR DISCUSSION]**

C. **Transition Areas.** As used in this Section and in Section [2.08.402 ECZ Bulk Standards](#), transition areas are "semi-public" spaces between buildings and the arterial frontage that provide a physical and psychological transition between the sidewalk and the building. Transition areas are (with the

exception of landscape areas) accessible from both the sidewalk and the building. Such areas include, but are not limited to, plazas, patios, seating areas, fountains, decks, and other landscaped areas. Transition areas may also include plazas and landscaped walkways that provide pedestrian access between or through buildings.

1. Transition areas are required along arterial frontages as provided in Section [2.08.402 ECZ Bulk Standards](#).
2. Transition areas shall have horizontal dimensions of not less than 10 feet by 10 feet, except that access between or through buildings shall be not less than 20 feet in width, nor greater than 60 feet in width (measured parallel to the arterial street) at ground level.

D. Pedestrian Circulation.

1. For every 200 linear feet of front property line or fraction thereof, at least one pedestrian access to the parcel proposed for development shall be provided from the public sidewalk. The access shall connect to a parking area, on-site pedestrian circulation system, building, or transition area.
2. Where existing public sidewalks, trails, or pedestrian access easements (collectively, "Access Points") on adjacent property terminate at the boundary of the Parcel Proposed for Development, the pedestrian circulation system shall connect to the access points.
3. The Parcel Proposed for Development shall include an internal pedestrian circulation system that connects the sidewalk to buildings to parking areas to access points (where required by subsection C.2.). Such system shall be designed for efficient pedestrian movement and minimization of vehicular-pedestrian conflicts.

E. Vehicular Circulation.

1. If access to the Parcel Proposed for Development is possible along an existing street alignment, then access shall be provided along the existing street alignment.
2. If the extension of an existing street alignment through the Parcel Proposed for Development would connect streets on opposite sides of the Parcel Proposed for Development, then the streets shall be connected across the Parcel Proposed for Development if such connection will complete a grid and improve mobility without materially increasing cut through traffic in a residential neighborhood.
3. If the construction of an alley along the rear property line would connect to a public street and improve vehicular mobility and property access to the benefit both the Parcel Proposed for Development and the bordering property owners, then an alley shall be constructed along the rear property line.

F. **Parking Configuration.** Parking spaces shall be set back at least 25 feet from the front property line of the parcel proposed for development. Parking aisles that run parallel to the front property line shall be set back at least 50 feet from the front property line of the parcel proposed for development.

G. **Utilities and Solid Waste Collection.** Utility service infrastructure (e.g., meters, valves, etc.) shall be completely screened from view from public rights-of-way by building walls, wing walls, or screen walls. Dumpster enclosures shall be located behind buildings or set back not less than 60 feet from arterial rights-of-way.

2.08.404 ECZ Building Design Standards

- A. Generally. The standards of this Section apply to residential, office, retail, and restaurant uses within the ECZ Zone.
- B. **Transparency.** At least 35 percent of the ground floor of the street-facing building elevation between two feet and 10 feet above grade shall be transparent.

Division 2.10.02 Housing Palette

2.10.201 Lot Averaging Option

- A. **Generally.** Lot averaging allows for flexibility with regard to lot width and lot area when property is subdivided for residential uses.
- B. **Applicability.** Applicants may apply lot averaging to the housing types described in Section 2.10.202, *Single-Family Detached*, Section 2.10.203, *Duplex*, or Section 2.10.204, *Townhomes*, as follows:
 1. Lot width and lot depth may be reduced by up to 10 percent from the standards set out in the applicable table for lots up to 50 feet in width and 15 percent for lots 50 feet in width or more, provided that the average lot width and lot depth for each housing type within the subdivision is at least that which is set out in the applicable table; and
 2. Each individual block in the subdivision that includes one or more lots that are modified pursuant to this Section includes:
 - a. More than one housing type; or
 - b. A mix of lot sizes such that smaller-than-average lots occupy not more than 40 percent of the block.

2.10.202 Single-Family Detached

- A. **Generally.** Single-family detached homes are residences for one family that are typically located on a privately-owned lot, with private yards on each side of the unit. Single-family detached homes could also be located on condominium-owned property, surrounded by limited common elements for use by residents of the single-family detached home, which would serve the same purpose as a private yard.
- B. **Lot and Building Standards.** The lot and building standards for single-family detached homes are set out in Table 2.10.202A, *Single-Family Detached Lot and Building Standards*. There are nine lot types, which are classified based on their area, width, and location of vehicular access.

Table 2.10.202.A
Single-Family Detached Lot and Building Standards

Lot Type	Vehicular Access	Minimum							Maximum	
		Lot Area	Lot Width	Front Setback (Building / Garage Door)	Interior Side Setback	Street Side Setback	Rear Setback (Principal Building / Garage)	Height	Building Coverage	
Tiny Home	side of unit	1,000 sf.	30 ft.	10 ft.	5 ft.	10 ft.	10 ft.	20 ft.	30%	
	front of unit	1,000 sf.	25 ft.	25 ft.	5 ft.	10 ft.	10 ft.	20 ft.	30%	
	Off-lot (centralized)	1,000 sf.	10 ft.	10 ft.	5 ft.	10 ft.	10 ft.	20 ft.	30%	
Urban	Alley	4,000 sf.	36 ft.	10 ft. / NA	5 ft.	8 ft.	15 ft. / 0 ft. ¹	30 ft.	single story: 40% two-story: 35%	

Table 2.10.202.A (cont.) Single-Family Detached Lot and Building Standards										
Lot Type	Vehicular Access	Minimum							Maximum	
		Lot Area	Lot Width	Front Setback (Building / Garage Door)	Interior Side Setback	Street Side Setback	Rear Setback (Principal Building / Garage)	Height	Building Coverage	
Large Urban	Alley	4,500 sf.	45 ft.	10 ft. / NA	5 ft.	8 ft.	15 ft. / 0 ft. ¹	35 ft.	single story: 40% two-story: 35%	
	Street	4,500 sf.	45 ft.	15 ft. / 20 ft.	5 ft.	8 ft.	15 ft. / 15 ft.	35 ft.	single story: 40% two-story: 35%	
General	Street	5,000 sf.	50 ft.	15 ft. / 20 ft.	5 ft.	8 ft.	15 ft. / 0 ft. ¹	35 ft.	35%	
Large General	Street	6,000 sf.	60 ft.	15 ft. / 20 ft..	6 ft.	10 ft.	15 ft. / 0 ft. ¹	35 ft.	35%	
Suburban	Street	7,000 sf.	65 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. ¹	35 ft.	35%	
Large Suburban	Street	10,800 sf.	80 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. ¹	35 ft.	35%	
Estate	Street	20,000 sf.	100 ft.	30 ft. / 30 ft.	10 ft.	20 ft.	25 ft. / 0 ft. ¹	35 ft.	30%	
Large Estate	Street	2.5 ac.	300 ft.	30 ft. / 30 ft.	30 ft.	30 ft.	30 ft. / 0 ft. ¹	35 ft.	20%	

TABLE NOTES:

¹ 0 ft. standard applies to alley-loaded garages, subject to Sec. 2.10.302, *Setbacks Along Alleys, Easement, and Waterbodies*. Garages that are accessed across front or side lot lines are subject to the same setbacks as the principal building.

C. **Lot-Line Home Variant.** Lot-line homes are a single-family detached housing type that differs from the typical single-family detached form in that they are situated on the lot such that one side building wall is located on a side lot line and the other side is designed to provide an expanded and useable private side yard. Lot line homes are subject to the standards of this subsection.

1. *Subdivision Layout.* Lots that are designated for lot-line homes must be configured such that the zero setback is on the same side of the lot for all of the lots on each street face (see Figure 2.10.202A, Arrangement of Zero Lot Line Setbacks). Street side setbacks are required where the side lot line borders a public right-of-way or a lot or tract that is not approved for use as a lot-line home.
2. *Design Standards.* To provide a reasonable level of privacy in the adjoining side yard, the The following design standards apply to all lot-line homes:
 - a. No window shall be permitted on the zero lot line side of the house unless at least one of the following standards is met:

1. It opens into an enclosed light court;
2. It is framed at a minimum of six foot four inches above the room floor so as to not provide a line of sight into the neighboring yard; or
3. It is composed of glass block, frosted glass, or similar treatment, and is inoperable.
- b. The lot shall include a usable combined side and rear yard on the opposite of the zero-lot line. The combined yard shall be screened from the street ~~by the front building elevation~~.
3. *Access and Maintenance Easements.* Appropriate access and maintenance easements shall be provided to ensure that each lot owner is able to access and maintain the side of the building that is constructed upon the lot line. Easements for overhanging eaves may also be required, as appropriate to the design of the buildings.
4. *Lot and Building Standards.* The lot and building standards for lot-line homes are set out in Table 2.10.202_B, *Lot-Line Home Lot and Building Standards*.

Table 2.10.202_AB Lot-Line Home Lot and Building Standards										
Lot Type	Vehicular Access	Minimum							Maximum	
		Lot Area	Lot Width	Front Setback	Interior Side Setback	Area of Useable Side / Rear Yard	Street Side Setback	Rear Setback	Height	Building Coverage
Lot-Line Home	Alley	4,500 sf.	45 ft.	10 ft.	6 ft.	900 sf., no less than 15 ft. in any dimension	8 ft.	0 ft. ¹	35 ft.	40%
	Street	5,000 sf.	50 ft.	20 ft.	6 ft.	1,000 sf., no less than 20 ft. in any dimension	8 ft.	15 ft.	35 ft.	35%

TABLE NOTES:

¹ May be increased as provided in Section 2.10.302, *Setbacks Along Alleys, Easements, and Waterbodies*

2.10.203 Duplexes

- A. **Generally.** There are two types of duplex houses: standard duplexes and over-under duplexes:
 1. In the standard duplex, the dwelling units are separated by a shared wall with no penetrations, and each unit has a separate outside door.
 2. In the over-under duplex, units are separated by a floor, and units may be accessed from an interior foyer with a staircase, or units may have separate front doors at street level. ~~Exterior stair access to the principal entrance to the second floor unit is not allowed.~~
- B. **Lot and Building Standards.** Table 2.10.203, *Duplex Lot and Building Standards*, sets out the lot and building requirements for duplexes.

Table 2.10.203 Duplex Lot and Building Standards										
Lot Type	Vehicular Access	Minimum							Maximum	
		Lot Area	Lot Width	Front Setback	Interior Side Setback ³	Street Side Setback	Rear Setback	Height	Building Coverage	
Standard Duplex	Alley	3,000 sf. ¹	30 ft. ¹	10 ft.	5 ft.	10 ft.	0 ft. ⁴	35 ft.	50%	
	Street	4,500 sf. ¹	45 ft. ¹	20 ft.	5 ft.	10 ft.	15 ft.	35 ft.	50%	
Over-Under Duplex	Alley	5,000 sf. ²	50 ft. ²	10 ft.	5 ft.	10 ft.	0 ft. ⁴	35 ft.	50%	
	Street	5,500 sf. ²	55 ft. ²	20 ft.	5 ft.	10 ft.	15 ft.	35 ft.	50%	

TABLE NOTES:

¹ per unit
² per building
³ for outer building walls (does not apply to common wall)
⁴ see Sec. 2.10.302, *Setbacks Along Alleys, Easement, and Waterbodies*

2.10.204 Townhomes

- Generally.** Townhomes are an attached housing type in which units are attached to each other in groups of three to eight, with common side walls that do not have penetrations.
- Lot and Building Standards.** Table 2.10.204, *Townhome Lot and Building Standards*, sets out the lot and building requirements for townhomes.

Table 2.10.204 Townhome Lot and Building Standards										
Lot Type	Vehicular Access	Minimum							Maximum	
		Lot Area	Lot Width	Front Setback	Street Side Setback	Rear Setback	Building Separation	Units Per Building	Height	Building Coverage
Standard Townhouse	Alley or Parking Court	1,360 sf.	20 ft.	10 ft.	8 ft.	0 ft.	10 ft.	8	35 ft.	85%
	Street	2,000 sf.	20 ft.	Principal Buildings: 15 ft. Garage Doors: 20 ft.	8 ft.	10 ft.	10 ft.	8	35 ft.	70%

2.10.205 Multiplex and Multifamily

- Generally.**
 - Multiplex and multifamily are both multiple-family building types. Multiplex buildings are constructed to look like large single-family homes. Typically, multifamily takes the form of apartments or condominiums that are two or more stories in height, in walk-up or elevator-access

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configurations. Multifamily units may also be located in mixed-use buildings, but mixed-use buildings are subject to the standards for nonresidential and mixed use buildings that are set out in Division 2.10.03, Exceptions to and Modifications of Bulk Standards.

2. For the purposes of this Code, multifamily is classified as "General Multifamily," "Infill Multifamily," and "Downtown Multifamily." These classifications relate to the anticipated location, scale, and density of the housing type.

B. **Lot and Building Standards.** Table 2.10.205, *Multiplex and Multifamily Lot and Building Standards*, sets out the lot and building requirements for multiplex and multifamily.

Table 2.10.205 Multiplex and Multifamily Lot and Building Standards										
Lot Type	Vehicular Access	Minimum						Maximum		
		Lot Area (per building)	Lot Width	Front Setback	Interior Side Setback	Street Side Setback	Rear Setback	Units Per Building	Height	Building Coverage
Multiplex	Alley or Parking Court	3 unit bldg.: 8,000 sf. 4 unit bldg.: 10,000 sf. 5 unit bldg.: 12,000 sf.	3 unit bldg.: 80 ft. 4 unit bldg.: 100 ft. 5 unit bldg.: 120 ft.	10 ft.	6 ft.	8 ft.	0 ft. ¹	5	35 ft.	50%
	Street	3 unit bldg.: 8,000 sf. 4 unit bldg.: 10,000 sf.	3 unit bldg.: 80 ft. 4 unit bldg.: 100 ft.	25 ft.	6 ft.	8 ft.	15 ft.	interior lot: 3 corner lot: 4	35 ft.	50%
General Multifamily	Alley or Parking Court	10,000 sf.	100 ft.	10 ft.	6 ft.	10 ft.	0 ft. ¹	not limited ²	(by zoning) ³	35%
	Street	10,000 sf.	100 ft.	25 ft.	6 ft.	10 ft.	15 ft.	not limited ²	(by zoning) ³	35%
Infill Multifamily	Alley or Parking Court	10,000 sf.	70 ft.	10 ft.	5 ft.	8 ft.	0 ft. ¹	not limited	2 stories	40%
	Street	10,000 sf.	70 ft.	25 ft.	5 ft.	8 ft.	15 ft.	not limited	2 stories	40%
Downtown Multifamily	All Types	2,000 sf.	25 ft.	0 ft.	0 ft.	0 ft.	0 ft. ¹	not limited	(by zoning) ³	not limited

TABLE NOTES:

¹ see Sec. 2.10.302, *Setbacks Along Alleys, Easement, and Waterbodies*

² The total number of units allowed on the lot is limited by the density of the zoning district in which the property is located (if the zoning district limits density), but the number of units in any individual building is not specifically limited.

³ Maximum height is established by the underlying zoning district or applicable overlay district in which the property is located, if the district or overlay district limits height.

2.10.206 Cottage Clusters

- A. **Generally.** The cottage housing type consists of small single-family detached residences that have a footprint that is 600 square feet or less. Cottages are typically arranged in a cluster around a green space. Vehicular access is provided by a shared parking lot. Cottage clusters may be used for co-housing arrangements. In such cases, a common building with kitchen and meeting and / or indoor recreation facilities and up to two guest bedrooms is permitted as accessory to a cottage cluster.
- B. **Cluster Standards.** The standards that apply to each cottage cluster are set out in Table 2.10.206A, *Cluster Standards*.

Table 2.10.206A
Cluster Standards

Cluster Standard	Requirement
Minimum pervious surface	35%
Perimeter setbacks (buildings)	10 ft.
Perimeter setbacks (parking)	5 ft.
Minimum land area per unit (gross)	1,200 sf.
Maximum units per cluster	12

- C. **Building Standards.** The standards that apply to the buildings within the cottage cluster are set out in Table 2.10.206B, *Building Standards*.

Table 2.10.206B
Building Standards

Building Standard	Requirement
Maximum floor area of ground floor	Cottages: 600 sf. Common Building: 1,200 sf.
Minimum spacing between buildings	Front: 25 ft. All other: 10 ft.
Maximum building height	Cottages: 25 ft. Common Building: 30 ft.

2.10.207 Manufactured Homes

- A. **Generally.** Manufactured homes are a special type of single-family detached home, in that they are constructed in factories according to federal standards, and are designed to be moved. There are three types of manufactured homes: single-wide (transported in one section), double-wide (transported in two sections), and triple-wide (transported in three or more sections).
- B. **Lot and Building Standards.**
 1. The lot and building standards for manufactured and tiny homes are set out in Table 2.10.207, *Manufactured Home Lot and Building Standards*. The standards of this section apply to

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manufactured homes that are located in new manufactured home parks and manufactured home subdivisions, or expanded areas of existing manufactured home parks and manufactured home subdivisions.

2. In existing manufactured home parks and subdivisions, manufactured homes may be placed on existing lots or spaces that do not comply with this section, provided that they are spaced a minimum of 10 feet apart and 10 feet from property lines.

Table 2.10.207
Manufactured Home Lot and Building Standards

Lot Type	Parking Location	Minimum						Maximum	
		Lot Area	Lot Width	Front Setback	Interior Side Setback	Street Side Setback	Rear Setback	Height	Building Coverage
Tiny Home	side of unit	1,000 sf.	30 ft.	10 ft.	5 ft.	10 ft.	10 ft.	20 ft.	30%
	front of unit	1,000 sf.	25 ft.	25 ft.	5 ft.	10 ft.	10 ft.	20 ft.	30%
	Off-lot (centralized)	1,000 sf.	10 ft.	10 ft.	5 ft.	10 ft.	10 ft.	20 ft.	30%
Single-Wide	side of unit	4,000 sf.	40 ft.	10 ft.	6 ft.	10 ft.	10 ft.	20 ft.	50%
	front of unit	4,000 sf.	30 ft.	25 ft.	5 ft.	10 ft.	10 ft.	20 ft.	50%
	off-lot (centralized)	3,750 sf.	30 ft.	10 ft.	5 ft.	10 ft.	10 ft.	20 ft.	50%
Double-Wide	side of unit	5,000 sf.	50 ft.	10 ft.	6 ft.	10 ft.	10 ft.	20 ft.	50%
	front of unit	5,000 sf.	40 ft.	25 ft.	5 ft.	10 ft.	10 ft.	20 ft.	50%
	off-lot (centralized)	5,000 sf.	40 ft.	10 ft.	5 ft.	10 ft.	10 ft.	20 ft.	50%
Triple-Wide	side of unit	6,000 sf.	66 ft.	10 ft.	6 ft.	10 ft.	10 ft.	20 ft.	50%
	front of unit	6,600 sf.	60 ft.	25 ft.	5 ft.	10 ft.	10 ft.	20 ft.	50%
	off-lot (centralized)	6,000 sf.	60 ft.	10 ft.	5 ft.	10 ft.	10 ft.	20 ft.	50%