



DEVELOPMENT SERVICES

ADMINISTRATION

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MEMORANDUM

To: Loveland Planning Commission
From: Greg George, Special Projects Manager
Date: June 19, 2017
Subject: **Study Session – New Residential Districts**

I. ATTACHMENTS:

- A. Comprehensive Plan – Complete Neighborhoods Policies
- B. *Division 2.08.05 Complete Neighborhoods* (Fifth Working Draft - redlines)
- C. *Division 2.08.05 Complete Neighborhoods* (Fifth Working Draft – clean)

II. INTRODUCTION

This item is the fourth study session on Task 4 – New Residential Districts of the Unified Development Code project. Previous study sessions were on May 8, May 22, and June 5, 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* (Fifth Working Draft). This draft shows redline revisions to the Fourth Working Draft, which was the document you received in your June 5, 2017 packet.

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

III. SUBSTANTIVE REVISIONS

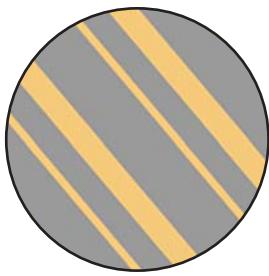
Substantive revisions are described below and are identified in yellow highlight in both the redline version (**Attachment B**) and the clean version (**Attachment C**) of the Fifth Working Draft. Page numbers refer to the page numbers in the redline version of the Fourth Working Draft (**Attachment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

- A. **Purpose.** (Section 2.08.501.A. – Generally - *Page 1 of 9*) language modified to be more consistent with policy statements in Comprehensive Plan.
- B. **Application.** (Section 2.08.501.C. - Application - *Page 1 of 8*) Section deleted and contents moved to Section 2.08.501.C.2. – Applicability - *Page 2 of 9*.
- C. **Pattern Book.** (Section 2.08.501.D.1. – Generally – *Page 2 of 9*) Language reformatted and moved to Section 2.08.501.C.4. – Application Materials – *Page 2 of 9*.
- D. **Review process.** (Section 2.08.501.C.6.b. – Neighborhood meeting – *Page 3 of 9*) Clarifies that at neighborhood meeting the sketch plat is reviewed along with pattern book, with the focus of the meeting being on determining if there would be adverse impacts on the neighborhood.
- E. **Spatial Mix of Housing Types.** (Section 2.08.503.D. – *Page 5 of 9*) Replaced term “feathering” and provided additional language to clarify intent.
- F. **Neighborhood Design.** (Section 2.08.504.B. – Layout of Complete Neighborhood – *Page 5 of 9*) Moved to Section 2.08.501.C.4. – Application Materials – *Page 2 of 9 and simplified*.
- G. **Other Revisions.** Throughout the document:
 1. The directive word “shall” has been inserted where appropriate.
 2. When certain items “may be” required, it is clarified that the Director makes that determination.

III. RECOMMENDED ACTION

The project team requests that the Planning Commission authorizes the project team to move forward to the City Council study session on July 11, 2017 with *Division 2.08.05 Complete Neighborhoods* (Fifth Working Draft).

Division 2.08.05 Complete Neighborhoods is scheduled for a Planning Commission public hearing on July 24, 2017.



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 variety of housing types and densities at a variety of price points. A Complete Neighborhood may also include 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 integrate land uses compatible with adjacent development, 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. Wide detached sidewalks with amenities like benches, planters, and gathering places are provided throughout the neighborhood. Street are designed to be comfortable for biking with slow vehicle speeds and bike lanes on collectors.

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.C. **Pattern Book.**

1. **Generally.** The pattern book is a design guide for a specific development. The applicant submits the pattern book to identify 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.

- a. An application for pattern book approval shall accompany all applications for approval of a Complete Neighborhood.
- b. The standards of this division shall apply to Complete Neighborhoods in the R1, R1e, R2, R3, R3e, MAC, and E zoning districts.
- c. The approval of a Complete Neighborhood shall require approval of a pattern book, as a condition of approval of a sketch plat.

3. **Required Approval Procedure.** Pattern books, along with the sketch plat for the development, are subject to approval 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 and areas designated for particular mixes of each housing types 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 or photographs depicting each architectural style;
 - v. A palette of development styles and materials; and
 - vi. Illustrations of landscape and bufferyard design.
- e. Illustrations of street cross-sections designed to accomplish the objectives of Complete Streets. Street cross-sections may deviate from City of Loveland adopted street standards;
- f. Areas designated for neighborhood activity centers uses, if any, and a list of allowable uses;
- g. 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 shall be are determined in consultation with the Director; and
- h. 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 shall be is a condition of approval of the sketch plat.

6. **Review ProcessApproval Standards.**

- 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*.
- Neighborhood meeting. The pattern book and sketch plat shall be reviewed at a neighborhood meeting to determine if the project would cause adverse impacts on properties within the notice area for the 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.
- Planning Commission. If a petition for appeal is filed and determined by the City Attorney to comply with *Section 2.03605 Threshold Review*, the Planning Commission shall review the pattern book and sketch plat. is reviewed by the Planning Commission. Planning Commission ~~E~~ conditions of approval ~~of a pattern book~~ shall not be used to:
 - 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
 - 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.**

- The residential density in each Complete Neighborhood shall be as 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
Established 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 ~~shall not~~ ~~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 ~~shall apply only~~ ~~applies~~ to areas designated for residential use.

C. Common Amenity Ratio.

1. The minimum common amenity ratios ~~shall be as~~ ~~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
Established 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 ~~shall be limited to~~ ~~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 ~~shall~~ ~~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 ~~shall only apply~~ ~~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 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 shall be ~~are~~ designed as integrated places in which housing types are mixed in a manner that does not create isolated ~~areas containing~~ peds of a single type ~~of housing~~. Such designs may include lessening ~~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, and other ~~or~~ comparable techniques to create an integrated mix of housing types.

See Illustration **TBD**.

2.08.504 Neighborhood Design

A. **Generally.** Complete Neighborhoods shall be ~~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.B. Blocks.

1. **Arrangement.**
 - In the R1, R1e, R2, R3e, R3, MAC, and E zoning districts, blocks shall be ~~are~~ arranged in a modified grid pattern to ensure connectivity and alternate travel routes within the complete neighborhood; cul-de-sacs shall be ~~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.
 - 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 shall do not exceed the following lengths:
 - 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 shall not be are not limited by the standards of this subsection C.2.
- c. The Director may authorize modifications from the maximum block length requirements if the applicant 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. The Director may require Ppedestrian and bicycle access mid-block may be required for block lengths greater than 800 ft.

D.C. **Off-Street Circulation.** A network of sidewalks, off-street trails, or multi-use paths shall be 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 shall be consistent with accomplish the objectives of Complete Streets. In Complete Neighborhoods that include cul-de-sacs, the Director may require that the pedestrian circulation system includes connections between cul-de-sac ends and streets or other cul-de-sac ends within 250 feet.

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

1. Open Space.

- a. Generally, open spaces are 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. Site dDesign shall minimizes or eliminates small, odd, "left-over" open space areas, except where necessary for the stormwater system. The Director may require 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 shall be is designed to provide greenways along drainage corridors and streams. The landscaping along corridors or streams shall be is designed to enhance water quality of surface and subsurface water flows. Where feasible, Trails shall be provide access along the greenway to provide access for the residents of the proposed development. Greenways, trails, and landscaping shall be 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 ~~shall be 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 ~~shall be 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 ~~of Between~~ Complete Neighborhood ~~and to~~ 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 ~~shall be 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 ~~shall be determined to be 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 ~~shall be determined to be 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 all four of the following:~~
 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 all four of the following:

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 all four of the following:

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 the pattern book demonstrates all three of the following:

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 the pattern book demonstrates both of the following:

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. Pattern Book.

1. **Generally.** The pattern book is a design guide for a specific development. The applicant submits the pattern book to identify the design and arrangement of individual buildings or dwellings. The pattern book ensures that the development will be attractive and harmonious.
2. **Applicability.**
 - a. An application for pattern book approval shall accompany all applications for approval of a Complete Neighborhood.
 - b. The standards of this division shall apply to Complete Neighborhoods in the R1, R1e, R2, R3, R3e, MAC, and E zoning districts.
 - c. The approval of a Complete Neighborhood shall require approval of a pattern book, as a condition of approval of a sketch plat.

3. **Approval Procedure.** Pattern books, along with the sketch plat for the development, are subject to approval 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 and areas designated for particular mixes of housing types;
 - 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;
 - iv. Illustrations or photographs depicting each architectural style;
 - v. A palette of development styles and materials; and
 - vi. Illustrations of landscape and bufferyard design.
 - e. Illustrations of street cross-sections designed to accomplish the objectives of Complete Streets. Street cross-sections may deviate from City of Loveland adopted street standards;
 - f. Areas designated for neighborhood activity centers uses, if any, and a list of allowable uses;
 - g. 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 shall be determined in consultation with the Director; and
 - h. 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 shall be a condition of approval of the sketch plat.
6. **Review Process.**
 - 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 pattern book and sketch plat shall be reviewed at a neighborhood meeting to determine if the project would cause adverse impacts on properties within the notice area for the neighborhood meeting. The legal basis of a petition for appeal filed pursuant to *Section 2.03.605 Threshold Review* shall be 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 2.03.605 Threshold Review*, the Planning Commission shall review the pattern book and sketch plat. Planning Commission conditions of approval shall not :
 - 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 shall be as 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
Established 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 shall 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 shall apply only to areas designated for residential use.

C. **Common Amenity Ratio.**

1. The minimum common amenity ratios shall be as 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
Established 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 shall be limited to 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 shall 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 shall only apply 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 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 shall be designed as integrated places in which housing types are mixed in a manner that does not create areas containing a single type. Such designs may include lessening 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, and other comparable techniques to create an integrated mix of housing types. See Illustration **TBD**.

2.08.504 Neighborhood Design

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

B. **Blocks.**

1. **Arrangement.**
 - a. In the R1, R1e, R2, R3e, R3, MAC, and E zoning districts, blocks shall be arranged in a modified grid pattern to ensure connectivity and alternate travel routes within the complete neighborhood; cul-de-sacs 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. 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 shall not exceed the following lengths:
 - 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 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 the applicant 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. The Director may require pedestrian and bicycle access mid-block may be required for block lengths greater than 800 ft.

C. **Off-Street Circulation.** A network of sidewalks, off-street trails, or multi-use paths shall be 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 shall be consistent with the objectives of Complete Streets. In Complete Neighborhoods that include cul-de-sacs, the Director may require that the pedestrian circulation system include connections between cul-de-sac ends and streets or other cul-de-sac ends within 250 feet.

D. Common Open Space and Recreation.

1. Open Space.

- a. Generally, open spaces are 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. Site design shall minimize or eliminate small, odd, "left-over" open space areas, except where necessary for the stormwater system. The Director may require extra landscaping to enhance the aesthetic or ecological value of such spaces where they cannot be avoided.
- b. Where possible, open space shall be designed to provide greenways along drainage corridors and streams. The landscaping along corridors or streams shall be designed to enhance water quality of surface and subsurface water flows. Where feasible, trails shall be provided along greenway to provide access for residents of the proposed development. Greenways, trails, and landscaping shall 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 open spaces 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 to enhance functionality.
- d. Open spaces 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 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 of Complete Neighborhood to 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 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 shall be determined to be compatible. Multi-family across an arterial or collector street from existing lots that are developed or approved for single-family or duplex residential use shall be determined to be 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 all four of the following:

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 all four of the following:

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 all four of the following:

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 the pattern book demonstrates all three of the following:
 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 the pattern book demonstrates both of the following:
 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.