



**LOVELAND PLANNING COMMISSION MEETING  
AGENDA**

**Monday, July 24, 2017  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537  
6:30 PM**

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**LOVELAND PLANNING COMMISSIONERS: Jeremy Jersvig (Chair), Carol Dowding (Vice-Chair), Michele Forrest, Pat McFall, Rob Molloy, and Mike Ray, Jamie Baker Roskie, Jeff Fleischer, and Tim Hitchcock.**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. REPORTS:**

**a. Citizen Reports**

This is time for citizens to address the Commission on matters not on the published agenda.

**b. Current Planning Updates**

**1. Welcome new Commissioner: Tim Hitchcock**

**2. Monday, August 14, 2017 Agenda Preview**

**i. Unified Development Code Study Session (Open House begins at 5:30pm)**

**3. Update: Larimer County Planning Commission amendment to the Loveland GMA overlay zoning district**

**4. Hot Topics:**

**i. The Brands/Brands West**

**c. City Attorney's Office Updates:**

- d. **Committee Reports**
- e. **Commission Comments**

#### **IV. APPROVAL OF MINUTES**

##### **Review and approval of the June 26, 2017 Meeting minutes**

#### **V. CONSENT AGENDA**

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items requested to be removed from the consent agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

- Does anyone in the audience wish to remove an item from the Consent Agenda?
- Does any staff member wish to remove an item from the Consent Agenda?
- Does any Commissioner wish to add any item from the Regular Agenda to the Consent Agenda or remove an item from the Consent Agenda?

#### **VI. REGULAR AGENDA:**

##### **1. Unified Development Code - Complete Neighborhoods (Presentation time: 10 minutes)**

This is a public hearing item concerning new legislation. This component will be integrated into the UDC upon completion of the document later in 2017. This section proposes new standards to implement policies in the Comprehensive Plan for Complete Neighborhoods. Compliance with the standards for Complete Neighborhoods is voluntary; however, incentives are included to encourage developers to choose to develop a Complete Neighborhood. The draft was presented to the Planning Commission at the May 8, May 22, June 5, and June 19, 2017 study sessions. A revised draft that integrated Planning Commission comments was presented at City Council's July 11<sup>th</sup> study session. City Council raised no concerns with the proposed provisions.

Staff is requesting that the Commission recommend approval of this portion of the UDC to City Council. Upon the Commission's recommendation, this portion will be put on hold while other portions of the UDC are drafted and undergo review. Once all components of the UDC are completed, and have been reviewed by City Council and recommended for approval by the Planning Commission, a complete final draft will be brought back to the Commission for review and a recommendation of approval. The final version will then be forwarded to City Council for adoption.

#### **VII. ADJOURNMENT**

## **STUDY SESSION:**

### **1. Unified Development Code – Development Standards**

This study session will introduce to the Planning Commission Task 5 – Development Standards in the new Unified Development Code (UDC). New development standards will be presented along with eight land use tables that identify the approval procedure for each land use in the different zoning districts. Staff recommends that the Planning Commission focus on those uses designated as Limited Use and the development standards that apply to those uses.

**CITY OF LOVELAND  
PLANNING COMMISSION MINUTES  
June 26, 2017**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on June 26, 2017 at 6:30 p.m. Members present: Chairman Jersvig; and Commissioners Dowding, Molloy, Forrest, Ray, McFall, Roskie, and Fleischer. Members absent: None. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney; Jenell Cheever, Planning Commission Secretary; Jenell Cheever, Planning Commission Secretary.

*These minutes are a general summary of the meeting. A complete video recording of the meeting is available for two years on the City's web site as follows: <https://loveland.viebit.com/>*

**CITIZEN REPORTS**

There were no citizen reports.

**CURRENT PLANNING UPDATES**

1. **Robert Paulsen**, Current Planning Manager, reviewed the agenda items scheduled for the Monday, July 10, 2017 Planning Commission meeting. Mr. Paulsen stated that the regular meeting has been canceled and a Study Session will be held at the Development Center at 6:00 p.m. instead.
2. **Mr. Paulsen** stated that **Tim Hitchcock** has been nominated for the Planning Commission vacancy and City Council will vote on the appointment at the July 5, 2017 City Council meeting.
3. **Mr. Paulsen** noted that the first reading of the ordinance to expand Planning Commission eligibility to residents of the Growth Management Area is on the July 5, 2017 City Council agenda.

**CITY ATTORNEY'S OFFICE UPDATES**

1. **Moses Garcia**, Assistant City Attorney, noted that a resolution to appoint Clay Douglas as City Attorney will be presented to City Council on July 5, 2017.

**COMMITTEE REPORTS**

There were no committee reports.

**COMMISSIONER COMMENTS**

There were no comments.

## **APPROVAL OF THE MINUTES**

*Commissioner Dowding made a motion to approve the June 12, 2017 minutes; upon a second from Commissioner McFall, the minutes were unanimously adopted.*

## **REGULAR AGENDA**

### **1. Parkside Village Annexation, Zoning and Preliminary Plat**

**Project Description:** This is a public hearing to consider the annexation, zoning and preliminary platting for 41 acres of undeveloped land located on the south side of 1st Street SW along the NE shore of Boedecker Reservoir. The applicant, Mosaic Real Estate LLC, is proposing to develop a residential subdivision on 24 acres of the site, leaving 17 acres as natural open space along the Boedecker shoreline. The requested zoning is PUD, which includes the submittal of a Preliminary Development Plan and a Preliminary Plat for approval. The plan proposes the clustering of lots that include 62 single-family detached homes and 14 duplexes situated along an internal street layout. Access to the property is from 1st Street.

Upon completion of the public hearing, the Commission's role is to make a recommendation to the City Council on the Annexation, Preliminary Development Plan and Preliminary Plat. Staff believes that the three associated requests are consistent with applicable City policies and requirements, and staff is supporting the requests subject to conditions specified in the staff report.

**Troy Bliss**, Senior Planner, described the Parkside Village Addition Annexation, Preliminary Development Plan and Preliminary Plat as provided in the Staff Report. **Mr. Bliss** noted that all three applications are connected so approval should not be granted to one and not the other. Additionally, all three applications will be presented to City Council for final action.

The recommended zoning is a Planned Unit Development (PUD) consisting of 76 dwelling units and five outlots for open space. **Mr. Bliss** made a correction to the Staff Report and stated that the existing zoning in Larimer County is Residential and not Tourist. Therefore, if the City does not annex this property it is possible for the applicant to develop this project in Larimer County based on the current zoning classification. **Mr. Bliss** noted that the County would follow the Intergovernmental Agreement between the City of Loveland and Larimer County that would restrict the density; however, the County would not have to follow Loveland's street standards.

**Mr. Bliss** stated that City Staff is recommending annexation of the property and supports the Preliminary Development Plan and Preliminary Plat with the addition of several conditions outlined in Section VIII of the Staff Report. **Mr. Bliss** described the analysis staff performed in order to make this recommendation. The property is within Loveland's Growth Management Area and meets the criteria for development as described within Loveland's Comprehensive Plan. Additionally, City Staff has determined that the City can serve the site with adequate City services such as transportation, emergency protection, utilities and stormwater control.

**Mr. Bliss** introduced the applicant's representative, **Kenneth Mitchell** with Mosaic Real Estate LLC. **Mr. Mitchell** stated that he strived to align the development with the City's Comprehensive Plan and he has been working with the City of Loveland to arrange for the City acquire approximately 17 of the 41 acres to be annexed. This land is adjacent to the Boedecker shoreline and would provide public access to open space and trails. Currently this is private property and people who use this area for recreational purposes are trespassing.

A neighborhood meeting was held on December 8, 2016 with approximately 50-75 people in attendance. The main concerns expressed were increased traffic, wildlife preservation, prairie dog protection, development density, volume of water use, single entrance/exit to the project site, concern over home values, excessive speed on 1<sup>st</sup> Street, concern over "trailer trash," and the loss of open space and views. **Mr. Mitchell** provided information on how he has addressed each of these concerns. (Details are provided in the RESPONSE TO CITIZEN CONCERNS section below.)

#### CITIZEN COMMENTS:

**Commissioner Jersvig opened the public hearing at 7:35 p.m.**

- **Holly Trumble** provided pictures from homes on the west side of Boedecker Lake in Mariana Cove. She expressed concerns with the impact on wildlife, the lot sizes and architecture of the proposed homes, removal of trees, and increased water use. Ms. Trumble explained that her reference to "trailer trash" meant that the small home and lot sizes resemble a trailer park.
- **Sharon McCrimmon** recommended that the city purchase the entire 41-acre parcel to protect the views and preserve open space. Ms. McCrimmon noted that her property has experienced extensive flooding issues since the City completed the installation of fiber optic lines along 1st Street several years ago. She expressed concerns that this new development may change the direction of water flow again, causing more damage to their home.
- **Tom Brainon** expressed concerns with relocating the prairie dogs.
- **Rick Rogers** asked that the property be preserved as open space and is concerned that there is no guarantee the city will purchase the 17 acres of land along the shoreline for open space. He also expressed concerns with density and increased traffic.
- **Tim Bunger** stated that the project was a high-quality development but it is not possible to mitigate the impacts on the environment. Expressed concerns that Loveland is already dealing with traffic congestion and the high density of development will increase the cost of living such as schools, utilities, and roads.
- **Art Grotenhuis** expressed concerns with the single entrance and egress to the development site.
- **Laurie Dasco** expressed concerns with the high density and how the increased noise will affect existing homeowners and wildlife.
- **Brad Sutton** concurred with previous comments and expressed concerns that the high density of development is not consistent with existing development in the area.
- **Eileen Heusinkveld** stated that she is the owner of the subject property and that her grandfather originally purchased much of the property around Boedecker Lake. Over the

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years, her family has sold different properties around the lake for other developments. Ms. Heusinkveld questioned why it has been ok for people to buy and build their homes in the area, but they are now objecting to this plan because they do not want their views ruined. Ms. Heusinkveld expressed her appreciation for Mr. Mitchell and his efforts to address all of the concerns raised by neighbors. She also noted that her property is privately owned and is not part of a state wildlife area.

- **Marlene Rogers** stated that the construction of 76 homes does not make this area available to other citizens of Loveland and asked that the Planning Commission preserve this area.
- **Robert Schlechter** expressed concerns that the property will look like a mobile home park and that the tiny houses are not consistent with existing development around Boedecker Lake. Mr. Schlechter asked that the City purchase the entire property for open space.
- **Julia Brannon** would like to see this property turned into a park and offered to help plant trees.
- **Brynn Manzella** expressed concerns with the impact the development would have on wildlife and asked if anyone had consulted with Colorado Parks and Wildlife to develop a plan to protect the wildlife. Ms. Manzella asked how this development would be impacted if Colorado Parks and Wildlife did not renew the lease they currently have for the surface rights of Boedecker Lake.
- **Stanley Ross** noted that whomever owns or leases the lake rights might restrict access to Boedecker Lake; therefore, it is possible that public access is restricted in the future. Mr. Ross asked what the project timeline is for this development.
- **Jonie Horst** expressed concerns with the density of the project and the increased traffic associated with both this proposed development and Mountain Gate, a new development near Parkside Village. Ms. Horst stated that she did not feel that Parkside was an appealing development.
- **Ray Petersburg** expressed concerns with the elevations of the homes and felt it would be hard to satisfy the dark sky concept.
- **Ron McCrimmon** expressed concerns with increased traffic and inadequate pedestrian infrastructure. Mr. McCrimmon asked that the City purchase this property for the citizens of Loveland.
- **Rogers Schimke**, expressed concerns with relocating the prairie dogs and noted that the poor soil quality in this area would require amending the soil in order to maintain vegetation.

**Commissioner Jersvig closed the public hearing at 8:34 p.m.**

**Commissioner Jersvig called for a recess at 8:35 p.m.**

**Commissioner Jersvig called the meeting to order at 8:50 p.m.**

### **RESPONSE TO CITIZEN CONCERNS:**

**The project developer, Mr. Mitchell** and his project team provided the following responses to the concerns expressed by citizens and commissioners; City staff, as noted, also responded to

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specific issues.

- Tree removal: There are no trees on the lots being developed; therefore, no trees will be removed; the existing trees along the shoreline will remain.
- Prairie dog relocation: Prairie dog relocation has been successfully done in other developments. The Prairie Dog Coalition has been on-site to analyze the colony and develop a relocation plan.
- Diminished prairie dog population and yucca plants: Nothing has been done to date to reduce the prairie dog population or impact the vegetation. Mr. Mitchell could not speculate what has caused this to occur.
- Increased water consumption: Based on his calculations, the water footprint of the proposed development is very small compared to similar neighborhoods.
- Impact on birds: This development is designed with a substantial 200-foot setback from the lakeshore. Mr. Mitchell has seen birds thrive in other developments with less setback requirements.
- Smaller homes not compatible with the area: The homes are not smaller than other homes in the area; however, the lot sizes are smaller in order to allow preservation of the 200-foot-wide open space between the lake and the homes.
- Placement of the pedestrian access to Boedecker Lake: Access to Boedecker Lake and the future shoreline trail is a requirement of the Parks Department. However, placing the access point at a more convenient location within the development would require an easement through the McCrimmon's property, which has not been granted. Another factor is locating the access path so it can meet slope and accessibility requirements; the applicant is willing to review plans to see if a more direct and convenient access path is possible.
- Recommendation for the City purchase of the property and dedicate as open land: The Parks Department has studied the property and does not consider the development site to be a high-quality wildlife habitat. Therefore, the City does not want to pursue purchasing the entire property, but only the shoreline area.
- No guarantee that the City will purchase the lakeshore property: **Brian Hayes**, City of Loveland Open Lands Division, confirmed that the City is interested in purchasing the property. However, in order for the City to purchase the property it will need to be annexed and platted as a separate lot--which the applicant is pursuing.
- Boedecker Lake surface water rights: The Colorado Division of Wildlife has a lease in place until 2020 for the surface rights on Boedecker Lake. It is uncertain if this lease will be renewed and if the public will have continued access to the lake.
- Density compatibility: The net density of this development is 3.1 units per acre and 1.1 units per acre gross. High density is typically 12 units per acre so this development is well below the high density threshold. Additionally, this development is in alignment with Loveland's Master Plan for this area.
- Preservation of wildlife: The 200-foot shoreline setback would preserve and protect the waterfront, thus providing a compatible habitat for existing wildlife.
- Quality of development: Deed restrictions with building guidelines are part of the development proposal, ensuring a high-quality development.

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- New development raises costs to city: The developer will be financially responsible for the improvements needed to serve the development, including the extension of infrastructure and the required road and sidewalk improvements.
- Impact on nesting raptors: Will follow any restrictions if it is recommended that development activities not be conducted during a certain time period due to nesting raptors.
- Timing of development: The project would most likely be built in two phases with buildout in 1-2 years. Improvements along 1<sup>st</sup> Street would need to be completed first.
- Demographics: This community is geared towards empty nesters due to the smaller lot size and low maintenance design.
- Poor soil quality and whether quality landscaping will be maintained: Loveland's soil amendment process will be followed. The soil quality is similar to that in the Mariana Butte subdivision, which has been successfully developed.
- Lack of secondary egress: The city will not allow the creation of another entrance on 1<sup>st</sup> Street due to the separation distance requirement between intersections. However, as development increases to the east it may be possible to create an entrance onto County Road 21.
- Flood mitigation based on McCrimmon experience: This development will direct water towards the street and meet City stormwater requirements. He anticipates there being decreased water flow to the McCrimmon property.
- Dark sky maintenance: Installation of specialized light fixtures and restriction on flood lights on the back of houses will limit light exposure.
- Snow removal: **Mr. Bliss** confirmed that the City of Loveland would be responsible for snow removal on the streets within the development. Neighborhood streets are a low priority for snow removal.
- Parking and access to Boedecker Lake: A parking lot is not planned but the lake would be easily accessible to pedestrians from Parkside Village and Mariana Butte. If other adjacent properties are annexed it may be possible to add a parking lot.
- Hunting on the property: Hunting occurs on the north side of the lake along West 1<sup>st</sup> Street. Continuation of this activity would require further evaluation once trails are built.
- Impact on bald eagles: Bald eagles currently nest approximately one-mile south in a different open space area. Mr. Mitchell did not think the addition of trails in this development will impact the bald eagles.
- Traffic Impact: **Michael Delich**, Delich Associates, addressed concerns with congestion and speed on 1<sup>st</sup> street and noted that the installation of a required roundabout at 1st and Namaqua (to be installed by the developer) would reduce speeds and create a safe pedestrian crossing.

### COMMISSION COMMENTS:

- **Commissioner Molloy** stated that he felt high quality homes would be built in this development. Although the lots are small, crowding is reduced by having the 200-foot

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setback and open space area. Commissioner Molloy, however, expressed concerns with having a single access point to the subdivision.

- **Commissioner Forrest** appreciates the applicant addressing wildlife concerns and meeting the objectives of the Comprehensive Plan.
- **Commissioner Roskie** felt the applicant and owners have been responsive to concerns expressed by the neighbors.
- **Commissioner McFall** agreed with previous commissioner comments and stated that it is disappointing that the views will go away; however, the development aligns with the City's Comprehensive Plan.
- **Commissioner Ray** stated that although the development looks compact it meets density requirements. He appreciates the 200-foot setback to help preserve the lake and its shoreline habitat.
- **Commissioner Fleischer** expressed concerns with how the development would impact Boedecker Lake; however, he felt the 200-foot setback would limit the impact on the natural habitat.
- **Commissioner Dowding** appreciated the developer's sensitivity to preserving open space and agreed that the project aligns with the goals of the Comprehensive Plan.
- **Commissioner Jersvig** explained that when evaluating a proposal he looks for reasons to say no. However, a property owner has the right to develop their property and he felt the developer has worked to address everyone's concerns. Therefore he could not find a substantial reason to not approve the development.

*Commissioner Dowding moved to make the findings listed in Section VII of the Planning Commission staff report dated June 26, 2017, and, based on those findings, recommend that the City Council approve the annexation of the Parkside Village Addition, subject to the conditions listed in Section VIII, as amended on the record, and zone the addition to Parkside Village Planned Unit Development. The motion was seconded by **Commissioner Roskie**. Upon **Mr. Mitchell** accepting the conditions, the motion was unanimously adopted.*

*Commissioner Dowding moved to make the findings listed in Section VII of the Planning Commission staff report dated June 26, 2017, and, based on those findings, recommend that City Council approve the Parkside Village PUD Preliminary Development Plan. The motion was seconded by **Commissioner Roskie**. Upon **Mr. Mitchell** accepting the conditions, the motion was unanimously adopted.*

*Commissioner Dowding moved to make the findings listed in Section VII of the Planning Commission staff report dated June 26, 2017, and, based on those findings, recommend that City Council approve the Parkside Village PUD Preliminary Plat. The motion was seconded by **Commissioner Roskie**. Upon **Mr. Mitchell** accepting the conditions, the motion was unanimously adopted.*

**Commissioner Jersvig called for a recess at 10:36 p.m.**

**Commissioner Jersvig called the meeting to order at 10:47 p.m.**

## 2. The Brands Flexible Zoning Overlay District

**Project Description:** This is a public hearing to consider an application for a flexible zoning overlay district for a 201-acre mixed-use development called The Brands and The Brands West. The project includes two separate land areas on the east and west sides of I-25, north of Crossroads Boulevard. The Brands, located south of the Larimer County Fairgrounds, is envisioned as a 1,267,520 square foot high-end life-style center with an urban core that includes a large pedestrian plaza, entertainment uses, restaurants, apartments, offices, retail and hotels. The Brands West, located adjacent to the Fort Collins-Loveland Airport, is envisioned as a 939,100 square foot in-line and pad site development that would be developed into retail, restaurants, hotels, offices and light industrial uses.

The Brands and The Brands West properties are zoned Industrial and are subject to traditional, low-intensity development standards in the Municipal Code. Those standards do not accommodate the applicant's vision of high density, urban scale buildings on the property. The flexible zoning overlay district, which is a new land use tool that was recently adopted to stimulate innovative development and promote reinvestment, was selected to provide relief from the existing zoning standards. Staff is supporting approval. The Planning Commission's role is to provide City Council with a recommendation on this request.

**Kerri Burchett**, Principal Planner, explained why the Flexible Zoning Overlay District is an appropriate zoning tool for the two project sites and how this zoning tool would enable the developer to accomplish the unique vision set forth for this project. She presented a table illustrating the zoning adjustments being requested through the Flexible Overlay District and provided the rationale for each standard that is proposed for adjustment. **Ms. Burchett** explained that without the flexibility offered through the Flexible Overlay District the existing I-Industrial District would not accommodate The Brands project as designed. **Ms. Burchett** noted that City Council determined The Brands to be in compliance with the Comprehensive Plan. In addition, the Council has approved a Business Assistance Agreement for the project.

**Ms. Burchett** stated that a neighborhood meeting was held on June 8<sup>th</sup> with five people in attendance. The comments received were generally positive and supportive of the project.

**Ms. Burchett** introduced the applicant, **Stewart Loewenstein**, with Eagle Crossing Developments. **Mr. Loewenstein** discussed the conceptual plan for the project. He emphasized the mixed-use and urban nature of The Brands project and how it is organized around a large central pedestrian plaza that is activated by surrounding ground-level entertainment, restaurant and retail uses. He emphasized that the goal of the development is to make it a community-oriented destination. Residential apartments would be incorporated into the project. The Brands West development is designed as a more conventional setting for big box retail, office and light industrial uses located along the west frontage of I-25.

### COMMISSIONER QUESTIONS AND COMMENTS:

- Several commissioners expressed concerns with the building heights. **Ms. Burchett** explained that the overlay district does not provide a height exception for all of the

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proposed buildings but only for certain properties. This would allow hotels, offices and larger anchor stores to be taller. The tallest buildings might be similar in height to the existing Embassy Suites building to the north.

### CITIZEN COMMENTS:

**Commissioner Jersvig opened the public hearing at 11:29 p.m.**

There were no public comments.

**Commissioner Jersvig closed the public hearing at 11:29 p.m.**

### COMMISSIONER COMMENTS:

- Several commissioners commented that they liked the project, the growth potential that it offered to the community and that the project is consistent with the City's vision of the future. Commissioners indicated that it represented an appropriate use of the Flexible Zoning Overlay District.

*Commissioner Dowding moved to find that the criteria listed in Section VI of the Planning Commission staff report dated June 26, 2017 has been met and, based on those criteria, recommend City Council approve the Flexible Zoning Overlay District for The Brands and The Brands West. Upon a second by Commissioner Forrest, the motion was unanimously adopted (Commissioner Roskie absent at the time of voting).*

### 3. Amendment to the Intergovernmental Agreement for Growth Management

**Project Description:** With this item, the Planning Commission is tasked with providing a recommendation to the City Council regarding the proposed amendment the Intergovernmental Agreement for Growth Management between Loveland and Larimer County (IGA). Loveland's Growth Management Area is put into effect by a combination of the IGA between Loveland and Larimer County and Larimer County's Loveland GMA Overlay zoning district. This zoning district implements the IGA by requiring that any property owner in Larimer County that wishes to pursue a discretionary land use application must first approach the City of Loveland to see if annexation is possible.

Currently, the boundaries of what Loveland considers to be its GMA and the Larimer County Loveland GMA overlay-zoning district do not match, leading to areas of Loveland's GMA not being covered by the IGA. These areas are primarily in and around the SH 402 Corridor, but some are located north of Hwy 34. This amendment to the IGA and the extension of the overlay-zoning district are an effort towards rectifying this situation.

**Karl Barton**, Senior Planner, outlined the amendment to the Intergovernmental Agreement (IGA) and noted that Larimer County will also need to review and approve a similar IGA on July 19th.

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**Mr. Barton** described the public outreach efforts and noted that six public meetings were held in addition to noticing this public hearing to approximately 500 people. In general, the proposed amendment received positive feedback from property owners and Larimer County Commissioners.

### COMMISSIONER QUESTIONS AND COMMENTS:

- **Mr. Barton** clarified that the new Growth Management Area boundary would include a few properties to the north of Highway 34; however, the majority of the property to be included in the GMA is located near Highway 402.
- **Mr. Barton** noted that the amendment only makes changes to the boundaries of the GMA and that the text within the Intergovernmental Agreement will not change.

*Commissioner Ray moved to recommend that the City Council approve an amendment to the Intergovernmental Agreement for Growth Management between the City of Loveland and Larimer County dated January 12, 2004, specifically to Exhibit 1 of such agreement, to reflect changes made by Larimer County, to the Loveland Growth Management Area overlay-zoning district. Upon a second by Commissioner Dowding, the motion was unanimously adopted (Commissioner Roskie absent at the time of voting).*

### ADJOURNMENT

**Commissioner Ray** made a motion to adjourn. Upon a second by **Commissioner McFall**, the motion was unanimously adopted.

**Commissioner Jersvig adjourned the meeting at 11:40 p.m.**

Approved by: \_\_\_\_\_  
Jeremy Jersvig, Planning Commission Chair

\_\_\_\_\_  
Jenell Cheever, Planning Commission Secretary.



**DEVELOPMENT SERVICES  
ADMINISTRATION**

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## **STAFF REPORT**

**To:** Loveland Planning Commission

**From:** Brett Limbaugh, Development Services Director

**Date:** July 24, 2017

**Re:** Zoning Code Update Project

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### **I. ATTACHMENTS:**

- A. Division 2.08.05 Complete Neighborhoods (Sixth Working Draft)
- B. Housing Palette
- C. Neighborhood Activity Center
- D. First Working Draft (combined redlines)
- E. Slide Show

II. **INTRODUCTION:** This item is a public hearing on Task 4 of the Zoning Code Update project. More specifically, the item for consideration is *Division 2.08.05*, standards for *Complete Neighborhoods (Sixth Working Draft)* (**Attachment A**).

III. **COMPREHENSIVE PLAN POLICIES:** Policies in the Comprehensive Plan state that Complete Neighborhoods should:

- Be an optional land use designation for LDR and MDR areas city-wide;
- Include 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;
- Promote integration of commercial and employment uses with housing;
- Include a highly connected transportation network, with the highest priority given to pedestrians;
- Include streets that are comfortable for biking with slow vehicle speeds and bike lanes on collectors streets and off-street trails;
- Include enhanced transit stations on collector and arterial streets to support local and regional bus service; and
- Include a grid street pattern to enhance multimodal connectivity through the neighborhood.

- IV. **IMPLEMENTATION STRATEGY:** As stated in the Comprehensive Plan, compliance with standards for Complete Neighborhoods are voluntary. Developers have the option of complying with the standards, but in doing so, must comply with all the standards. The standards for Complete Neighborhoods are available for development on any property in the City that is zoned Estate Residential (ER), Established Low Density Residential (R1e), Developing Low Density Residential (R1), Developing Two-Family Residential (R2), Established High Density Residential (R3e), Developing High Density Residential (R3), Mixed-Use Activity Center (MAC), or Employment Center (E). It is up to the developer to determine if the development can meet the objectives of Complete Neighborhoods and comply with the standards.
- V. **INCENTIVES:** Incentives are included in the standards to encourage developers to choose to develop a Complete Neighborhood.
1. **Density Bonus:** *Table 2.08.502.A. (page 3 of 8)* provides density bonuses in zoning districts allowing residential development. For example, in the Developing Low Density Residential (R1) zoning district the maximum density would increase from four to seven units per acre and in Developing High Density Residential (R3) the maximum density would be 24 units per acre. These density bonuses provide the developer the flexibility necessary to achieve the wide range of housing types and higher densities envisioned for Complete Neighborhoods. The table also establishes minimum densities to be consistent with the density ranges established in the Comprehensive Plan. Utility and transportation infrastructure planning relies on the density ranges shown on the Comprehensive Plan Future Land Use Map to estimate demand. It is important that future development adhere generally to these density ranges to avoid underutilization of public infrastructure. These density ranges also help to achieve policies in the Comprehensive Plan for locating higher densities in close proximity to neighborhood services and jobs. Achieving this policy for higher densities is most important in the two mixed-use zoning districts (Employment and Mixed Use Activity Center) where the maximum density ranges proposed are 32 units per acre in the areas designated for residential use.
  2. **Expedited Review Process:** The original concept in the Comprehensive Plan was to implement the standards for Complete Neighborhoods as a zoning overlay. As such, implementation would require approval of a zoning application by the Planning Commission and City Council approval of the zoning ordinance on first and second reading. To streamline the process without compromising development quality, the provisions for Complete Neighborhoods are included in the Unified Development Code as development standards in *Division 2.08.501*. Under this scenario, applicants selecting the standards for Complete Neighborhoods can move forward directly into the development approval process without having to obtain approval of a zoning overlay.
  3. **Housing Mix:** The standards for Complete Neighborhoods allow the developer the full range of housing types in the Housing Palette (***Attachment B***). The Housing Palette contains eight distinct housing types: single family detached, zero lot line homes, duplexes, over-under duplexes, townhomes, cottage clusters, multifamily and manufactured homes. Lot and building standards are provided for single-family detached dwellings on nine different lot sizes ranging from 1,000 square feet for tiny homes to 2.5 acres. In contrast, housing types in Developing Low Density Residential (R1) are currently limited to single family detached dwellings on 7,000 square foot lots and duplexes on 9,000 square foot lots.

4. **Non-Residential Uses:** Complete Neighborhoods may include areas designated for non-residential uses consistent with policies in the Loveland Comprehensive Plan for Neighborhood Activity Centers. (**Attachment C**).

VI. **STANDARDS FOR COMPLETE NEIGHBORHOODS:** The following is a general description of the standards proposed for Complete Neighborhoods.

1. **Pattern Book:** *Section 2.08.501.C. Pattern Book (page 1 of 8)* requires the developer to submit a pattern book as a design guide for the development. Approval of the pattern book and sketch plat for the development occurs after a neighborhood meeting. Property owners receiving notice of the neighborhood meeting have standing to appeal the decision of the Director to the Planning Commission, but may not appeal the Planning Commission decision to City Council.
2. **Review Process:** *Section 2.08.501.C.5.b. Review Process (page 2 of 8)* establishes that the neighborhood meeting is intended to determine if the development will be likely to cause adverse impacts on properties within the notice area for the neighborhood meeting. The City Attorney would then consider this stated purpose when determining if the appellant has legal standing.
3. **Planning Commission Action:** *Section 2.08.501.C.5.c. Review Process (page 2 of 8)* limits the Planning Commission from conditioning approval of the development in a way that would limit density, intensity, amount of open space, or land use in a manner different from the standards for Complete Neighborhoods or the Housing Palette, unless found to be necessary to avoid adverse impacts on properties within the notice area for the neighborhood meeting. This provision increases certainty in the approval and appeal procedures.
4. **Density and Common Amenities:** *Section 2.08.502. Density and Common Amenities (page 3 of 8)* provides density ranges for complete neighborhoods in each existing residential zoning district (see *Table 2.08.502.A.*) The maximum density in each range includes a density bonus. This section also establishes minimum ratios for land developed for active-use by residents of the neighborhood or other persons. These areas include uses such as plazas, play courts, swimming pools, indoor recreation facilities and walkways that provide access along natural areas (see *Table 2.08.502.B.*).
5. **Housing and Use Mix:** *Section 2.08.503. Housing and Use Mix (page 4 of 8)* sets out the minimum number of housing types required in the development based on the total number of dwelling units proposed and the property's zoning (see *Table 2.08.503*). This section also limits the land area devoted to non-residential uses to twenty percent of the project area.
6. **Neighborhood Design:** *Section 2.08.504 Neighborhood Design (page 5 of 8)* sets forth standards for enhanced public improvements, including the arrangement of blocks, block length, off-street circulation and common open space.
7. **Compatibility:** *Section 2.08.505 Relationships Between Complete Neighborhoods and Adjoining Property (page 7 of 8)* sets forth standards for compatibility with adjoining neighborhoods, including the requirement for bufferyards along the edges of Complete Neighborhoods. The required bufferyards will be changed from "to be determined" to specific bufferyard types once the City's current bufferyard standards have been reviewed and simplified as part of Task 5 Development Standards.

8. **Variations to Standards:** Section 2.08.506 *Modification of Setback Standards* (page 7 of 8) establishes criteria for variations to the building setbacks established in the Housing Palette, if used to achieve an urban design that provides a high quality pedestrian environment.
9. **Alternative Vehicle Access:** Section 2.08.507 *Alternative Standards for Vehicle Access to Lots* (page 8 of 8) establishes standards for alternatives to vehicle access from streets to allow buildings to front on common green areas. These alternatives include access by way of alleys and shared parking courts.

VII. **PLANNING COMMISSION REVIEW:** Planning Commission reviewed the proposed standards for Complete Neighborhoods at four study sessions on May 8, May 22, June 5, and June 19, 2017. At the June 19 study session, the Planning Commission agreed to move the sixth working draft of the standards for Complete Neighborhoods on to the City Council study session on July 11, 2017.

Numerous revisions were made to the standards for Complete Neighborhoods during the review process with the Planning Commission. **Attachment D** is a representation of all the revisions made to the First Working Draft. The more significant revisions are described below.

1. **Comprehensive Plan Polices:** Language was revised in the purpose statement to more closely align with the policies in the Comprehensive Plan.
2. **Approval of Pattern Book:** Language was added to require that the pattern book be approved as a condition of approval of the sketch plat. As such, the pattern book would be cross-referenced in a note on the final subdivision plat.
3. **Simplified Approval Process:** The procedures for approval of the sketch plat and pattern book were simplified by eliminating the standard requiring a pattern book only if the applicant requests deviations from the Housing Palette or Complete Neighborhood standards. With this standard in place, significantly more information would have had to have been required with the sketch plat to demonstrate compliance with Complete Neighborhoods standards. The revision requires a pattern book with all applications for Complete Neighborhoods, thereby allowing the information required for a sketch plat to remain standardized for all subdivision applications
4. **Pattern Book Content:** The information required in a pattern book was revised to allow photographs to depict architectural style and illustrations to portray landscape, bufferyard and street cross-section design.
5. **Alternative Street Cross-Sections:** Language was added to allow the applicant to submit street cross-sections designed to make streets more pedestrian-friendly by reducing vehicle speeds or otherwise improving the pedestrian environment or experience. Although these street cross-sections could be different from Loveland's street standards, they would still be subject to approval by the Transportation Development Review staff and the Loveland Fire Rescue Authority as part of the normal development review process.
6. **Common Amenities:** The term "common open space" was replaced with "common amenity areas" to recognize that these areas are not necessarily open space, but may contain amenities such as plazas, play courts and indoor recreation facilities. The description on common amenity areas was revised several times and corresponding

reductions were made in the required ratios as the descriptions became increasingly specific.

7. **Density Ranges:** Minimum densities were lowered and maximum densities increased to provide developers more flexibility in achieving the housing mix envisioned for Complete Neighborhoods and the densities ranges in the Comprehensive Plan.
8. **Housing Mix:** The table establishing the minimum number of housing types was simplified by requiring a minimum of two housing types in every zoning district. The minimum number of housing types in the MAC and E zoning districts were reduced in recognition of the practical reality that meeting the density expectations will require the higher density housing types, such as multi-family and townhomes. Revisions were made to the general description of “housing mix” to remove the terms “fine grain” with respect to the desired mix of housing types and “feathering” with respect to reducing densities.
9. **Off-Street Circulation:** Revisions were made to the description of “off-street circulation” to emphasize the need for off-street trails and multi-use paths.

VIII. **City Council Study Session:** City Council reviewed the sixth working draft of the standards for Complete Neighborhoods at their study session on July 11, 2017. At the conclusion of the study session, City Council agreed to forward *Division 2.08.05 Complete Neighborhoods (Sixth Working Draft) (Attachment A)* on for further consideration at the Planning Commission public hearing on July 24, 2017.

1. **City Council Comments:** There were general questions and comments from City Council regarding the following:
  - Diminished use of the PUD process;
  - What are developer’s options if not choosing the Complete Neighborhood standards;
  - Will on-site trails connect to the City’s bike and pedestrian system?
  - Should be faster for developers to get through the approval process;
  - More expensive, but should be off-set by higher densities;
  - Has this concept been tested elsewhere?
  - Like optionality approach;
  - Will this proposal address housing affordability?
  - Has any thought been given to granting credits to Parks CEFs for on-site recreation amenities?
  - Variety of housing types, with smaller lot and home sizes, may help to address housing affordability;
  - Provides flexibility not provided in the past; and
  - Developers can be more creative.
2. **Public Comments:** The following persons spoke at the public hearing:
  - Carol Dowding, Loveland Planning Commission – Thanked project team for all the revisions made based on Planning Commission review.
  - Darin Barrett – Spoke about Agenda 21, lack of public review, questioned the practicality of options to compliance with the standards for Complete Neighborhood, and bicycles not being a reliable alternative for transportation to and from work.

- Bruce Croissant, Transpiration Advisory Board – Liked the high priority given to alternative transportation modes.
- Gary Lindquist – Narrower streets with no parking are less safe for pedestrians and narrower streets do not necessarily result in slower vehicle speeds.

IX. **PUBLIC OUTREACH:** On May 8, 2017, an open house was held in the Council Chambers to give interested citizens an opportunity to learn about and comment on the proposed standards. Invitations to attend the open house and the Planning Commission study session on the same evening were e-mailed to over 300 individuals, including:

- 11 members of the Construction Advisory Board;
- 98 individuals on the mailing list for the Create Loveland;
- 167 individuals on four contact lists for the general development community;
- 9 members of the Historic Preservation Commission;
- 15 members of the Stakeholder Committee;
- 11 members of the Technical Committee; and
- 6 members of the Title 18 Committee.

Approximately ten people attended the open house. Comments were generally positive, with those in attendance liking the voluntary approach, wide range of housing types, grid street layout, and emphases on pedestrians and bicyclists.

X. **RECOMMENDED ACTION:** The project team requests that the Planning Commission grant preliminary approval of Task 4 – *Division 2.08.05*, standards for *Complete Neighborhoods (Sixth Working Draft)* (**Attachment A**). The following is a motion for consideration.

*Move to grant preliminary approval of Division 2.08.05, standards for Complete Neighborhoods (Sixth Working Draft), dated July 24, 2017, with the understanding that the sixth working draft of Division 2.08.05 will be considered by the Planning Commission for final approval in Task 6.*

**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. Wide detached sidewalks with amenities like benches, planters, and gathering places are provided throughout the neighborhood. Streets 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. **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.

3. **Approval Procedure.** Approval of a Complete Neighborhood shall require approval of a pattern book. The pattern book and sketch plat for the development shall be subject to approval in accordance with *Division 2.03.03 Adaptable Use*. The approved pattern book shall be a condition of approval of the sketch plat.
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. **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 2.03605 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*.

<b>Table 2.08.502.A Gross Density Ranges</b>	
<b>Zoning District</b>	<b>Gross Density Ranges (dwelling units/gross acre)</b>
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

- 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 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 greenways 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, sculpture, tot lot, play court, swimming, etc.) shall be considered an outdoor recreation area.

#### **2.08.505 Relationship of Complete Neighborhoods 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 Arrangements.** 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 2.10.02 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. <sup>1</sup>	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. <sup>1</sup>	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. <sup>1</sup>	35 ft.	35%
Large General	Street	6,000 sf.	60 ft.	15 ft. / 20 ft..	6 ft.	10 ft.	15 ft. / 0 ft. <sup>1</sup>	35 ft.	35%
Suburban	Street	7,000 sf.	65 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. <sup>1</sup>	35 ft.	35%
Large Suburban	Street	10,800 sf.	80 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. <sup>1</sup>	35 ft.	35%
Estate	Street	20,000 sf.	100 ft.	30 ft. / 30 ft.	10 ft.	20 ft.	25 ft. / 0 ft. <sup>1</sup>	35 ft.	30%
Large Estate	Street	2.5 ac.	300 ft.	30 ft. / 30 ft.	30 ft.	30 ft.	30 ft. / 0 ft. <sup>1</sup>	35 ft.	20%
<b>TABLE NOTES:</b> <sup>1</sup> 0 ft. standard applies to alley-loaded garages, subject to Sec. 2.10.302, <i>Setbacks Along Alleys, Easement, and Waterbodies</i> . 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 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.
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.B 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. <sup>1</sup>	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:**

<sup>1</sup> 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.
- 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 <sup>3</sup>	Street Side Setback	Rear Setback	Height	Building Coverage
Standard Duplex	Alley	3,000 sf. <sup>1</sup>	30 ft. <sup>1</sup>	10 ft.	5 ft.	10 ft.	0 ft. <sup>4</sup>	35 ft.	50%
	Street	4,500 sf. <sup>1</sup>	45 ft. <sup>1</sup>	20 ft.	5 ft.	10 ft.	15 ft.	35 ft.	50%
Over-Under Duplex	Alley	5,000 sf. <sup>2</sup>	50 ft. <sup>2</sup>	10 ft.	5 ft.	10 ft.	0 ft. <sup>4</sup>	35 ft.	50%
	Street	5,500 sf. <sup>2</sup>	55 ft. <sup>2</sup>	20 ft.	5 ft.	10 ft.	15 ft.	35 ft.	50%
<b>TABLE NOTES:</b> <sup>1</sup> per unit <sup>2</sup> per building <sup>3</sup> for outer building walls (does not apply to common wall) <sup>4</sup> see Sec. 2.10.302, <i>Setbacks Along Alleys, Easement, and Waterbodies</i>									

## 2.10.204 Townhomes

- A. **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.
- B. **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

- A. **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 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. <sup>1</sup>	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. <sup>1</sup>	not limited <sup>2</sup>	(by zoning) <sup>3</sup>	35%
	Street	10,000 sf.	100 ft.	25 ft.	6 ft.	10 ft.	15 ft.	not limited <sup>2</sup>	(by zoning) <sup>3</sup>	35%
Infill Multifamily	Alley or Parking Court	10,000 sf.	70 ft.	10 ft.	5 ft.	8 ft.	0 ft. <sup>1</sup>	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. <sup>1</sup>	not limited	(by zoning) <sup>3</sup>	not limited

**TABLE NOTES:**

<sup>1</sup> see Sec. 2.10.302, *Setbacks Along Alleys, Easement, and Waterbodies*

<sup>2</sup> 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.

<sup>3</sup> 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 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
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%



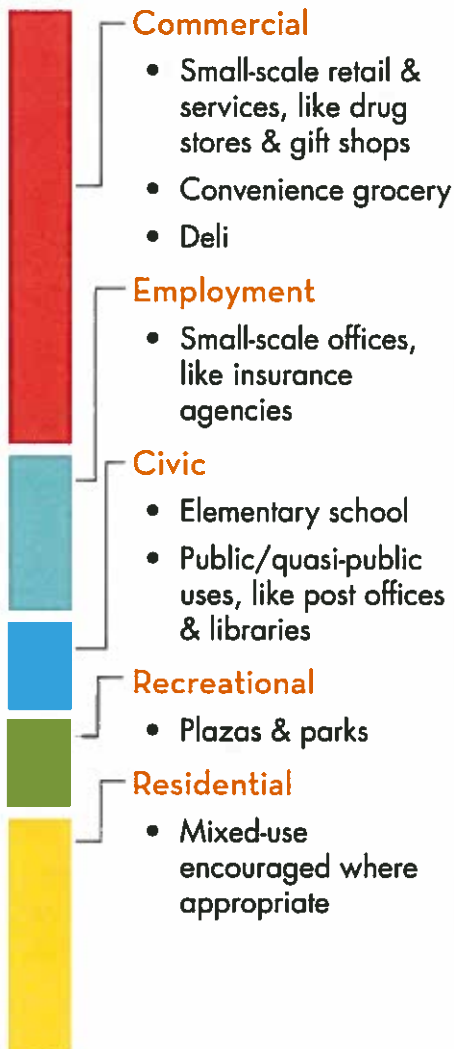
# NAC - NEIGHBORHOOD ACTIVITY CENTER

- Serves daily convenience needs of surrounding neighborhood primarily within 1/2 mile walking distance.
- Possible social and recreational focal point for surrounding neighborhood.
- Retail designed to compliment neighborhood structure, activities, and character.



Example: North Park Place Offices; Village of Five Parks, Arvada

## Land Use Mix



## Transportation

### Highest Priority Mode



Wide detached sidewalks with amenities like benches, planters, gathering places; connectivity to adjacent uses

### Priority Mode



Designated bike accommodation such as bike lanes or protected bikeway

### Secondary Mode



Transit on adjacent collector & arterial network; shelters & benches

### Non-prioritized Mode



Slow speeds

## Zoning Compliance

- B - Developing Business
- R3e - Established High Density Residential
- MAC - Mixed-use Activity Center
- PUD - Planned Unit Development

## Form

- Dispersed parking
- Attractive pedestrian circulation
- Places for neighborhood activities encouraged
- Street Pattern: Grid
- Block Length: 300' - 600'
- Front Yard Setbacks: 0' - 25'
- Building Height: 1 - 2 stories
- Core Non-residential Area: Up to 6 acres
- Buildings should front onto public sidewalks where possible.
- Pedestrian connections to adjacent neighborhoods with pedestrian amenities



## **DIVISION 2.08.05 COMPLETE NEIGHBORHOODS**

### **2.08.501 Purpose and Application of Complete Neighborhood Standards**

**A. Generally.** A Complete Neighborhood is a community ~~within the City that offers~~ may include 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, ~~or and~~ public open spaces, ~~;~~ and, ~~in the case of medium or high density neighborhoods~~ activity centers including ~~;~~ stores, offices, entertainment, and services. ~~In larger complete neighborhoods, nonresidential uses may include~~ Schools and other public facilities may also be included in a Complete Neighborhood. Complete ~~ne~~ Neighborhoods provide a balanced mix of activities in close proximity to each other and ~~They~~ 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.

~~A.B.), clearly defined edges, 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.C. Purpose.**

1. The purpose of 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 zones. The standards of this Division apply if an applicant chooses to develop a subject property as a Complete Neighborhood.

#### **C.D. Application.**

- ~~1. The standards of this division apply to Complete Neighborhoods in the R1, R1e, R2, R3, R3e, MAC, and E zones.~~
- ~~2. The approval of a Complete Neighborhood requires approval of a pattern book. An application for a Complete Neighborhood that complies with the standards in this Division 2.08.05 Complete~~

~~Neighborhoods, Division 2.10.02 Housing Palette, and all other applicable standards in this UDC requires approval of a Sketch Plat as set forth in Division 2.03.202. Applications that propose deviations from the standards in this Division 2.08.05 Complete Neighborhoods, Division 2.10.02 Housing Palette, or other applicable standards in this UDC requires approval of a pattern book.~~

**D-E. 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 in order to ensure that the development is a cohesive whole and meets stated design objectives.~~
2. **Applicability.** An application for pattern book approval shall accompany all applications for approval of a Complete Neighborhood.
  - 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.** Approval of a Complete Neighborhood shall require approval of a pattern book. The pattern books and sketch plat, ~~along with the sketch plat for the development shall be~~ are subject to approval in accordance with *Division 2.03.03* for an Adaptable Use. The approved pattern book shall be a condition of approval of the sketch plat.
  - 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 and areas designated for particular mixes of each housing 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. ~~Standards for the design of each type of building that is proposed in the development, which shall include:~~ 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 center uses, if any, and a list of allowable uses.
- ~~d.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 ~~are~~ shall be determined in consultation with the Director.
- ~~e.h.~~ 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.
- 6.5. **Review Process 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 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 2.03605 Threshold Review, the Planning Commission ~~pattern book shall review the pattern book and sketch. plat is reviewed by the Planning Commission.~~ 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 standard 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 Open Space**

- A. **Generally.** This section is used to determine the number of dwelling units ~~that will be~~ allowed in a ~~Complete 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 ~~maximum~~ residential density in each complete neighborhood shall be as ~~provided shown~~ in Table 2.08.502.A., ~~Maximum Gross Density Ranges for Complete Neighborhoods~~, below

Table 2.08.502.A <del>Maximum Gross Density Ranges for Complete Neighborhoods</del>	
Zoning District	<del>Maximum Gross Density Ranges</del> (dwelling units /gross acre)
Estate Residential (ER)	<del>2-4</del>
Established Low Density Residential (R1e)	<del>4-57</del>
Developing Low Density Residential (R1)	<del>24-7</del>
Developing Two-Family Residential (R2)	<del>34-814</del>
Establish High Density Residential (R3e)	<del>6-1014</del>
Developing High Density Residential (R3)	<del>810-2024</del>
Mixed-Use Activity Center (MAC)	<del>810-22432</del>
Employment Center (E)	<del>810-22432</del>

2. Residential density 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, residential density shall apply only to areas designated for residential use.

**C. ~~Useable~~ Common ~~Amenity Open Space~~ Ratio.**

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

Table 2.08.502.B. <del>Minimum Common Amenity Open Space Ratio for Complete Neighborhoods</del>	
Zoning District	<del>Minimum Common Amenity Ratio Open Space</del>
Estate Residential (ER)	<del>58</del>
Established Low Density Residential (R1e)	<del>714</del>
Developing Low Density Residential (R1)	<del>815</del>
Developing Two-Family Residential (R2)	<del>815</del>
Establish High Density Residential (R3e)	<del>1018</del>
Developing High Density Residential (R3)	<del>1220</del>
Mixed-Use Activity Center (MAC)	<del>1220</del>

Table 2.08.502.B. Minimum Common <del>Amenity Open Space</del> Ratio <del>for Complete Neighborhoods</del>	
Employment Center (E)	1220

2. ~~The calculation of minimum common open space in Table 2.08.502 shall exclude undevelopable areas such as stormwater detention ponds, drainage channels, and floodplains. The calculation of minimum useable common amenity area open space in Table 2.08.502.B shall limited to land intended for active use by residents of the community or other persons. Useable open space Common amenity areas may contain impervious surfaces and buildings for uses such as plazas, and 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, and floodwaysplains.~~
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 ~~n~~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 <del>in Complete Neighborhoods</del>				
Total Number of Dwelling Units	Minimum Number of Housing Types by Zone (see Division 2.10.02, Housing Palette)			
	ER	R1e and R1	<del>R2, and R3e and R3</del>	<del>R3, MAC, and E</del>
up to 50	<del>12</del>	<del>12</del>	<del>12</del>	<del>12</del>
51 to 100	<del>12</del>	<del>12</del>	<del>23</del>	<del>23</del>
101 to 150	<del>12</del>	<del>23</del>	<del>34</del>	3
<del>Greater than 150 to 300</del>	2	<del>34</del>	<del>34</del>	3
<del>300 or more</del>	2	3	3	4

- C. **Maximum Land Area for Nonresidential Uses.** Complete neighborhoods may include ~~neighborhood activity centers containing~~ non-residential uses as provided in Division 2.08.03, *Land Use by Zoning District*. The total land area designated for ~~neighborhood activity centers~~ 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. **Fine Grain of Housing Types and Densities.** Housing types required in Table 2.08.503 shall be generally located throughout the Complete Neighborhood and not concentrated in individually identifiable neighborhoods containing a single housing type.~~

~~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 isolated areas containing pods 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, or comparable techniques. See Illustration TBD.~~

## **2.08.504 Neighborhood Design**

A. **Generally.** Complete Neighborhoods 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 on the sketch plat or in the pattern book. The sketch plat or pattern book It shall include identifies areas designated for each housing type (or areas designated for particular mixes of housing types). If neighborhood activity center uses, and areas designated for neighborhood activity centers uses are included in the neighborhood, the pattern book also identified areas designated as neighborhood activity centers, including a list of allowable uses. if nonresidential uses other than and for other uses such as parks, outdoor recreation, schools, and places of assembly, will be included in the neighborhood, it shall also include areas designated as neighborhood activity centers.~~

C. **Blocks.**

1. *Arrangement.*

- a. ~~R1, R1e, R2, R3e, R3, MAC, or E Zone.~~ In the R1, R1e, R2, R3e, R3, MAC, and E zones, ~~B~~blocks shall be arranged in a modified grid-like 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. ~~ER or R1 Zone.~~ In the ER ~~and R1~~ zones, blocks may be grid-like 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:
  1. Neighborhood Activity Center: 600 ft.
  2. Blocks that include cottage clusters, urban single-family, large urban single-family, or attached housing products: 700 ft.
  3. 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 demonstrates 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.
- D. **Off-Street Circulation.** ~~A Complete neighborhood shall include a A-A~~ network of sidewalks, off-street trails, or multi-use paths shall be 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 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 ~~shall~~ include 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 must be integrated into the development design to create meaningful areas of 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 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 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 access along the greenways for the residents of the proposed development. Greenways, trails, and landscaping 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. Useable common Formal 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 should be installed to enhance functionality this effect.
    - d. Open spaces shall be protected by appropriate easements, dedications, or plat notations.
  - 2. Accessibility of Recreation Areas. In the R1, R1e, R2, R3e, R3, MAC, and E zones, parks and outdoor recreation opportunities shall be provided so that 90 percent of the dwelling units in the Complete

Neighborhood are located within a one-quarter mile walk (measured along the most direct route on a sidewalk, pathway or trail) of an outdoor recreation area. For the purpose of this standard, a plaza with features that provide recreational opportunities (e.g., interactive fountain, sculpture, tot lot, play court, swimming pool, etc.) shall be considered an outdoor recreation area and useable common open space.

~~2. Accessibility of Recreation Areas. In the R1e, R2, R3e, R3, MAC, and E zones, parks and outdoor recreation opportunities shall be provided 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 of Between Complete Neighborhoods and to 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 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 shall be considered 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 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 <b>2.08.505</b> 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 all four of the following standards are met:~~
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 standards are met:
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 three of the following standards are met:
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.

#### **2.08.507 507 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 all three of the following standards are met:
1. The alleys do not serve more than 16 dwelling units; ~~and~~

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 Arrangements.** Single-family, duplex, and townhome Lots may take vehicular access from a parking court if the pattern book demonstrates both of the following standards are met:
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.

# UNIFIED DEVELOPMENT CODE

## TASK 4

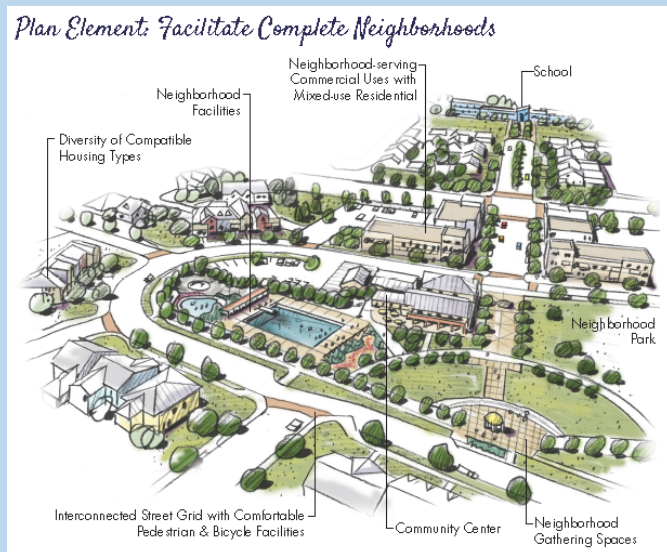
### New Residential Districts

Planning Commission Public Hearing

July 24, 2017

#### COMPLETE NEIGHBORHOOD

- Broad range of housing types and price points
- High degree of pedestrian and bicycle mobility
- High quality architecture
- Maximize transit investment and transit readiness
- Places for neighborhood activities - places to meet
- Highly connected multimodal transportation network



# COMPLETE NEIGHBORHOODS



## 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.



### 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

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### 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

3

## Unified Development Code Project

Project Tasks	2016		2017			
	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter
<b>Task 1 - Code Assessment</b>	The Code Assessment Report was reviewed by the Title 18, Technical and Stakeholder Committees in September 2016 for use as a reference document for subsequent tasks.					
<b>Task 2 - Development Review Procedures</b>		11/14 11/28 12/13	1/23 2/27			
<b>Task 3 - Infill and Corridor Development Standards</b>			3/13 3/27 4/11 5/8			
<b>Task 4 - New Residential Districts</b>			5/8 5/22 6/5 6/19 7/11 7/24			
<b>Task 5 - Development Standards</b>					8/14 8/28 9/12 9/25 10/17 11/7	
<b>Task 6 - General Modernization</b>						

- ★ Planning Commission Study Session/Open House
- ★ Planning Commission Study Session
- ★ City Council Study Session
- ★ Planning Commission Public Hearing
- ★ City Council 1st Reading Ordinance
- ★ City Council 2nd Reading /Adoption
- Initial drafting and review by Title 18, Stakeholder and Technical Committees

4

## Implementation Strategy

- Voluntary
- Allowed on any property within residential or mix-use zoning districts
- Up to developer to decide if project can meet CN standards

## Incentives

- Expedited review
- Housing mix
- Non-residential uses
- Densities ranges
- Common amenity ratios

## Housing Mix

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

5

## Non-Residential Uses



### NAC - NEIGHBORHOOD ACTIVITY CENTER

- Serves daily convenience needs of surrounding neighborhood primarily within 1/2 mile walking distance.
- Possible social and recreational focal point for surrounding neighborhood.
- Retail designed to complement neighborhood structure, activities, and character.



### Land Use Mix

- Commercial**
  - Small-scale retail & services, like drug stores & gift shops
  - Convenience grocery
  - Deli
- Employment**
  - Small-scale offices, like insurance agencies
- Civic**
  - Elementary school
  - Public/quasi-public uses, like post offices & libraries
- Recreational**
  - Plazas & parks
- Residential**
  - Mixed-use encouraged where appropriate

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### Transportation

- Highest Priority Mode**
  - Wide detached sidewalks with amenities like benches, planters, gathering places; connectivity to adjacent uses
- Priority Mode**
  - Designated bike accommodation such as bike lanes or protected bikeway
- Secondary Mode**
  - Transit on adjacent collector & arterial network; shelters & benches
- Non-prioritized Mode**
  - Slow speeds

### Zoning Compliance

- B - Developing Business
- R3e - Established High Density Residential
- MAC - Mixed-use Activity Center
- PUD - Planned Unit Development

### Form

- Dispersed parking
- Attractive pedestrian circulation
- Places for neighborhood activities encouraged
- Street Pattern: Grid
- Block Length: 300' - 600'
- Front Yard Setbacks: 0' - 25'
- Building Height: 1 - 2 stories
- Core Non-residential Area: Up to 6 acres
- Buildings should front onto public sidewalks where possible.
- Pedestrian connections to adjacent neighborhoods with pedestrian amenities

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## Density Ranges

- Comprehensive Plan - Future Land Use Map
- Density bonuses



Table 2.08.502.A Gross Density Ranges	
Zoning District	Gross Density Range (dwelling units/gross acreage)
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

7

## Common Amenity Ratios

- Areas for active-use
- Plazas, play courts, swimming pools, indoor recreation facilities, walkways



Table 2.08.502.B. Minimum Common Amenity Ratio	
Zoning District	Minimum Common Amenity Ratio (percent 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

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## Pattern Book

- Prepared by developer
- Design guideline for development

## Compatibility

- Reducing intensity toward edges
- Bufferyards

## Approval Process

- Approved along with sketch plat
- Neighborhood meeting
- Appealable to Planning Commission
- Intent of neighborhood meeting
- Planning Commission conditions of approval



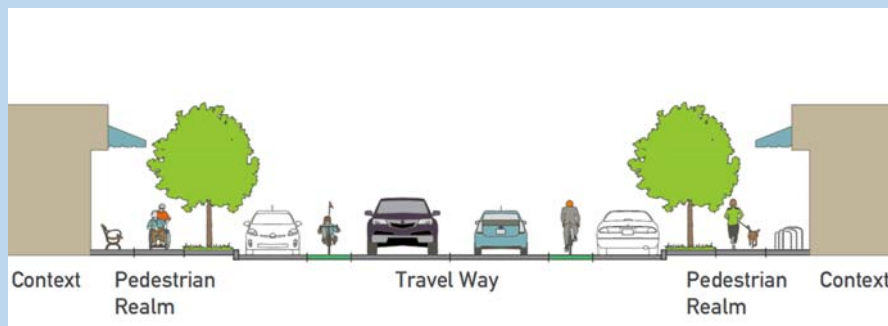
9

## Complete Streets Design Considerations

**Skinny Streets.** Narrower traffic lanes result in slower travel speeds that translate into safer, more accessible, and more pleasant thoroughfares for all users.

**Street Connectivity.** Modified grid street blocks produce greater overall accessibility for all travelers, regardless of mode choose.

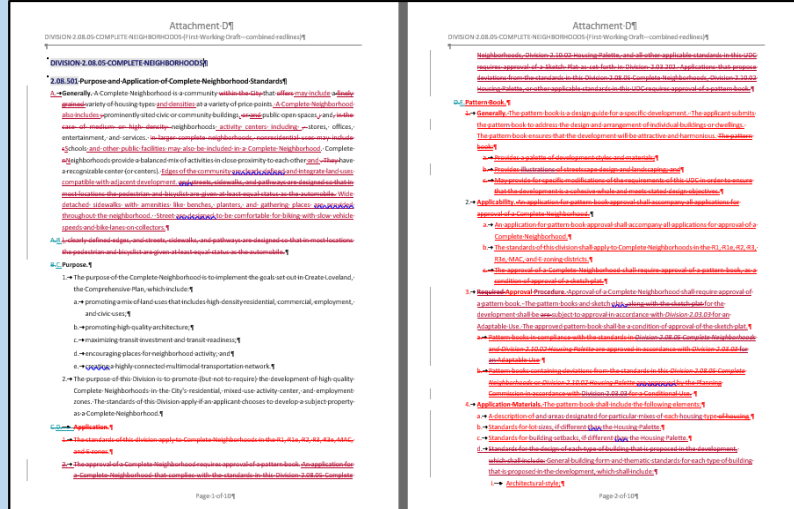
**Context-Sensitive Streets.** Traffic engineers and urban designers are beginning to combine the functional classification of streets with their adjacent land uses to yield a more comprehensive array of street types.



10

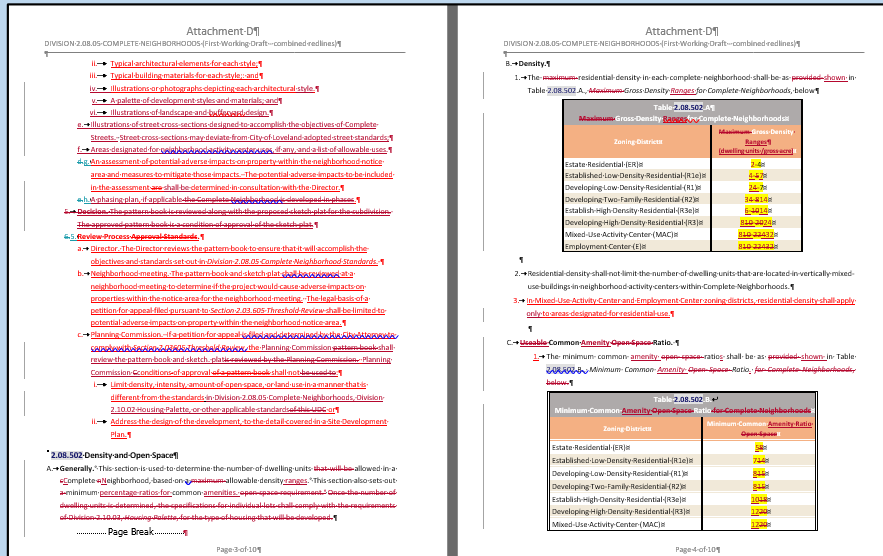
# Planning Commission Review

- Reviewed at four study sessions
- Numerous revisions – Complete Neighborhoods (Sixth Working Draft)
  - Comprehensive Plan policies
  - Pattern book approval and content
  - Street cross-sections
  - Common amenities
  - Density Ranges
  - Housing mix
  - Off-street circulation
- Revisions to Complete Neighborhoods (First Working Draft)



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# Planning Commission Review



12

# Planning Commission Review

[illegible]

13

## Planning Commission Review

[illegible]

14

## Planning Commission Review

Attachment-D¶

DIVISION 2.08.05 COMPLETE-NEIGHBORHOODS (first Working Draft—combined redlines)¶

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 standards are met~~."¶

1.→ The building 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 three of the following standards are met~~."¶

1.→ The design provides for comparable usable 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.¶

¶

**2.08.507-507 Alternative Standards for Vehicle Access to Lots, Mews, and Parking Court Arrangements**¶

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

B.→ **Standards for Alley Access Arrangements.** Single family, duplex, lot line home, and townhome lots may front on a ~~common green mews~~ and take vehicular access from alleys ~~if all three of the following standards are met~~.¶

1.→ The alleys do not serve more than 16 dwelling units; and¶

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Attachment-D¶

DIVISION 2.08.05 COMPLETE-NEIGHBORHOODS (first Working Draft—combined redlines)¶

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 Arrangements.** Single family, duplex, and townhome lots may take vehicular access from a parking court ~~if the pattern book demonstrates both of the following standards are met~~.¶

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.¶

¶

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## Glenwood Park – Atlanta, Georgia



2010 Design Award – International Making Cities Livable - 28 acres

16

Gossman Group – Design & Planning – Cincinnati, Ohio



17

Pocket Neighborhoods Ross Chapin Architects



18

**Questions**

**and**

**Comments**

19

## MEMORANDUM

**To:** Loveland Planning Commission  
**From:** Greg George, Special Projects Manager  
**Date:** July 24, 2017  
**Subject:** Study Session – Task 5 – Development Standards

---

### I. ATTACHMENTS:

- A. Residential Land Use Table
- B. Housing Palette
- C. Kendall Brook PUD Multifamily Project Site Plan

### II. INTRODUCTION

This item is the first study session on Task 5 – Development Standards.

This task proposes new development standards to achieve one of the primary objectives of Task 2 – Simplified Development Procedures. In Task 2, three new approval procedures (Limited Use, Adaptable Use and Conditional Use) replaced the current Special Review process. The objective of Task 2 was to simplify the approval process by designating Special Review Uses as Limited Uses when, through application of new standards, external adverse impact are mitigated to ensure land use compatibility. A Limited Use is similar to a Use-by-Right, allowing approval by the Director, provided the use complies with generally applicable zoning standards and use specific standards. A Limited Use does not require a neighborhood meeting.

### III. LAND USE TABLE

The new development standards will be presented along with eight land use tables that identify the approval procedure for each land use in each zoning district. Understanding the development standards that apply to each land use in the table is necessary to determine if the approval procedure for each land use is appropriate. The eight land use tables fall under the following general land use categories:

- Residential;
- Special Residential;
- Commercial;
- Community, Civic, Educational, and Institutional;
- Industrial, Processing, Recycling, Storage, and Disposal;
- Motor Vehicle and Transportation Land Use;
- Utility, and Wireless Telecommunications; and
- Transient Residential and Overnight Accommodations.

The eight land use tables will be presented to the Planning Commission at study sessions in July and August as the project team develops them.

**III. RESIDENTIAL LAND USE TABLE:** The subject of this study session is **Attachment A**, which includes:

- Initial draft of the Residential Land Use Table;
- Residential use specific standards (Section 2.02.401, page 3 of 7);
- Building design standards for general multifamily (Section 2.04.501, page 4 of 7); and
- Site design standards for general multifamily (Section 2.07.703, page 5 of 7).

Definitions for the land uses listed in the Residential Land Use Table are in the Housing Palette (**Attachment B**).

**IV. MEETING OBJECTIVE:** The main objective is to review the Residential Land Use Table with regard to the review procedures assigned to each land use. The focus should be on those uses designated as Limited Use (yellow highlight) and the development standards that apply to those uses. The objective is to determine if the proposed standards are sufficient to allow the uses identified as Limited Use to be approved by the Director without a neighborhood meeting.

**V. POLICY DIRECTION:** In addition to the land use table and other supporting information, the project team is seeking policy direction from the Planning Commission on the following matters.

A. **Tiny Homes:** Should the minimum first floor area for Tiny Homes be 400 sf.? (Section 2.02.401.B.1.d. page 3 of 7, yellow highlight).

B. **Building Design Standards:**

1. Do the building design standards for general multifamily offer enough choices? (Sections 2.04.501.C. Horizontal Articulation, page 5 of 7, yellow highlight).
2. Should general multifamily buildings be required to provide an outdoor living space for each dwelling unit? (Sections 2.04.501.B. Balconies, page 5 of 7, gray highlight).

C. **PUD:** The project team is recommending that the minimum standards for on-site recreation and leisure areas for general multifamily apply to Planned Unit Development, both new PUDs and approved PUD that have not obtained vested rights (i.e. approval of an application for vested rights pursuant to Chapter 18.72 of the current Zoning Code). (Sections 2.07.703.A. page 6 of 7, yellow highlight)

D. **On-Site Recreation and Leisure Areas:** The project team is recommending that on-site recreation and leisure areas for general multi-family are provided at a rate of 150 square feet per dwelling unit (Table 2.07.703. page 7 of 7, yellow highlight).

Table A (following page) compares alternatives of 100 sf, 150 sf, and 200 sf per dwelling unit applied to sample projects, including the multifamily project in Kendall Brook that was denied in August 2014. The site plan for that project (see **Attachment C**) contains very little, if any, area that would meet the proposed standards for on-site recreation and leisure area. Under the option requiring 150 sf per dwelling unit, the Kendall Brook project would have been required to provide 19,500 sf. of on-site recreation and leisure areas (6.2% of the total project site).

**Table A**

On-Site Recreation and Leisure Area Minimum Area/Dwelling Unit Comparison					
Sample Projects					
Acres	Density (units/acre)	Units	Minimum Area per D.U. (sf.)	Amenity Area (sf.)	% Total Site
Sample Project #1					
20	8	160	200	32,000	3.7
20	12	240	200	48,000	5.5
20	20	400	200	80,000	9.2
Sample Project #2					
40	8	320	100	32,000	1.8
40	12	480	100	48,000	2.8
40	18	800	100	80,000	4.6
Kendall Brook					
7.21	18	130	100	13,000	4.1
7.21	18	130	150	19,500	6.2
7.21	18	130	200	26,000	8.3

**Note:** The Downtown Zoning District (DT) is not listed in **Table 2.07.603** because Infill Multifamily is allowed exclusively in the DT zoning district and not General Multifamily. Specific site design and building design standards will be developed for Infill Multifamily to ensure compatibility with the character of Loveland's Downtown.

- E. **Enclosed Areas for Dogs:** Should a dog park be included in the list of on-site amenities? (*Section 2.07.703.D.3. Types of Amenities, page 7 of 7, yellow highlight*).

## 2.02.302 Residential Land Use by Zoning District

The residential land uses that are allowed in each zone are set out in Table 2.02.302, *Residential Land Use by Zoning District*. Refer to Division 2.04.02, *Housing Palette* for descriptions and standards for individual housing types.

Table 2.02.302 Residential Land Use by Zoning District													
Land Use	Zoning Districts												Standards Reference <sup>1</sup>
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
TABLE NOTES:													
<sup>1</sup> This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").													
Single-Family Detached													
Tiny Home													
- in complete neighborhoods	L	L	L	L	L	-	-	L	L	-	-	-	Sec. 2.02.401
- in manufactured home park or subdivision	-	-	-	-	L	-	-	-	-	-	-	-	Sec. 2.02.401
- in all other locations	-	-	A	A	A	-	-	-	-	-	-	-	Sec. 2.02.401
Cottage													
- in complete neighborhoods	L	L	L	L	L	-	-	L	L	-	-	-	Sec. 2.02.401
- in all other locations	-	-	A	A	A	-	-	-	-	-	-	-	Sec. 2.02.401
Urban													
- in complete neighborhoods	R	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	L/A	L/A	L	L	-	-	-	-	-	Sec. 2.02.401
Large Urban													
- in complete neighborhoods	R	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	L/A	L/A	L	L	-	-	-	-	-	Sec. 2.02.401
General													
- in complete neighborhoods	R	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	L/A	L/A	L	L	-	-	-	-	-	Sec. 2.02.401
Suburban													
- in complete neighborhoods	R	R	R	R	R	-	-	-	-	-	-	-	-
- in all other locations		L/A	L/A	L/A	L/A	L	L	-	-	-	-	-	Sec. 2.02.401
Large Suburban													
- in complete neighborhoods	R	R	R	R	R	-	-	-	-	-	-	-	-
- in all other locations	-	L/A	L/A	-	-	L	L	-	-	-			Sec. 2.02.401
Estate													
- in complete neighborhoods	R	R	R	R	R	-	-	-	-	-	-	-	-
- in all other locations	R	R	R	-	-	L	L	-	-	-	-	-	Sec. 2.02.401
Large Estate													
- in complete neighborhoods	R	R	R	R	R	-	-	-	-	-	-	-	-
- in all other locations	R	R	-	-	-	L	L	-	-	-	-	-	Sec. 2.02.401
Lot Line Home													

**Table 2.02.302**  
**Residential Land Use by Zoning District**

Land Use	Zoning Districts												Standards Reference <sup>1</sup>
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
- in complete neighborhoods	R	R	R	R	R	-	-	R	R	-	-	-	Sec. 2.19.203
- in all other locations	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 2.19.203
Duplex and Townhouse													
Standard Duplex													
- in complete neighborhoods	-	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	A	R	R	R	L	L	L	L	-	-	-	Sec. 2.02.401
Over-Under Duplex													
- in complete neighborhoods	-	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	A	R	R	R	L	L	L	L	-	-	-	Sec. 2.02.401
Standard Townhouse													
- in complete neighborhoods	-	-	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	A	R	L	L	L	L	-	-	-	Sec. 2.02.401
Multiplex and Multifamily													
Multiplex													
- in complete neighborhoods	-	-	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	A	R	R	L	L	L	L	-	-	-	Sec. 2.02.401
General Multifamily													
- in complete neighborhoods	-	-	R	-	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	-	R	-	-	L	L	-	-	-	Sec. 2.02.401
Infill Multifamily													
- in complete neighborhoods	-	-	-	R	R	-	-	-	-	-	-	-	-
- in all other locations	-	-	-	A	R	L	L	-	-	-	-	-	Sec. 2.02.401
Downtown Multifamily													
- in complete neighborhoods	-	-	-	-	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	-	R	R	R	L	L	-	-	-	Sec. 2.02.401
Manufactured Homes													
All Manufactured Homes													
- in complete neighborhoods	-	-	-	-	-	-	-	-	-	-	-	-	-
- in manufactured home park or subdivision	-	-	-	-	R	-	-	-	-	-	-	-	-
- in all other locations	-	-	-	-	-	-	-	-	-	-	-	-	-

**Definitions:** Definitions for residential housing types are in *Division 2.10.02 Housing Palette* (see **Attachment C**).

#### **2.02.401 Residential Standards**

- A. **Generally.** The standards of this Section apply to the residential uses in Section 2.02.302, *Residential Land Use by Zoning District*, that are listed as limited use ("L") or adaptable use ("A"). Where a provision of this

Section requires the application of adaptable use standards, the use is subject to the adaptable use review process.

**B. Complete Neighborhoods.** The standards of this subsection apply within complete neighborhoods. Complete neighborhoods are also subject to the design standards set out in [Division 2.07.04, Standards for Complete Neighborhoods](#).

1. *Tiny Homes.* Tiny homes are allowed in complete neighborhoods, provided that:
  - a. They are clustered in groups of not less than six nor more than 24 dwelling units;
  - b. The land area allocated to each cluster is not less than 2,125 square feet per dwelling unit;
  - c. No cluster is located closer than 600 feet to another cluster; and
  - d. The minimum first floor area shall be 400 sq. ft.
2. *Cottages.* Cottages are allowed in complete neighborhoods, provided that:
  - a. They are clustered in groups of not less than four nor more than 12 dwelling units;
  - b. The land area allocated to each cluster is not less than 4,250 square feet per dwelling unit; and
  - c. No cluster is located closer than 300 feet to another cluster.

**C. Manufactured Home Parks and Subdivisions.**

1. *Tiny Homes.* Tiny homes are allowed in manufactured home parks and subdivisions, provided that no more than 15 percent of the lots or spaces in the manufactured home park or subdivision are allocated to tiny homes, the homes are constructed in accordance with the Building Code on a permanent foundation.

**D. All Other Locations.** The standards of this subsection apply to residential development that is not part of a complete neighborhood and not within a manufactured home park or subdivision.

1. *Tiny Homes.* Tiny homes may be allowed, provided that:
  - a. All standards for approval of an adaptable use are met;
  - b. They are clustered in groups of not less than four and not more than 18;
  - c. The land area allocated to each cluster is not less than 2,500 square feet per dwelling unit;
  - d. The subject property is comparable in dimensions to other residential lots (if any) on the same block face, in that its lot width is 90 percent or more of the average lot width, and the lot depth is 90 percent or more of the average lot depth; and
  - e. No cluster is located closer than 600 feet to another cluster.
2. *Cottages.* Cottages may be allowed, provided that:
  - a. All standards for approval of an adaptable use are met;
  - b. They are clustered in groups of not less than two and not more than 12;
  - c. The land area allocated to each cluster is not less than 4,250 square feet per dwelling unit;
  - d. The subject property is comparable in dimensions to other residential lots (if any) on the same block face, in that its lot width is 90 percent or more of the average lot width, and the lot depth is 90 percent or more of the average lot depth; and
  - e. No cluster is located closer than 300 feet to another cluster.
3. *Urban, Large Urban, General, Suburban, and Large Suburban.* Urban, large urban, general, suburban, and large suburban housing types are allowed, provided that:
  - a. In Residential Zones, either:
    - i. The maximum building height is 26 ft. and the maximum building coverage ratio is 45%; or
    - ii. All standards for approval of an adaptable use are met, the maximum building height is 35 ft., and the maximum building coverage ratio is 65%.
  - b. In the DT and B Zones, the urban, large urban, general, suburban, and large suburban single-family housing types are allowed on lots that contain existing single-family homes of the same type.

4. *Standard Duplex, Over-Under Duplex, Standard Townhouse, and Multiplex.* Standard duplex, over-under duplex, standard townhouse, and multiplex housing types are allowed in the DT, B, MAC, and E zones on lots that contain existing housing of the same type.
  5. *General Multifamily and Downtown Multifamily.* General multifamily and downtown multifamily housing types are allowed in the B and MAC zones on lots that contain existing housing of the same type.
  6. *Infill Multifamily.* Infill multifamily is allowed in the DT and B zones on lots that contain existing housing of the same type.
- E. **Accessory Dwelling Unit.** The following standards shall apply:
1. The dwelling unit shall:
    - a. Be on the same lot, either attached or detached from the principal single-family dwelling unit and be subordinate to the principal dwelling unit in size;
    - b. Be a maximum size of nine hundred square feet. The minimum size shall be in accordance with the International Building Code, as adopted by the City of Loveland;
    - c. Be a completely independent unit, built on a permanent foundation with its own sleeping, cooking and bathing facilities.
    - d. Have its own entrance/exit and separate address.
    - e. Water and sewer service to the accessory dwelling unit shall be connected to the service main for the principal single-family dwelling unit on the property. Utility design shall ensure that utilities for the two units can be shut off independently.
    - f. Be of the same architectural style, materials and colors as the principal single-family dwelling to be architecturally compatible with the principal single-family dwelling unit;
    - g. Meet all of the setback requirements within the applicable zoning district; and
    - h. Meet all building and fire code requirements.
  2. No portion of an accessory unit shall be located nearer the front lot line than the principal single-family dwelling unit;
  3. Only one accessory dwelling unit shall be allowed per lot; and
  4. Three off-street parking spaces shall be required on lots containing an accessory dwelling unit.
- F. **Lot Line Homes.**
1. Lot-line homes are allowed as a limited use, provided that all of the standards of this Section are met.
  2. Annotations shall be required on the final plat to indicate which lot line will be used for the zero setback.
  3. Side Lot Line Restrictions.
    - a. No side lot line shall be shown as a zero setback line for more than one lot.
    - b. No side lot line for which a zero setback is allowed shall be:
      - i. A boundary of a right of way; or
      - ii. A lot that is not part of the lot line development (one of the ends of the zero-lot line block face will not be a lot line home).

## Chapter 2.04 Lots, Buildings and Structures

### Division 2.04.05 Building Design Standards

#### Section 2.04.501 Residential Buildings with More than Four Dwelling Units

- A. **Generally.** The standards of this Section apply to all residential buildings that contain more than four dwelling units (including multiplex, multifamily (all types), and townhomes).

B. **Balconies.** Dwelling units that are entirely located above the ground floor shall have balconies that are not less than 40 square feet in area and not less than four feet in any dimension. Balconies may be recessed into the building.

C. **Horizontal Articulation.**

1. Buildings that are three or more stories in height shall include elements that provide meaningful horizontal articulation, including any combination of two or more of the following:
  - a. Awnings that are aligned on a horizontal plane;
  - b. Changes in materials (e.g., from brick to siding, or from stone to stucco);
  - c. Belt courses, score lines, or other relief, combined with a change in color; or
  - d. Stepbacks or cantilevered projections from the building wall.
2. Townhomes shall include elements that differentiate the townhome units from each other. Such elements may include:
  - a. Offsetting wall planes on the front building elevation at common walls, or at other locations on the front building elevation that highlight the differentiation among the individual dwelling units;
  - b. Changes in cladding materials and color from dwelling unit to dwelling unit; or
  - c. Changes in roofline or parapet height dwelling unit to dwelling unit.

D. **Offsets and Variation of Wall Planes.** Building elevations that are wider than 60 feet (except townhome elevations that comply with subsection B., above) shall include offsets according to the standards of this Subsection.

1. *Maximum Distance Between Offsets.* 50 feet
2. *Minimum Offset Distance (measured perpendicularly to the wall plane from which the offset is taken).*
  - a. 6 feet; or
  - b. Partially recessed balconies that meet the requirements of this Subsection C may be used to meet the offset requirement, if the balcony extends at least two feet from the building wall plane and the total depth of the balcony is at least six feet.
3. *Minimum Width of Offset.* 10 feet
4. *Minimum Height of Offset.* The minimum vertical distance of each offset shall be as follows (the vertical distance may be interrupted for elements such as a recessed portion of a balcony):
  - a. One-story buildings: 90 percent of the height of the wall that establishes the plane from which the offset is taken.
  - b. Two or more story buildings: 70 percent of the height of the wall that establishes the plane from which the offset is taken.
5. *Materials.* Offsets shall be incorporated into the architecture and materials of the principal building (e.g., wood decking with wood post supports that are mounted on a ledgerboard on a continuous wall plane is not sufficient to achieve the offset required by this Subsection.

### Section 2.04.503 Utilities and Mechanical Equipment

A. **Generally.** The standards of this Section apply to all buildings in the City.

B. **Electrical, Gas, Communications, Water, Wastewater, and Storm Drain.**

1. Electrical and communications utilities that serve individual buildings shall be installed underground, except that single-family detached, duplex, manufactured home buildings that are located in areas where utility service is provided by above-ground distribution systems may connect to electrical and communications systems above ground.
2. Gas, water, wastewater, and storm drain utilities shall be installed below ground.
3. Meters shall be located at the rear of the building, in meter rooms, or screened from view from public rights-of-way and abutting property by screen walls, fencing, berms, or landscaping.

- C. **Roof-Mounted Equipment.** Roof-mounted HVAC and elevator equipment (except chimneys and vent pipes), shall be not less than 90 percent screened from view from street-level and abutting properties.
- D. **Radon Mitigation.** Radon mitigation systems, if used, shall be integrated into the building design, or if retrofitted, shall be designed to appear as gutter pipes, or painted the same color as the building wall.
- E. **Ground-Mounted Equipment.** Ground-mounted HVAC equipment shall be completely screened from view from street-level and adjacent properties by building walls, landscaping, or screen walls.

## Chapter 2.07 Standards for Site Design

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### 2.07.703 General Multifamily

- A. **Generally.** Site and building plans for general multifamily uses shall conform to the requirements of this Section. **These standards apply to PUDs unless the Director finds that the PUD is vested.**
- B. **Site Layout.**
  - 1. *Surface Parking.* Surface parking areas shall be set back not less than 30 feet from adjacent property or street rights-of-way, and:
    - a. Shall be screened from view from the street by:
      - i. A combination of a multifamily building or enclosed parking building and a Type A Bufferyard located between the building and the street; or
      - ii. A Type C Bufferyard.
    - b. Shall be screened from view from adjacent property by:
      - i. A combination of a multifamily building and a Type B Bufferyard located between the building and the property line;
      - ii. A combination of a detached enclosed parking facility and a Type A Bufferyard located between the building and the property line; or
      - iii. A Type C Bufferyard
  - 2. *Attached Individual Garages and Detached Enclosed Parking Facilities.* Overhead doors shall not be located on building elevations that face adjacent property or public streets unless the building elevation is at least 60 feet from the property line, and intervening buildings or landscaping mitigate the appearance of the overhead door.
  - 3. *Pedestrian Circulation and Connectivity.*
    - a. The subject property shall have a defined pedestrian circulation system that provides connections among the dwelling units, common mailboxes, amenities, and the public sidewalk.
      - i. Sidewalks and multi-use pathways that comprise the pedestrian circulation system shall be at least five feet wide, and, except at crossing points, separated from parking and vehicular circulation areas.
      - ii. Sidewalks and multi-use pathways shall be designed and organized to be highly visible from buildings and parking areas.
    - b. Connections between the public sidewalk and the pedestrian circulation system on the subject property shall be provided at intervals of not more than 300 feet.
- C. **Relationship Between Buildings and Street Frontages.** In addition to front setbacks (or build-to lines), buildings shall relate to the street by way of building orientation, fenestration, the design of building entrances, and the location and format of parking areas, as follows:
  - 1. *Multiple-Building Multifamily Development.*
    - a. In developments that include more than one multifamily building, the buildings shall be oriented in one of the following ways:

- i. To the street from which the subject property takes access, with prominent, architecturally defined entrances, with a defined connection between each entrance and the public sidewalk; or
    - ii. To an interior courtyard or a cohesive system of open space and pedestrian pathways, with a prominent pedestrian entry to the site and a walkway connecting directly between each building entrance and the public sidewalk through the pedestrian entry to the subject property.
  2. *Single-Building Multifamily Development*. If the multifamily residential development is in the form of a single building, the building shall be oriented to the street from which the site takes access. The building shall have a prominent, architecturally defined entrance, with a defined connection to the public sidewalk.
- D. **On-Site Amenities**. General multifamily developments that include more than 20 dwelling units shall provide centralized amenities.
1. **Total Area of On-Site Amenities**. The total area provided for on-site amenities shall be as set forth in Table 2.07.703.(following page)
  2. *Location and Dimensions of Centralized Amenities*.
    - a. Outdoor amenity areas shall be located at ground level, situated with regard to their organizing function, climate conditions, and safety.
    - b. In developments with multiple buildings, outdoor recreation and leisure areas shall be located so as to be convenient and accessible to each multifamily building. This may require several different outdoor amenity areas.
    - c. No required outdoor amenity area shall have a slope greater than four percent, unless the area has been developed with an enhanced accessibility system of ramps, stairs, terraces, trails, or other comparable site improvements.
    - d. No dimension of an outdoor amenity area shall be less than 20 feet.
    - e. No driveways, parking, or other vehicular uses shall be located in the outdoor amenity area.
    - f. Children's play areas, if provided, shall be centrally located, visible from dwelling units, and away from service areas and potential hazards (e.g., dumpsters, drainage facilities, streets, and parking areas).
  3. *Types of Amenities*.
    - a. Outdoor amenity areas shall provide facilities for outdoor recreation and leisure (including but not limited to paths, picnic areas, (dog parks if pets are allowed), seating, active recreation facilities, play courts, tot lots, pools) and appropriate lighting. Children's play areas, if provided, shall include playground equipment and seating for adults.
    - b. Indoor amenity areas may include indoor pools, indoor fitness facilities, clubhouses, common kitchens, movie theaters, billiard rooms, or other comparable facilities.

Table 2.07.703 On-Site Recreation and Leisure Areas			
Zone	Threshold (dwelling units)	Minimum Contiguous Area (sf)	Minimum Area per D.U (sf)
R2	20	5,000	150
R3e			
R3	20	3,000	
B			
MAC			
E			
PUD			

## 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. <sup>1</sup>	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. <sup>1</sup>	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. <sup>1</sup>	35 ft.	35%
Large General	Street	6,000 sf.	60 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. <sup>1</sup>	35 ft.	35%
Suburban	Street	7,000 sf.	65 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. <sup>1</sup>	35 ft.	35%
Large Suburban	Street	10,800 sf.	80 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. <sup>1</sup>	35 ft.	35%
Estate	Street	20,000 sf.	100 ft.	30 ft. / 30 ft.	10 ft.	20 ft.	25 ft. / 0 ft. <sup>1</sup>	35 ft.	30%
Large Estate	Street	2.5 ac.	300 ft.	30 ft. / 30 ft.	30 ft.	30 ft.	30 ft. / 0 ft. <sup>1</sup>	35 ft.	20%
TABLE NOTES: <sup>1</sup> 0 ft. standard applies to alley-loaded garages, subject to Sec. 2.10.302, <i>Setbacks Along Alleys, Easement, and Waterbodies</i> . 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 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 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.
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.B 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. <sup>1</sup>	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:**  
<sup>1</sup> 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.
- 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 <sup>3</sup>	Street Side Setback	Rear Setback	Height	Building Coverage
Standard Duplex	Alley	3,000 sf. <sup>1</sup>	30 ft. <sup>1</sup>	10 ft.	5 ft.	10 ft.	0 ft. <sup>4</sup>	35 ft.	50%
	Street	4,500 sf. <sup>1</sup>	45 ft. <sup>1</sup>	20 ft.	5 ft.	10 ft.	15 ft.	35 ft.	50%
Over-Under Duplex	Alley	5,000 sf. <sup>2</sup>	50 ft. <sup>2</sup>	10 ft.	5 ft.	10 ft.	0 ft. <sup>4</sup>	35 ft.	50%
	Street	5,500 sf. <sup>2</sup>	55 ft. <sup>2</sup>	20 ft.	5 ft.	10 ft.	15 ft.	35 ft.	50%

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

**2.10.204 Townhomes**

- A. **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.
- B. **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**

- A. **Generally.**
1. 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 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. <sup>1</sup>	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. <sup>1</sup>	not limited <sup>2</sup>	(by zoning) <sup>3</sup>	35%
	Street	10,000 sf.	100 ft.	25 ft.	6 ft.	10 ft.	15 ft.	not limited <sup>2</sup>	(by zoning) <sup>3</sup>	35%
Infill Multifamily	Alley or Parking Court	10,000 sf.	70 ft.	10 ft.	5 ft.	8 ft.	0 ft. <sup>1</sup>	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. <sup>1</sup>	not limited	(by zoning) <sup>3</sup>	not limited

**TABLE NOTES:**<sup>1</sup> see Sec. 2.10.302, *Setbacks Along Alleys, Easement, and Waterbodies*<sup>2</sup> 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.<sup>3</sup> 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*.

<b>Table 2.10.206A Cluster Standards</b>	
<b>Cluster Standard</b>	<b>Requirement</b>
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*.

<b>Table 2.10.206B Building Standards</b>	
<b>Building Standard</b>	<b>Requirement</b>
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 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
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%

# Kendall Brook Multifamily Site Plan – August 2014

