
TITLE 18 UNIFIED DEVELOPMENT CODE

(Ord. 6248 §1, 11/06/2018)

PART 5: MEASUREMENT, WORD USAGE, AND DEFINITIONS

Chapter 18.19 Measurements, Word Usage, and Definitions

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Abandoned and Obsolete Sign means a sign which is associated with a business that is no longer being conducted from the premises on which the sign is located.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Abandonment, with respect to oil and gas wells, means the plugging process of cementing a well, the removal of its associated production facilities, the removal or abandonment in-place of its flowline, and the remediation and reclamation of the wellsite.

Effective on: 11/20/2018

Access-Restricted Open Space means open space that is secured from public access and not intended for use by people.

Effective on: 11/20/2018

Accessory Dwelling Unit means a residential dwelling unit (but not a recreational vehicle or camping facility, as defined in Title 16 Nuisance Code, or a mobile home) that is located either within the same building as the Principal Dwelling Unit, attached to a principal dwelling unit, or in a detached building on the same lot as the Principal Dwelling Unit.

Ord. 6762 §10, 04/01/2025

Effective on: 4/15/2025

Accessory Structure means a structure that is:

1. Subordinate to the use and scale of the principal building, or supportive of and incidental to an outdoor land use;
2. Customary in connection with the principal building, other structure, or use of land; and
3. Ordinarily located on the same lot with the principal building, other structure, or use of land.

Examples of accessory structures include, but are not limited to: detached garages, carports, sheds, dog runs, and animal pens that are accessory to residential buildings, storage buildings that are accessory to lumberyards, and restroom facilities that are accessory to parks. The phrase "accessory structure" does not include signs.

Ord. 6446 §5, 12/15/2020

Effective on: 12/29/2020

Accessory Use means a use that is related to, but clearly subordinate to, a specific principal use, and which is located on the same lot as the principal use. Examples of accessory uses include, but are not limited to: outdoor recreation accessory to a school; a gift shop, pharmacy, or cafeteria accessory to a hospital; or concession stands accessory to an outdoor stadium, arena, amphitheater, or drive-in theater.



Effective on: 11/20/2018

Adaptable Use means a use that is approved administratively after a public notice and written comment period, upon a finding of compliance with specific standards that pertain to the use, the generally applicable standards for all adaptable uses, and the generally applicable standards of this UDC.

Effective on: 11/20/2018

Adult Entertainment means an exhibition, display, activity, or dance that involves the appearance or exposure to view of specified sexual activities or specified anatomical areas to an audience for consideration.

Effective on: 11/20/2018

Adverse Effect or **Adverse Impact** means the impact of an action that is considerable or substantial and unfavorable or harmful. The phrases include social, economic, physical, health, aesthetic, historical impact, or biological impacts, including but not limited to, effects on natural resources or the structure or function of affected ecosystems.

Effective on: 11/20/2018

Affordable Housing Development means a development that received a designation as such by City Council by resolution in accordance with Title 17 Affordable Housing Code, and that is a housing development, either for-sale or for-rental housing in which a percentage of the total proposed units, as determined by City Council, are affordable to households earning a percentage of qualified income, as determined by City Council.

Ord. 6636 §62, 09/05/2023

Effective on: 9/19/2023

Agricultural Purposes means purposes related to the operation of an agricultural use that is listed in Section 18.02.03.10, **Agricultural Land Use by Zone**.

Effective on: 11/20/2018

Airport means an area of land that is designated for the take-off and landing of aircraft, which may include areas for ticketing, security, aircraft maintenance, luggage or cargo handling, ground transportation services, and accessory retail and restaurant uses, as well as safety zones.

Effective on: 11/20/2018

Alley means a public way with less width than a street, that is designated for special access to the rear of buildings.

Effective on: 11/20/2018

Alternative Tower Structure means man-made trees, clock towers, bell steeples, light poles, traffic signals, buildings, and similar alternative design mounted structures that are compatible with the natural setting and/or surrounding structures, and camouflage or conceal the presence of antennas or towers so as to make them architecturally compatible with the surrounding area pursuant to this chapter. This term also includes any antenna or antenna array attached to an alternative tower structure. A stand-alone monopole (including a replacement pole) in the ROW that accommodates small cell wireless facilities in considered an alternative tower structure to the extent it meets the camouflage and concealment standards of this chapter.

(Ord. 6326 §11, 08/20/2019)

Effective on: 12/14/2021

Annexation Agreement, Annexation and Development Agreement, or Annexation Development Agreement mean an agreement that is executed between the applicant and the City as part of the process of annexation of property. The agreement includes terms and conditions imposed on the annexation by City Council.

Effective on: 11/20/2018

Animal Equivalent Unit means a unit of measurement to compare various animal types based upon equivalent forage needs or waste generation. Animal equivalent units are set out in the table below.

Animal Equivalent Units	
Animal	Animal Equivalent Units
Adult Cow with Unweaned Calf	1.00
Mature Dairy Cattle	1.40
Slaughter or Feeder Cow	1.00



Sheep	0.20
Goat	0.20
Llama	0.60
Horse	1.25
Mule	1.25
Donkey	1.25
Burro	1.25
Swine (>55 pounds)	0.40
Swine (<55 pounds)	0.07
Laying Hens	0.03
Broiler Chickens	0.01
Turkeys	0.02
Other Animals	Average Animal Weight (in pounds) / 1,000 pounds

Effective on: 11/20/2018

Animated or "Flashing Sign" means any sign or part of a sign that changes physical position by any movement or rotation, or which gives the visual impression of such movement by use of lighting, including blinking, chasing, scrolling or other animation effects, or signs which exhibit intermittent or sequential flashing of natural or artificial light or color effects.

Effective on: 11/20/2018

Applied or Painted Wall Sign means a type of wall sign that is applied to or painted on a building wall, such that the sign appears flush with, or within not more than one inch of, the surface of the wall.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Approved Grade means the elevation of the ground surface, or any paving or sidewalk built upon it, which has been established on the basis of an engineered grading and drainage plan for the subject property that has been reviewed and approved by the City. When no engineered grading and drainage plan is on file with the City, the established historic grade may be accepted in-lieu of the engineered plan, based on general information available, including (when appropriate), a site inspection of the property by the City. In making a determination regarding established historic grade, the City may, when the Director determines necessary, require submission of current surveyed elevations of the property and other adjacent properties; or may require submittal of an engineered grading and drainage plan.

Effective on: 11/20/2018

Artificial Turfgrass means an installation of synthetic materials developed to resemble natural grass.

As-of-Right Use means a land use that is approved administratively, upon a finding that the generally applicable standards of this UDC are met.

Effective on: 11/20/2018

Assisted Living or Congregate Care means a residential facility that provides meals and assistance with daily activities, such as dressing, grooming, and bathing, for the elderly or adults who are unable to manage these activities themselves.

Effective on: 11/20/2018

Attached Sign means a wall sign, a window sign, a roof sign, or a projecting sign.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Attached Wireless Telecommunications Facilities means wireless communications facilities that are attached to buildings.

(Ord. 6326 §11, 08/20/2019)

Effective on: 9/3/2019

Awning means a framed exterior architectural feature that is attached to and supported from the wall of a building and/or held up

by its own supports, and which is covered with canvas, fabric, or other similar material as its primary surface, and which provides or has the appearance of providing shelter from the elements to pedestrians, vehicles, property, or buildings.

Effective on: 11/20/2018

Awning sign means a sign that is painted, stenciled, stitched, sewn onto the exterior of an awning.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Balloon means an airtight bag or membrane that is inflated with air or a lighter than air gas, typically intended to rise or float above the ground.

Effective on: 11/20/2018

Banner means a sign that is constructed of cloth, canvas, vinyl, or other type of natural or man-made fabric, or other similar light material that can be easily folded or rolled, but not including paper or cardboard.

Effective on: 11/20/2018

Banner Frame means a frame that is secured and mounted to a building wall that is used to display banners such that they are tightly stretched and their mounting hardware is hidden from view.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Bar, Tavern, or Nightclub (Large) means an establishment with an occupant load greater than 100 persons designed for the on-site consumption of alcoholic beverages, or evening entertainment such as live music, comedy acts, a floorshow, or dancing. The use may include tables and chairs, but does not have fixed theater-style seating. The use includes the sale of light snacks (chips, pretzels, nuts, etc.) and sandwiches (prepackaged pizzas, burritos, subs, etc.) as required by the applicable liquor license (which may be any of the following classes of State alcohol licenses pursuant to C.R.S. § 12-47-401, et seq.: beer and wine, hotel and restaurant, tavern, vintner's restaurant, or lodging and entertainment facility). The phrase "bar, tavern, or nightclub (large)" does not include the phrase "sexually oriented business" or temporary sales of alcohol for on premise consumption.

Effective on: 11/20/2018

Bar, Tavern, or Nightclub (Small) means an establishment with an occupant load of 100 persons or less designed for the on-site consumption of alcoholic beverages, or evening entertainment such as live music, comedy acts, a floorshow, or dancing. The use may include tables and chairs, but does not have fixed theater-style seating. The use includes the sale of light snacks (chips, pretzels, nuts, etc.) and sandwiches (prepackaged pizzas, burritos, subs, etc.) as required by the applicable liquor license (which may be any of the following classes of State alcohol licenses pursuant to C.R.S. § 12-47-401, et seq.: beer and wine, hotel and restaurant, tavern, vintner's restaurant, or lodging and entertainment facility). The phrase "bar, tavern, or nightclub (small)" does not include the phrase "sexually oriented business" or temporary sales of alcohol for on premise consumption.

Effective on: 11/20/2018

Base Station means the structure or equipment at a fixed location that enables wireless communications licensed or authorized by the Federal Communications Commission (FCC), between user equipment and a communications network.

The phrase includes, but is not limited to:

1. Equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
2. Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).
3. Any structure other than a wireless communications tower that, at the time an eligible facilities modification application is filed with the City under this UDC, supports or houses equipment described in above as included within the definition of the phrase "base station," and that has been reviewed and approved under the applicable development review process, or under another State or county review process, even if the structure was not built for the sole or primary purpose of providing such support.

The phrase does not include:

1. Any structure that, at the time a completed eligible facilities modification application is filed with the City, does not support or house equipment described above.
2. A wireless communications tower or any equipment associated with a wireless communications tower.



(Ord. 6326 §11, 08/20/2019)

Effective on: 9/3/2019

Baseline Oil and Gas Standards means those review standards and operation requirements set out in [Division 18.10.02, General Standards for Oil and Gas Operations](#).

Effective on: 11/20/2018

Bed and Breakfast means an adaptive re-use of a single-family detached building as a place of temporary overnight accommodation, in which:

1. Five or fewer guest rooms are rented for daily and / or weekly terms;
2. Breakfast is provided to guests; and
3. The operator resides on the premises.

Effective on: 11/20/2018

Blade Sign means a projecting sign that is mounted on or affixed to a building wall, such that the sign face is generally perpendicular to the building wall.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Brew Pub, Distillery Pub, or Limited Winery means:

1. A brew pub as defined in C.R.S. § 12-47-103(4);
2. A distillery pub as defined in C.R.S. § 12-47-103(7.3); or
3. A limited winery as defined in C.R.S. § 12-47-103(15).

Effective on: 11/20/2018

Building means an enclosed, roofed structure intended for the shelter or enclosure of persons, animals, chattels, property, or substances of any kind.

Effective on: 11/20/2018

Building Frontage means any side of the building that aligns with a street or parking lot.

Effective on: 11/20/2018

Building Height. See Section [18.19.01.01, Building Height](#).

Effective on: 11/20/2018

Building Mounted Sign means any permanent sign that is fastened to or painted on any part of a building in such a manner that the building is the supporting structure for or forms the background surface for the sign, including, but not limited to, wall signs, projecting signs, awning signs, and roof signs.

Effective on: 11/20/2018

Bus or Taxi Terminal means an off-street premises that is used for the parking or storage of buses or taxis and the loading or unloading of passengers.

Effective on: 11/20/2018

Bus Sign means a sign placed upon a transit bus that is owned or operated by, or on behalf of the City pursuant to a written agreement in which the City which sets forth the regulations for the size, content, placement, design, and materials used for such sign. A bus sign is not a “portable sign.”

Effective on: 11/20/2018

Bus Stop Sign means a sign that is located on a bench or shelter within the public right-of-way or on private property adjacent to public right-of-way at a bus stop, pursuant to a written agreement with the City, that sets forth the terms for the size, content, placement, design, and materials used in the construction of the sign, bench, or shelter.

Effective on: 11/20/2018

Business means an activity concerned with the supplying or distribution of goods or services for compensation.

Effective on: 11/20/2018



Business Premises means the land, site, or lot at which, or from which, a business is principally conducted, including off-street satellite parking areas or vehicle storage areas that are associated with the business and approved by the City.

Effective on: 11/20/2018

Business Services means a business that is primarily engaged in rendering support services to other businesses, such as advertising and mailing, commercial photography, janitorial services, and temporary labor services. Uses that are included within the phrases "office, general," "light industry," or "retail sales and services" (e.g., attorneys, accountants, contractors, or office supply shops), are not included within the phrase "business services")

Effective on: 11/20/2018

Campground means a development that has been planned, improved, or used for the placement of tents for transient occupancy, and which may include recreational amenities such as pools, playgrounds, fishing, boating, or hiking. Campgrounds may also include spaces for parking recreational vehicles; however, if the use provides only for the parking of recreational vehicles (and not for the placement of tents), it is classified as "RV Park."

Effective on: 11/20/2018

Canopy means a framed accessory structure or exterior architectural feature that is attached to and supported from a wall or held up by its own supports, which provides shelter from the elements to persons, vehicles, or property.

Effective on: 11/20/2018

Canopy Sign means a sign that is mounted on the fascia, or soffit of a canopy.

Effective on: 11/20/2018

Capacity means the maximum demand that can be accommodated by a community facility without exceeding the adopted level of service.

Effective on: 11/20/2018

Capital Expansion Fee means the fee imposed upon every additional dwelling unit of residential development and every square foot of retail, non-retail, and industrial development pursuant to [Division 18.16.04, Capital Expansion Fees](#).

Effective on: 11/20/2018

Capital Improvements Program means the City's most current adopted budget, which includes a five-year program for providing community facilities and includes the anticipated date by which community facilities will be constructed or when the capacity added by community facilities will be available.

Effective on: 11/20/2018

Carport means a covered parking space that is open on one or more sides, and is either attached or detached and accessory to a dwelling unit or units.

Ord. [6446](#) §5, 12/15/2020

Effective on: 12/29/2020

Cemetery means a place in which there is provided space either below or above the surface of the ground for the interment of the remains of human bodies. The term "cemetery" does not include private family burial sites.

Effective on: 11/20/2018

Changeable Copy Sign means a sign that displays words, lines, logos, or symbols that may be changed without replacing or altering the sign face. Changeable copy signs include electronic message centers, reader boards with changeable letters, and time and temperature units.

Effective on: 11/20/2018

City Engineer means the City Engineer within the Public Works Department, or his or her designee.

Effective on: 11/20/2018

City Manager means the City's duly appointed City Manager or his or her designee.

Effective on: 11/20/2018

City of Loveland Street Standards means the [Larimer County Urban Area Street Standards – Repealed and Reenacted April 1, 2007](#), as may be amended from time to time.



Effective on: 11/20/2018

City of Loveland Traffic Impact Study Guidelines and Policies means Chapter 4, Transportation Impact Studies, [Larimer County Urban Area Street Standards – Repealed and Reenacted April 1, 2007](#), as may be amended from time to time, as it applies within the City of Loveland.

Effective on: 11/20/2018

City of Loveland Transportation Master Plan means the [City of Loveland 2035 Transportation Plan](#), dated December 2012, prepared by the City of Loveland, LSA Associates, Inc. and Fox Tuttle Transportation Group, as amended from time to time.

Effective on: 11/20/2018

Code, when used within the phrase "this Code," means the City of Loveland Unified Development Code.

Effective on: 11/20/2018

COGCC Permit means a permit issued by the Colorado Oil and Gas Conservation Commission ("COGCC") to drill, deepen, re-enter or recomplete and conduct any other oil and gas operation as allowed under the COGCC regulations.

Effective on: 11/20/2018

COGCC Rule or **COGCC Regulation** means the Colorado Oil and Gas Rules and Regulations duly adopted by the COGCC, as amended, including but not limited to 2 CCR 400, et seq.

Effective on: 11/20/2018

Commencement of Construction means that construction of a portion of improvements shown on final construction drawings approved by the City has begun, and the City has inspected and determined that the improvements that have been installed are in compliance with the approved final construction drawings.

Effective on: 11/20/2018

Commercial Equestrian Facility means a boarding stable, riding school or academy, riding arena, or exhibition facility for horses, donkeys, or mules, but not facilities that are associated with residential or agricultural uses and solely for the private use of the residential or agricultural landowner or lessee. Commercial equestrian facilities typically include barns, stables, corrals, riding arenas, or paddocks.

Effective on: 11/20/2018

Commercial Lodging, Business or Tourist means a building or group of buildings in which six or more guest rooms are used to provide accommodations for transient guests for compensation. The use may also include services such as small-scale meeting rooms, business centers (personal computers, fax machines, and printers for guest use), food service for guests, and recreational facilities such as swimming pools and fitness centers.

Effective on: 11/20/2018

Commercial Lodging, Convention means a building or group of buildings in which 100 or more guest rooms are used to provide accommodations for transient guests for compensation, and meeting rooms, ballrooms, exhibit halls, and / or banquet rooms are arranged to facilitate the hosting of conventions or conferences. Such uses may also include restaurant facilities and recreational facilities.

Effective on: 11/20/2018

Commercial Vehicle means:

1. Any motor vehicle, trailer, or semi-trailer that:
 - a. Is designed or used to carry freight, other vehicles, equipment, passengers for a fee, or merchandise in the furtherance of any business enterprise; and
 - b. Has a gross weight of more than 10,000 pounds;
2. Any step van or truck that is designed for commercial moving or parcel delivery services;
3. Any truck that is used for mobile retail sales (e.g., ice cream, lunches);
4. Any vehicle with more than four wheels that is used for business purposes;
5. Any trailer that is used to haul machinery, supplies, or equipment for business purposes (horse trailers, boat trailers, motorcycle trailers, RV trailers, and car trailers put to personal use are not included in the definition);
6. Any trailer that is used for commercial hauling (e.g., waste, junk, or lawn clippings), or commercial moving services;



7. Any vehicle which has permanently mounted outside brackets or holders for ladders, tools, pipes, or other similar equipment, unless such vehicle is used for on-call emergency services contracted by the City or other governmental entity.

Effective on: 11/20/2018

Commercial Vehicle Sign means a sign that is permanently mounted or otherwise permanently affixed to a commercial vehicle. For purposes of this definition, magnetic and adhesive signs shall be considered as being permanently affixed. Bumper stickers and similar size adhesive decals shall not be considered commercial vehicle signs.

Effective on: 11/20/2018

Common Amenities means areas, typically under common interest community ownership, that may contain impervious surfaces and buildings for uses such as plazas, play courts, swimming pools and indoor recreation facilities. Common amenity areas may also include walkways or multi-purpose paths that provide access along the edges or through natural areas or flood fringe areas. Common amenity areas do not include features such as stormwater detention ponds, drainage channels, or floodways.

Common Green means an accessible area of land within a development, typically under common interest community ownership, designated for both passive and/or recreational activities. Turfgrass within common greens is considered functional when it supports these recreational activities.

Common Interest Community Property means property within a common interest community that is owned and maintained by an owners' association, such as entryways, parks, and other common amenities or elements.

Community-Based Shelter means a shelter that provides accommodations on a temporary basis as an accessory use to a facility owned and operated by a religious organization, a public benefit corporation as defined by the C.R.S., or a tax-exempt corporation as defined by Section 503 of the U.S. Internal Revenue Code.

Ord. 6636 §62, 09/05/2023

Effective on: 9/19/2023

Community Facilities means capital improvements provided by the City of Loveland or another governmental entity including, but not limited to facilities for providing water service, wastewater service, fire protection, emergency rescue services, public schools, parks, stormwater management, power, and transportation, that are required by this title to be adequate and available as a condition of development approval.

Effective on: 11/20/2018

Community Garden means:

1. Gardens that are maintained and cultivated by non-profit entities or groups of individuals who engage in the activity for their own benefit or
2. Farms that are less than five acres in area, in which produce, plants, or flowers are grown and harvested on behalf of a community of members or shareholders who pledge financial support in advance of the growing season.

The phrase "community garden" includes composting and produce stands as accessory uses.

The phrase "community garden" does not include the phrases "intensive agriculture," "farm or ranch," or "nursery or greenhouse (wholesale)."

Effective on: 11/20/2018

Compact Car means any vehicle that does not exceed 15 feet in length (measured from bumper to bumper) and five feet, nine inches in width.

Effective on: 11/20/2018

Compensation is consideration given for property, goods, or services, which may include money, services, or other things of value.

Effective on: 11/20/2018

Completion means, with respect to an oil well, that the first new oil is produced through wellhead equipment into leased tanks from the ultimate producing interval after the production string has been run. A gas well shall be considered completed when the well is capable of producing gas through wellhead equipment from the ultimate producing zone after the production string has been run. A dry hole shall be considered completed when all provisions of plugging are complied with as set out in the COGCC Regulations. Any well not previously defined as an oil or gas well, shall be considered completed 90 days after reaching total depth. If approved by the director of the COGCC, a well that requires extensive testing shall be considered completed when the drilling rig is released or six months after reaching total depth, whichever is later.



Effective on: 11/20/2018

Completion Combustion Device means any ignition device, installed horizontally or vertically, used in exploration and production operations to combust otherwise vented emissions from completions.

Effective on: 11/20/2018

Compost means a mixture consisting of decayed organic matter used for fertilizing and conditions soil.

Ord. 6636 §62, 09/05/2023

Effective on: 9/19/2023

Composting Facility means a facility to which vegetative waste materials, such as lawn clippings, tree trimmings, weeds, and vegetable food scraps from more than one lot or parcel are delivered for composting. The phrase "composting facility" does not include processing of biosolids from wastewater.

Effective on: 11/20/2018

Conditional Use means a land use that is approved after public hearing review by the Planning Commission upon a finding of compliance with specific standards that pertain to the use, the generally applicable standards for all conditional uses, and the generally applicable standards of this UDC.

Effective on: 11/20/2018

Consideration means compensation or payment in exchange for something, and includes such compensation or payment in terms of money, services, or other things of value to the party being compensated or paid.

Effective on: 11/20/2018

Construction Fence Banner means a temporary sign that is located on a construction fence within the boundaries of a project or premise that is under development.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Convenience Lending means:

1. A business engaged in providing short-term loans to individuals in exchange for personal checks or bank account access as collateral; or
2. A business that, for a fee, cashes checks, warrants, drafts, money orders, or other commercial paper serving the same purpose, but is not a state or federally chartered bank, savings association, credit union, industrial loan company, or retail store that is engaged primarily in the business of selling consumer goods.

Effective on: 11/20/2018

Crematorium means a facility for the burning of corpses, human or animal, to ashes, either as a principal use or as an accessory use. Crematoriums do not include establishments where incinerators are used to dispose of toxic or hazardous materials, infectious materials, or narcotics.

Effective on: 11/20/2018

Data Center means a building or portion thereof that is used by telecommunications carriers, internet access providers, or internet service providers, in which equipment for telecommunications and data processing use (e.g., servers, data storage devices, switches, routers, and other comparable technology infrastructure) is concentrated and physically secured. Equipment in a data center may be owned or operated by more than one entity. The phrase "Data Center" does not include the phrase "wireless telecommunications facility."

Effective on: 11/20/2018

Day Care Center, Adult or Child means:

1. A facility, whether non-profit or for-profit, that provides care, social services, protection, and supervision for adults who are not related to the owner, operator, or manager thereof, on a regular basis away from their primary residence for less than 24 hours per day; or
2. A facility, by whatever name known, that is maintained for the whole or part of a day for the care of children who are less than 18 years of age, and who are not related to the owner, operator, or manager thereof, whether the facility is operated with or without compensation for such care and with or without stated educational purposes. The phrase "day care center,

child ” includes, but is not limited to, facilities commonly known as day-care centers, school-age child care centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, summer camps, and centers for developmentally disabled children, and those facilities that give twenty-four-hour care for children, and includes those facilities for children under the age of six years with stated educational purposes operated in conjunction with a public, private, or parochial college or a private or parochial school. The phrase “day care center, child” does not mean:

- a. A kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six grades or operated as a component of a school district’s preschool program (operated pursuant to Article 28 of Title 22, C.R.S.);
- b. Any of the child care uses of the home that are enumerated in Section [18.02.06.03, Home Child Care](#); or
- c. Residential child care facilities, as defined in § 7.701.2.G., 12 CCR 2509-8.

Ord. [6446](#) §5, 12/15/2020

Effective on: 12/29/2020

Dependent Unit means a recreational vehicle that is dependent on service buildings containing toilets, bath, and laundry facilities.

Effective on: 11/20/2018

Detached Sign means any non-movable sign that is not affixed to a building and is not a portable sign.

(Ord. [6753](#) §2, 02/08/2025)

Effective on: 2/18/2025

Determination of Adequacy means a determination that each community facility will be available concurrent with the impacts of a proposed development at the adopted levels of service, or will be available subject to certain conditions. A determination of adequacy is made by Council, the Planning Commission, or Staff decision-maker that is vested with authority pursuant to this UDC to review and render a final approval of an application for development approval. See [Chapter 18.15, Adequate Community Facilities](#).

Effective on: 11/20/2018

Development means any of the following:

1. *Use of Land.* The use of any building, structure, land, or water. This includes new uses or accessory uses, expansions of existing uses or accessory uses, and material changes to the operational characteristics of existing uses or accessory uses.
2. *Construction, Demolition, or Changes to Buildings or Structures.* The demolition, construction, or modification of buildings or structures, except interior changes that do not:
 - a. Increase floor area,
 - b. Increase residential density; or
 - c. Require a traffic study pursuant to Section [18.12.01.01, Traffic Studies](#).
3. *Clearing, Grading, Re-Grading, Cutting, Filling of Land, and Other Disturbance or Alteration.* Land clearing in anticipation of construction of infrastructure, structures, or buildings for non-agricultural purposes and re-construction or regrading of a previously approved site improvement, and any other disturbance of land, soil, vegetation, floodplains, or waterways, but not including agriculture, irrigation ditch or reservoir improvements or maintenance, gardening, or routine maintenance of landscape areas.
4. *Division, Subdivision, or Plat.* Any division, subdivision, or platting of land for construction of infrastructure, structures, or buildings, for sale, or for lease, whether by metes and bounds, platting, or other technique.

Effective on: 11/20/2018

Development Agreement means a written agreement between the applicant and the City, which contains such conditions and requirements regarding the completion and / or operation of a proposed development.

Effective on: 11/20/2018

Development Review Team means a team that is organized by the Director and composed of City staff and representatives of referral agencies that have an interest in or that may be affected by a proposed application for development approval.

Effective on: 11/20/2018

Diameter at Breast Height (“DBH”) means the diameter of a tree, measured at four and one-half feet above the ground surface.

Effective on: 11/20/2018



Director means the Director of Development Services or his or her designee.

Effective on: 11/20/2018

Disposal means facilities for the disposal of non-nuclear waste or fill. The term includes solid waste disposal sites and facilities, as defined by C.R.S. § 30-20-101; and hazardous waste disposal sites, as defined by C.R.S. § 25-15-200.3.

Effective on: 11/20/2018

Dissolve means a mode of message transition on an electronic message sign accomplished by varying the light intensity or pattern, where the first message gradually and uniformly appears to dissipate and lose legibility simultaneously with the gradual and uniform appearance and legibility of the second message.

Effective on: 11/20/2018

Double Frontage Lot means a lot that has frontage upon:

1. Two parallel streets; or
2. Two streets that do not intersect at the boundaries of the lot.

Effective on: 11/20/2018

Dwelling Unit means a single unit providing complete and independent living facilities for a household, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Ord. [6516B](#) §1, 10/26/2021

Effective on: 11/9/2021

Easement means any platted or designated easement dedicated to the City by plat or otherwise, whether or not it has been used as such, which the public, the City and / or the public utilities are entitled to use without interference for a specified purpose. Where an easement is granted to the public for a specified purpose, the grant of said easement shall vest in the City and / or the public utilities rights including but not limited to, the right to conduct certain operations and to perform all necessary maintenance thereon; and “without interference” shall mean that persons are prohibited from constructing fences or structures of any kind, or installing landscaping or anything else that interferes with the City’s ability to access, operate, install, and maintain any city facility within said easement. Easements for specified purposes include, but are not limited to access easements, drainage easements, landscape easements, postal easements, and utility easements.

Effective on: 11/20/2018

Easement, Public Access means any platted or designated strip of land that is dedicated to the public by plat or otherwise for purposes of vehicular, pedestrian, or bicycle access or travel over, including ingress and egress to, or from, another parcel of property, whether or not it has ever been used as such. All public access easements dedicated or granted do not relieve the property owner of maintenance responsibilities of the property unless otherwise approved by the City.

Effective on: 11/20/2018

Easement, Pedestrian means the designated property where the general public is entitled to travel on foot or by other non-motorized methods, including but not limited to, skis, bicycles, skate boards and roller blades, unless otherwise prohibited by official traffic control devices or ordinances.

Effective on: 11/20/2018

Easement, Private Access means any property designated by plat or otherwise, which one or more persons, but not the general public, has the right to use for purposes of vehicular or pedestrian access or travel over, including ingress and egress to, or from, another parcel of property and the surface of which is not maintained by the City.

Effective on: 11/20/2018

Easement, Utility means a right to use property for the installation, operation, maintenance, modification, repair, or replacement of water, wastewater, storm drainage, electrical, gas, or communication lines and facilities.

Effective on: 11/20/2018

Edge Lot means a lot within a subject property that is located such that its side or rear lot line is also a boundary of the subject property.

Effective on: 11/20/2018

Electric Standards means “[Requirements for Electric Service](#),” effective May 17, 2017, published by the City of Loveland Power



Operations Division, as may be amended from time to time.

Effective on: 11/20/2018

Electronic Message Center ("EMC") Display means a sign or element of a sign that is capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means, including animated graphics and video.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Emergency Services means a building used for police, fire, ambulance or other similar public or quasi-public emergency medical services.

Effective on: 9/19/2023

Enhanced Oil and Gas Standards means those review standards and best management practices set out in [Division 18.10.03, Enhanced Standards for Oil and Gas Operations \(Administrative Review\)](#).

Effective on: 6/10/2021

Environmentally-Sensitive Area means an area with one or more of the following characteristics:

1. Slopes in excess of 20 percent;
2. Floodplain;
3. Soils classified as having a high water table;
4. Soils classified as highly erodible, subject to erosion, or highly acidic;
5. Land incapable of meeting percolation requirements;
6. Land formerly used for landfill operations or hazardous industrial use;
7. Fault areas;
8. Stream corridors;
9. Estuaries;
10. Mature stands of native vegetation;
11. Aquifer recharge and discharge areas;
12. Significant habitat for wildlife; or
13. Any other area possessing environmental characteristics similar to those listed above.

Effective on: 11/20/2018

Existing Curb means the present location of:

1. The curb of the street; or
2. The edge of the pavement in locations where the street does not have a curb.

Distances measured from the existing curb shall be measured from the side of the curb that is closest to the property line (a.k.a. the "back of the curb").

Effective on: 11/20/2018

External Illumination means illumination of the surface of an object using a light source that is located in front of (including at an angle to) the object. In the case of sign illumination, "external illumination" is the use of lighting fixtures external to a sign to cast light upon the sign face.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Fade means a mode of message transition on an electronic message sign accomplished by varying the light intensity, where the first message gradually and uniformly reduces intensity to the point of not being legible and the subsequent message gradually and uniformly increases intensity to the point of legibility.

Effective on: 11/20/2018

Farm or Ranch means apiaries, crop production, silviculture, raising livestock, raising and milking dairy cows or goats, horticulture,



floriculture, aquaculture, or viticulture; which may include facilities for the sale of honey, produce, flowers, or dairy products produced or grown on-site. The phrase “farm or ranch” includes composting and produce stands as accessory uses. The phrase “farm or ranch” does not include the phrases “intensive agriculture” or “community garden.”

Effective on: 11/20/2018

Farmers Market means an occasional or periodic open air market where items such as fresh produce, seasonal fruits, and fresh flowers are offered for sale directly to the consumer. A farmers market may also include accessory sales of value-added food products such as jams, jellies, pickles, sauces, or baked goods, arts and craft items, and prepared food and beverages. The phrase “farmers market” does not include the sale of second-hand goods or commercially produced or packaged goods.

Effective on: 11/20/2018

Fault and Aquifer Recharge and Discharge Areas means areas important for recharge and discharge of water from natural underground storage areas.

Effective on: 11/20/2018

Feather Flag means a type of temporary sign consisting of cloth, nylon, polyester, bunting, canvas, or similar fabric, attached to a single vertical staff support structure that wraps wholly or partially around the top of the flag, providing tension that stretches the flag regardless of whether wind is present. Feather flags are sometimes also referred to as “flying banners,” “flutter flags,” “teardrop banners,” or “teardrop flags.”

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Fence Section means a portion or panel of fence construction, normally consisting of pickets, planks, or metal fabric attached to horizontal rails, and which is attached or constructed, in more or less regular intervals, to two supporting vertical posts, or to one supporting vertical post and a the wall of a building or other structure.

Effective on: 11/20/2018

First Floor Façade Area means the area of the first floor of a building along a given elevation, measured in elevation view, including walls, windows, and doors. If a one-story building is more than 15 feet in height, the first floor façade area is measured to a height of 15 feet.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Flag means a flexible piece of fabric that is attached along one edge to a straight, rigid flagpole (directly or with rope), and which is designed to move when the wind blows. Flags are typically (but not necessarily) rectangular in shape, and often (but not always) include printed or embroidered insignia that symbolizes a nation, state, or organization, or that display a graphic or message.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Flagpole means a pole on which a flag is raised, permanently mounted on a building wall or installed in the ground, and that is manufactured for the purpose of displaying a flag.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Flying Banner means a type of temporary sign consisting of cloth, bunting, canvas, or similar fabric, attached to a single vertical staff support structure.

Effective on: 11/20/2018

Freestanding Sign means any non-movable sign that is not affixed to a building and is not a portable sign.

Effective on: 11/20/2018

Freestanding Communications Tower means a structure that is designed and constructed to support one or more wireless communication facilities and including all appurtenant devices attached to it. A freestanding communications tower may be designed to be solely supported by attachment to the ground, or supported by direct attachment to the ground and with guy wires, and may be of either lattice or monopole construction.

(Ord. 6326 §11, 08/20/2019)



Effective on: 9/3/2019

Fueling, Charging, or Service Station means a building, land area, or other premises used for the retail dispensing or sales of vehicular fuels; Level 3 DC fast-charging of electric vehicles; towing of automobiles and light trucks (but not storage of inoperable automobiles or light trucks); or the sale and installation of lubricants, tires, batteries, brakes, mufflers, and similar vehicle repairs and accessory installations. The phrase “service station” does not include collision centers or facilities that provide transmission repair, engine overhauls, or repair of commercial vehicles. A fueling, charging or service station may include a retail store that sells goods and services, but primarily ready-to-eat food products (not intended for on-premises consumption), groceries, or sundries.

Effective on: 11/20/2018

Functional Artificial Turfgrass is artificial turfgrass that is used for a functional purpose. This means it is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, sportsfield,, a portion of a park (e.g., dog park area, warm-up area), and the playing area of a golf course or driving range.

Functional Turfgrass is turfgrass that located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include cemeteries; playgrounds; sports fields; picnic grounds; amphitheaters; ancillary high use portions of parks (e.g., sports team warm up areas); and the playing areas of a golf course or driving range.

Funeral Home means an establishment that is used principally for:

1. Human funeral services;
2. Embalming and the performance of other services used in the preparation of the dead for burial;
3. The performance of autopsies and other tests or surgical procedures on human remains.

In addition to these functions, funeral homes may also store caskets, funeral urns, hearses and other vehicles used in funeral processions. A funeral home may also include a crematorium as an accessory use, provided the crematorium has no more than one incinerator.

Effective on: 11/20/2018

Future Street means a street right-of-way that will not be opened or improved for present use as a public way, but that is nevertheless dedicated to the public for future use as a street, and present or future use for the installation of public utilities.

Effective on: 11/20/2018

Gas means all natural gases and all hydrocarbons not listed under the definition of “oil.”

Effective on: 11/20/2018

Glare means direct light emitting from a luminaire that causes reduced vision or momentary blindness or the reduction of visual performance or the significant disturbance of perception, as caused by the luminance or contrasts in the field of vision as determined by the Director.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Golf Course means a use that provides public or private facilities for playing golf and preserving and maintaining open space on the subject property. Accessory uses include, but are not limited to, clubhouses (including pro-shop and restaurant), maintenance facilities, driving range, and similar accessory uses.

Effective on: 11/20/2018

Governmental Sign means a sign erected and maintained by or on behalf of the United States, the state, the county, a school district, or the City (e.g., for the purpose of regulating traffic or for other public purposes).

Effective on: 11/20/2018

Grading means any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades. The term “grading” does not include agricultural operations, routine maintenance (e.g., clean-out) of stormwater systems, or maintenance (either routine or periodic major maintenance) of irrigation ditches or reservoirs.

Effective on: 11/20/2018

Greenfield Site means open land that is not surrounded by or substantially constrained by development, including leapfrog development, and where there has been no previous development activity other than agricultural uses or similar low-intensity uses.

Effective on: 11/20/2018



Ground Cover means landscaping that remains near the surface of the ground. Ground cover does not include the foliage crown of trees, weeds, or non-living materials.

Effective on: 11/20/2018

Group Home means a dwelling unit in which six or more individuals live together (but not more than one who is required to register as a sex offender pursuant to C.R.S. § 18-3-412.5, as amended) and receive supportive services and are supervised by persons who live in the residence. A Group Home does not house more than twelve residents, including supervisory personnel, but not including any children of a resident who are under the age of two years. Except for Group Homes for Juvenile Offenders, "group homes" does not include Detention Facilities. There are five classifications of group homes:

1. *Group Home for Developmentally Disabled Persons.* A state-licensed Group Home serving not more than eight persons, exclusively for the care of persons with developmental disabilities, as defined and regulated by the Colorado Department of Human Services, Division for Developmental Disabilities Services, and the Colorado Department of Public Health and Environment.
2. *Group Home for Elderly Persons.* A Group Home of up to eight persons who are 60 years of age or older who do not require medical attention associated with a residential health care facility. Group Homes for Elderly Persons are either: (1) licensed as an assisted living residence or alternative care facility by the Colorado Department of Public Health and Environment; or (2) certified as an adult foster care facility by the County.
3. *Group Home for Juvenile Offenders.* A Group Home that is licensed or certified by the State of Colorado, housing residents placed by the County or the Colorado Department of Human Services, Division of Youth Corrections, for purposes of rehabilitation, special care, supervision, or treatment for social, behavioral, or disciplinary problems. A Group Home for Juvenile Offenders does not have more than 14 residents, plus additional required staff.
4. *Group Home for Mentally Ill Persons.* A state-licensed Group Home serving not more than eight persons exclusively for the care of persons with mental illness, as defined and regulated by the Colorado Department of Public Health and Environment.
5. *Group Home for Substance Use Disorders.* A state-certified Group Home serving not more than eight persons protected by the provisions of the Federal Fair Housing Act living in a Recovery Residence.

Ord. 6446 §5, 12/15/2020

Effective on: 12/29/2020

Hazardous or Dangerous Sign means a sign which by reason of inadequate maintenance, dilapidation, or obsolescence creates a hazard to public health or safety. The phrase "hazardous or dangerous sign" includes any of the following conditions:

1. The stress in any materials, member or portion of the sign or sign structure, due to all live and dead loads, is more than 1.5 times the working stress or stresses allowed in the building code for new signs of similar structure and location;
2. The sign or sign structure has been damaged by fire, earthquake, wind, flood, vehicle accident, or other casualty, to such an extent that the structural strength or stability of the sign or sign structure is materially less than it was before such casualty, and is less than the minimum requirements of the building code for new signs of similar structure and location;
3. The sign or sign structure includes a portion or member or appurtenance that is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or property;
4. Any portion of the sign or sign structure is not of sufficient strength or stability, or is not anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one-half that listed in the building code for new signs of similar structure and location, without exceeding the working stresses permitted in the building code for such signs;
5. The sign or sign structure has wracked, warped, buckled, or settled to such an extent that structural portions have materially less resistance to wind or ground vibration than is required for new signs of similar structure and location;
6. The sign or sign structure is likely to collapse or partially collapse due to dilapidation, deterioration, or decay; faulty construction; removal, movement, or instability of any part of the ground necessary to support the sign or sign structure; deterioration, decay, or inadequacy of the foundation of the sign structure; or any other cause;
7. For any reason, the sign or sign structure is manifestly unsafe for the purpose for which it is being used;
8. The sign structure leans or buckles to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base;
9. The sign or sign structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members or coverings;
10. The sign or sign structure has been so damaged by fire, earthquake, wind, flood, vehicle accident, or other casualty, or has become so dilapidated or deteriorated as to become an attractive nuisance for children;
11. The sign or sign structure has in any nonsupporting part, member, or portion less than 50 percent, or in any supporting part,

member, or portion less than 66 percent of the strength, fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required in the building code for new signs of similar structure and location;

12. The sign or sign structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate maintenance, or faulty wiring or construction, is determined to be a fire hazard;
13. The sign or sign structure is partially demolished and the rest of the sign or sign structure remain on the subject property in a state of disrepair for a period longer than six months after the partial demolition; or
14. The sign is in such a condition as to constitute a public nuisance known to the common law or equity jurisprudence.

Effective on: 11/20/2018

Heavy Industry means industrial uses that are not specifically defined elsewhere in this Code, that can be described in one of the following four ways:

1. Primary processing or manufacturing or repair operations not specifically defined elsewhere in this Chapter or this definition, that involve:
 - a. A material risk of significant environmental contamination, explosion, or fire;
 - b. Perceptible ground vibration at the property line;
 - c. Excessive noise or dust emissions at the property line and downwind;
 - d. Large-scale outdoor storage of inputs or products;
 - e. Significant outdoor installations of processing equipment;
 - f. Outside emission of objectionable odors;
 - g. 12 or more trips by semi trailer trucks per day; or
2. Processing of minerals (except precious and semi-precious stone cutting for jewelry or precision instruments such as lasers or watches), ores, logs, pulpwood, or fossil fuels; or
3. Activities that are required to undergo New Source Review under the Federal Clean Air Act, or are subject to construction or operation permits pursuant to the Colorado Stationary Sources Program or Title V of the Federal Clean Air Act.

For illustrative purposes, heavy industrial uses include (if they meet the thresholds of this definition), but are not limited to:

1. Coal cleaning plants with thermal dryers; coke oven batteries; carbon black plants (furnace process); petroleum refineries; petroleum storage and transfer units (except retail gasoline stations); and bulk fuel dealers;
2. Facilities used in the primary or secondary production of metals (e.g., primary zinc, copper, or lead smelters; primary aluminum ore reduction plants; iron and steel mills; sintering plants; secondary metal production plants; and blacksmith shops);
3. Portland cement plants;
4. Sawmills and pulp mills;
5. Incinerators with the capacity to charge more than 250 tons of refuse per day;
6. Lime plants; phosphate rock processing plants; sulfur recovery plants; and hydrofluoric, sulfuric, or nitric acid plants;
7. Fossil fuel combustion (except for electricity generation) totaling more than 250 million BTUs per hour of heat input;
8. Fabrication of motor vehicles, manufacturing equipment, durable goods, or pre-fabricated homes or home components;
9. Drycleaner processing plants that use large quantities of PERC or comparable petrochemical solvents;
10. Manufacture of plastic products (except assembly of parts that are manufactured elsewhere);
11. Hot mix asphalt plants; and
12. Meat processing involving butchering of large animal carcasses.

Effective on: 11/20/2018

Heavy Logistics Center means a wholesaling, warehousing, or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods. Heavy logistics centers may be warehouses in which goods are stored (a.k.a. "product warehouses"), or truck terminals in which goods are transferred between trucks or between trucks and trains or other transportation modes (a.k.a. "truck terminals" or "logistics centers"), or moving warehouses (including indoor storage of portable on-demand storage containers), or wholesaling operations (but not wholesale membership clubs in which memberships are available to the general public). Heavy logistics centers are expected to generate at least 12 truck trips per day. Warehousing and distribution uses that involve fewer than 12 truck trips per day are classified as light industry.

Effective on: 11/20/2018

Heavy Motor Vehicle Sales or Rental means the sale or rental of commercial vehicles, recreational vehicles, boats, manufactured homes, or construction vehicles at the location where inventory is stored. The phrase "heavy motor vehicle sales or rental" includes outdoor storage of such vehicles for brokers. Not included in the definition are:

1. Brokering of commercial or construction vehicles that are stored off-site and delivered directly to customers (a general office use); and
2. Indoor storage of commercial or construction vehicles for brokers who are located off-site (a light industrial or heavy logistics use, depending upon the volume of sales).

Effective on: 11/20/2018

Heavy Motor Vehicle Service means:

1. Repairs to passenger vehicles, such as body repair, paint, upholstery, engine replacement or reconditioning, air conditioning replacement, tire recapping, and custom body work, but not including installation of audio, video, and navigation systems and services that may be provided at fueling, charging, or service stations (unless such services are provided in addition to services that are categorized as heavy motor vehicle service); and
2. Any type of repairs to commercial vehicles, recreational vehicles, boats, or construction vehicles.

Effective on: 11/20/2018

Hedge means several plants that are planted in a pattern so that the branches and stems of adjacent plants grow together in a manner that results in a meshing or intertwining of stems and branches with little or no passable space left between the plants, thus forming more or less a barrier or enclosure.

Effective on: 11/20/2018

Heliport means a facility that is designed to be used for the take-off or landing of helicopters, including operations facilities such as maintenance, loading and unloading, storage, fueling, or terminal facilities.

Effective on: 11/20/2018

Helistop means an area used for the take-off or landing of private helicopters for the purpose of picking up and discharging of passengers or cargo. Unlike heliports, helistops are not open for general use.

Effective on: 11/20/2018

High Occupancy Building means any residential or nonresidential building or structure that is designed to be occupied by natural persons and permitted with an occupancy rating for 50 persons or more.

Effective on: 11/20/2018

Historic Downtown Loveland means that area described as follows:

Beginning at the point of intersection of the centerlines of Washington Avenue and E. 4th Street (the "Point of Beginning"), then extending north along said centerline to the intersection of the centerline of the alley between E. 7th Street and E. 8th Street, then west along said centerline to the intersection of the centerline of the alley between N. Lincoln Avenue and N. Jefferson Avenue, then extending north along said centerline to its intersection with the intersection with the centerline of E. 10th Street, then west to the intersection with the centerline of N. Lincoln Avenue, then extending north along said centerline to the Great Western/Omni Railroad tracks, then west along said tracks to the intersection with the tracks of the Burlington Northern/Santa Fe Railroad, then north to the east/west extension of the centerline of the alley shown on the Plat of Geist Subdivision, then west along said centerline of the alley to its intersection with the centerline of Garfield Avenue, then south along the centerline of Garfield Avenue to the intersection of the centerline of 2nd Street SW, then to the northwest corner of the Henrickson Addition, then south along the west line of the Henrickson Addition and continuing south to the Farmers Ditch, then east along Farmers Ditch to the intersection of said ditch and the centerline of S. Cleveland Avenue,

then north along the said centerline to the intersection of the centerline of 3rd Street SE,
then east along said centerline to the intersection of the centerline of S. Jefferson Avenue,
then north along the said centerline to the projected intersection of the south property line of the residence at 110 S. Jefferson Avenue,
then east along the southern property line of said residence,
then continuing east along south property line of the residence at 117 S. Washington Avenue,
then east to the intersection of the centerlines of Washington Avenue and the alley between 1st Street SE and 2nd Street SE,
then east along said centerline to the intersection of the centerline of Monroe Avenue,
then north along the said centerline to the intersection of the centerline of E. 1st Street,
then east along the said centerline to the intersection of the centerline of Hayes Avenue,
then north along said centerline to the intersection of the centerline of E. 3rd Street,
then west along said centerline to the west side of the Loveland/Greeley Ditch,
then north along the ditch to the intersection of the centerline of E. 4th Street,
then west along said centerline to the Point of Beginning.

Effective on: 11/20/2018

Historic Sign means a sign that has been designated as historic as provided in Section [18.04.08.15 Historic Signs](#).

Effective on: 11/20/2018

Holiday Decoration means a temporary decoration that is customarily and commonly associated with federal, state, local, or religious holidays, which contains no commercial message.

Effective on: 11/20/2018

Homeless Shelter means a facility providing short-term, nonpermanent accommodation without charge or at a nominal charge to people with limited financial resources, including people who are experiencing homelessness, the primary purpose of which is to provide interim housing to individuals on a day-by-day basis. Accessory services that also may be provided at the facility include food services, counseling, transportation services, and other resources and supportive services.

Ord. [6709](#) §5, 07/16/2024

Effective on: 7/30/2024

Home Occupation means a business that is conducted from a dwelling unit by a resident of the dwelling unit, which is limited in extent and incidental to the use of the dwelling unit as a residence. The phrase "home occupation" does not include the phrase "family child care home" or the phrase "bed and breakfast."

Effective on: 11/20/2018

Horizontal Articulation means the use of differentiating horizontal features to add interest and mark (or suggest) transitions between floors (or other vertical divisions) of buildings.

Effective on: 11/20/2018

Horizontal Aspect Ratio means that the proportional relationship between width and height (the "aspect ratio") of a polygon is such that width exceeds height. For example, a sign face has a horizontal aspect ratio when the widest dimension of the sign face exceeds the tallest dimension.

(Ord. [6753](#) §2, 02/08/2025)

Effective on: 2/18/2025

Horizontal Profile means a sign profile where the width of the sign is a minimum of 50 percent greater than the height of the sign.

Effective on: 11/20/2018

Hospital means an institution that is licensed, certified, or approved as a "hospital" by the Colorado Department of Public Health and Environment, where sick or injured persons are given medical care and, in the course of same, are housed overnight, fed, and provided nursing and related services. The term "hospital" also includes related facilities such as laboratories, out-patient facilities,



training facilities, central service facilities, and staff offices.

Effective on: 11/20/2018

Household means persons who live together as a single housekeeping unit and share common living, sleeping, cooking, and eating facilities.

Ord. 6516B §1, 10/26/2021

Effective on: 11/9/2021

Hydraulic Fracturing means all the stages of the treatment of a well by the application of hydraulic fracturing fluid under pressure that is expressly designed to initiate or propagate fractures in a target geological formation to enhance production of oil and gas.

Effective on: 11/20/2018

Hydrozone means a portion of the landscape area having plants with similar water needs. For the purposes of this UDC, there are four hydrozones: high water need; moderate water need; low water need; and very low water need (no irrigation required).

Effective on: 11/20/2018

Illegal Sign means any sign which was erected without a sign permit in violation of any of the ordinances of the City governing the same at the time of its erection and which sign has not been in conformance with such ordinances, including this UDC, and which includes signs which are posted, nailed or otherwise fastened or attached to or painted upon structures, utility poles, trees, fences, or other signs.

Effective on: 11/20/2018

Incidental Sign or Decal means signs that are less than one square foot in area that are affixed to machines, equipment, fences, gates, walls, gasoline pumps, or utility cabinets.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Independent Unit means a manufactured home or recreational vehicle that is not dependent on service buildings containing toilets, bath, and laundry facilities.

Effective on: 11/20/2018

Indirect Lighting, with respect to signage, means that illumination of a surface is provided by an external light source that is directed at and reflected from the surface.

Effective on: 11/20/2018

Indoor Amusement, Recreation, or Entertainment means uses that provide amusement and recreational activities indoors (except sexually-oriented businesses, and bars, taverns, or nightclubs), including, but not limited to:

1. Bowling alleys;
2. Escape rooms;
3. Game arcades (e.g., video games, skee ball, and comparable amusement machines);
4. Indoor playgrounds (may include conventional playground equipment, inflatables, trampolines, rock climbing walls, zip lines, and comparable equipment);
5. Indoor skating rinks (ice or roller);
6. Laser tag;
7. Local area network ("LAN") gaming centers;
8. Pool / billiard rooms;
9. Shooting arcades (but not indoor firing or gun ranges);
10. Indoor archery ranges; and
11. Recreation Centers

Effective on: 11/20/2018

Indoor Firing or Gun Range means the use of a building for the discharging of firearms for the purposes of target practice. Excluded from this use type are amusements that simulate shooting but do not involve potentially lethal projectiles (e.g., laser tag, foam darts, etc.) which are classified as "indoor amusement, recreation, or entertainment."



Effective on: 11/20/2018

Industrial Hemp means the plant of the genus *cannabis* and any part of such plant, whether growing or not, with a delta-9 tetrahydrocannabinol concentration that does not exceed three-tenths percent on a dry weight basis.

Effective on: 11/20/2018

Inspector, with respect to oil and gas, means any person designated by the City Manager to have the authority to inspect a well site to determine compliance with this UDC and any other applicable City ordinances.

Effective on: 11/20/2018

Intensive Agriculture means:

1. Concentrated animal feeding operations ("CAFOs") of any size, as defined by 40 C.F.R. § 122.23, Concentrated Animal Feeding Operations;
2. Concentrated aquatic animal production facilities, as defined by 40 C.F.R. § 122.24, Concentrated Aquatic Animal Production Facilities;
3. Any use where animals are tightly confined in buildings or outdoor pens or pastures with more than one animal equivalent unit per acre, including feedlots, hog farms, and poultry operations; or
4. Any other agricultural use that is required to obtain a discharge permit under the Federal Clean Water Act because of animal wastes.

Effective on: 11/20/2018

Internal Illumination means illumination of the surface of an object using a light source that is incorporated into the object. In the case of sign illumination, "internal illumination" is the use of lighting within the sign (*e.g.*, inside a cabinet, inside channel lettering, etc.); or as a component of the sign display (*e.g.*, neon tubing or EMC displays).

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Irrigation Canals and Ditches means man-made waterways that are used for the conveyance of water rights, generally for irrigation purposes, and their associated rights-of-way.

Effective on: 11/20/2018

Jurisdictional ("USACE") or Non-Jurisdictional Wetlands means areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophyte vegetation.

Effective on: 11/20/2018

Kennel (Indoor) or Pet Store means an indoor facility (with no outdoor components) in which four or more household pets of the same species are temporarily housed, groomed, bred, boarded, or trained, and may also be incidentally treated for medical conditions. The phrase "kennel (indoor)" includes for-profit facilities; as well as not-for-profit or public facilities at which abandoned or rescued animals are housed and offered for adoption. Kennels may also sell animals.

Effective on: 11/20/2018

Kennel (Outdoor) means a facility in which four or more household pets of the same species are temporarily housed, groomed, bred, boarded, or trained, and may also be incidentally treated for medical conditions. The facility includes an outdoor component, such as dog runs. The phrase "kennel (outdoor)" includes for-profit facilities; as well as not-for-profit or public facilities at which abandoned or rescued animals are housed and offered for adoption. Kennels (outdoor) may also sell animals.

Effective on: 11/20/2018

Leading Edge means the point of a sign, including the sign support structure, closest to the public right-of-way.

Effective on: 11/20/2018

Legal Nonconforming Sign means any sign for which a sign permit was issued and said sign was lawfully erected and maintained prior to the enactment of this UDC and any amendments thereto and which does not conform to all the applicable regulations and restrictions of this UDC or any amendments thereto.

Effective on: 11/20/2018

Landscape means to cover, adorn, or improve property with living plants (such as trees, shrubs, vines, grass or flowers), loose

natural materials (such as rock, wood chips, or shavings), decorative man-made materials (such as patterned paving materials, fences, walls, fountains, or pools), or land contouring. "Landscape" does not include improving property with artificial trees, shrubs, turf, or other artificial plants.

Effective on: 11/20/2018

Large Inflatables or "Wind Dancers" means a device, whether printed with a message or graphics or not, that is constructed from an envelope of flexible material that is given shape and/or movement by inflation. The phrase "large inflatables or 'wind dancers'" does not include the phrase "small inflatables."

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Letter of Completion means evidence issued by the City's building division that construction authorized by a building permit has been substantially completed where:

1. Uses are not determined at time of building permit application and the building permit authorizes construction of core and shell only; or
2. The permit authorizes an expansion or remodel for an existing use, with no change in use.

Effective on: 11/20/2018

Level of Service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a community facility based upon and related to the operational characteristics of the community facility or the capacity per unit of demand for the community facility.

Effective on: 11/20/2018

Library, Museum, or Gallery means facilities containing collections of books, manuscripts, and similar materials for study and reading, or exhibiting works of art or objects in one or more of the arts and sciences. Accessory uses may include educational facilities, events, and minor retail and food services.

Effective on: 9/19/2023

Light Court means an area that is:

1. Open from ground to sky;
2. Attached to or integrated into a building; and
3. Enclosed by opaque walls to provide for privacy or security.

Effective on: 11/20/2018

Light Industry means a land use that involves research and development, assembly, remanufacturing, compounding, packaging, testing, or treatment of products, generally from previously prepared materials or components, with limited outside storage and limited truck traffic, external impacts, or risks, such that the use is not defined as "Heavy Industry" or "Heavy Logistics." Light industry also includes wholesaling, warehousing, and distribution uses that involve fewer than 12 truck trips per day. For illustrative purposes, light industrial uses may include:

1. Assembly, testing, repair, or refurbishing of products, instruments, electronics, office and computing machines, and fixtures using pre-manufactured components;
2. Offices of general contractors; specialty subcontractors; tradesmen; or telecommunications providers which include:
 - a. Overhead door access to indoor storage of tools, parts, and materials;
 - b. Parking of commercial vehicles or a fleet of cars, vans, or light trucks that are used in the business; or
 - c. Limited outdoor storage areas;
3. Food production (e.g., commercial kitchen or bakery) and packaging, but not:
 - a. Meat processing involving butchering of large animal carcasses;
 - b. Medical marijuana-infused products manufacture; or
 - c. Restaurants;
4. Beverage production (alcoholic and non-alcoholic) and bottling;
5. Furniture making or refinishing;
6. Manufacture of textiles or apparel;



7. Screen printing of apparel (except low volume screen printing at a retail store);
8. Printing and publishing, except copy centers, and except printing presses that require a Stationary Source permit or Title V permit for air emissions;
9. Research, development, and testing laboratories (e.g., for development of products, equipment, or materials), if not classified as "office" or "heavy industry";
10. Disassembly of consumer electronics and/or appliances into component parts, where all operations and storage are within an enclosed building;
11. Manufacture of glass products (e.g., window panes, bottles and jars), including hand-blown products;
12. Fabrication of building materials such as countertops, drywall, and cut stone (if not classified as heavy industry);
13. Manufacture or compounding of pharmaceutical products, dietary supplements, health and beauty products, and herbal products;
14. Packaging of products; or
15. Storing, selling, and/or distributing merchandise for or to retailers; industrial, commercial, institutional, or professional business users; or wholesalers, except that wholesale membership clubs that offer memberships to the general public are not Light Industrial uses.

Effective on: 11/20/2018

Limited Solid Material Fence or Wall means a fence or wall that has a ratio of solid material to void of not more than one to four.

Effective on: 11/20/2018

Limited Use means a land use that is approved administratively upon a finding of compliance with specific standards that pertain to the use, as well as the generally applicable standards of this UDC.

Effective on: 11/20/2018

Liquor Store means a business that sells alcoholic beverages, including distilled spirits or hard liquor, for off-premises consumption. The phrase "Liquor Store" includes businesses that are licensed pursuant to C.R.S. 12-47-401, et seq., as retail liquor stores or liquor-licensed drug stores. The phrase "liquor store" does not include a business that sells only beer or wine for off-premises consumption.

Effective on: 11/20/2018

Live-Work Unit means building or portion of a building that combines a dwelling unit with an integrated workspace that is principally used by one or more of the residents of the dwelling unit.

Effective on: 11/20/2018

Lot of Record means a plot of land that was created by subdivision plat, or for which the deed or other instrument that created the plot of land was recorded with the County Clerk and Recorder prior to May 16, 1967. A lot of record is not necessarily a platted lot. If a plot of land was conveyed with reference to a plat, but includes multiple lots or combinations of partial lots, the entire plot of land is a lot of record if it is developed or used as a single development site.

Ord. 6445 §7, 12/15/2020

Effective on: 12/29/2020

Manual Changeable Copy Center means a sign element in which letters, numbers, or symbols may be changed manually without altering the face of the sign (e.g., by placement of letters into tracks that are enclosed within a cabinet structure). Manual changeable copy centers are sometimes known as "reader boards."

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Marijuana means all parts of the plant of the genus *cannabis* whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marihuana concentrate. The term "marijuana" does not include industrial hemp, nor does it include fiber produced from the stalks, oil, or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other product.

Effective on: 11/20/2018

Marijuana Use means:

1. A medical marijuana center;
2. A medical marijuana-infused product manufacturer;
3. An optional premises cultivation operation;
4. A medical marijuana testing facility; or
5. A retail marijuana use.

Effective on: 11/20/2018

Marquee Sign means a projecting sign that is designed as a canopy structure, which generally includes a combination of permanent lettering or graphics and either manual changeable copy or EMC components.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Mature Stands of Vegetation means established stands of native trees, shrubs, and other vegetation at a mature stage of development, in a continuous corridor along a drainage, in clusters grouped together, or scattered (as in a floodplain or hogback setting).

Effective on: 11/20/2018

Medical Marijuana Center means an entity licensed by the state of Colorado to sell marijuana and marijuana products pursuant to Article XVIII, Section 14 of the Colorado Constitution and the Colorado Medical Marijuana Code.

Effective on: 11/20/2018

Medical Marijuana-Infused Product Manufacturer means a manufacturer of medical marijuana-infused products, licensed pursuant to C.R.S. § 12-43.3-404.

Effective on: 11/20/2018

Medical Marijuana Testing Facility means a facility that performs testing and research on medical marijuana for medical marijuana licensees.

Effective on: 11/20/2018

Minimize Adverse Impacts means, with respect to oil and gas operations, to avoid, whenever reasonably practicable, adverse impacts to wildlife resources, the environment, or the public health, safety or welfare from said operations, to minimize the extent and severity of those impacts that cannot be avoided, to mitigate the effects of unavoidable remaining impacts, and to take into consideration cost-effectiveness and technical feasibility with regard to actions and decisions taken to minimize adverse impacts.

Effective on: 11/20/2018

Module, with respect to signage, means a self-contained message component which is an integral part of a sign.

Effective on: 11/20/2018

Motor Vehicle Wash means any area or business using self-service, in-bay automatic, or conveyor equipment for cleaning and washing motor vehicles, whether as a part of another business operation (e.g., as an accessory use to Fueling, Charging, or Service Station), or as a stand-alone operation, of any type, on a commercial basis.

Effective on: 11/20/2018

Motorcycle, Scooter, or ATV Sales or Rental means the sale or rental of motorcycles, scooters, snowmobiles, or ATVs at the location where inventory is stored. The phrase "motorcycle, scooter, or ATV sales or rental" includes outdoor storage of motorcycles, scooters, snowmobiles, or ATVs for off-site brokers. The phrase does not include:

1. Brokering of motorcycles, scooters, snowmobiles, or ATVs that are stored off-site and delivered directly to customers (a general office use); or
2. Indoor storage of motorcycles, scooters, snowmobiles, and ATVs for brokers who are located off-site (a light industrial or heavy logistics use, depending upon the volume of sales).

Effective on: 11/20/2018

Multifamily Dwelling means a dwelling containing three or more dwelling units stacked one above the other in a vertical configuration, sharing common vertical walls or horizontal floors and ceilings. Multifamily dwellings include dwellings located within a vertically mixed-use building and residences commonly referred to as apartments, garden apartments, apartment buildings, or



condominiums.

Ord. [6516B](#) §1, 10/26/2021

Effective on: 11/9/2021

Multi-Tenant Center means one or more buildings, located on a single premises, containing two or more separate and distinct businesses or activities that occupy separate portions of the building with separate points of entrance, and that are physically separated from each other by walls, partitions, floors, or ceilings.

Effective on: 11/20/2018

Natural Area means any area, whether public or private, that is designated:

1. By the Director of the Parks and Recreation Department as a natural area, wildlife corridor, open lands or wetlands; or
2. By the Director of the Development Services Department as a natural area; or
3. As a natural area, wildlife corridor, wetland or other area intended to be maintained in a relatively natural, undeveloped state, on an approved plan.

Ord. [6636](#) §62, 09/05/2023

Effective on: 9/19/2023

Non-backed or "Individual Letter Sign" means a wall sign consisting of individual letters, script or symbols without background other than a wall of a building or other structure.

Effective on: 11/20/2018

Nonconforming Building means any building that was lawfully constructed before the effective date of this UDC, that does not conform to the minimum setback, dimensional, or design regulations of this UDC for the zone in which such building is located, or to the building due to applicable limited or conditional use standards, either on the effective date or as a result of a subsequent amendment of this UDC.

Effective on: 11/20/2018

Nonconforming Parking means any surface or structured parking lot that was lawfully constructed before the effective date of this UDC, that does not conform to the applicable standards of [Division 18.05.02, Access and Circulation](#), [Division 18.05.03, Parking and Loading Calculations](#), or [Division 18.05.04, Parking and Loading Design](#).

Effective on: 11/20/2018

Nonconforming Sign means any permanent sign that was lawfully constructed, installed, or displayed before the effective date of this UDC, that does not conform to the regulations of this UDC that apply to the sign, either on the effective date or as a result of a subsequent amendment of this UDC.

Effective on: 11/20/2018

Nonconforming Structure means any structure (other than a sign) that was lawfully constructed before the effective date of this UDC, that does not conform to the regulations of this UDC that apply to the structure, either on the effective date or as a result of a subsequent amendment of this UDC.

Effective on: 11/20/2018

Nonconforming Use includes any lawfully established land use on a subject property, whether within a building or otherwise, that does not conform to the use regulations of this UDC for the zone in which such use is located, either on the effective date of this UDC, or as a result of subsequent amendments that may be incorporated into the UDC.

Effective on: 11/20/2018 **Nonfunctional Artificial Turfgrass** is artificial turfgrass that is not serving an active purpose. It includes artificial turfgrass that is not regularly used for civic, community, or recreational purposes, or that is installed only for aesthetic or maintenance purposes.

Nonfunctional Turfgrass is turfgrass that is not serving a functional purpose. It includes turf located in street rights-of-way, parking lots, medians, or transportation corridors. It excludes turfgrass that is part of a water quality treatment solution required for compliance with federal, state, or local water quality permitting requirements, provided that the turfgrass is not irrigated and no herbicides are applied.

Nursery or Greenhouse, Wholesale means the use of land, buildings, or structures for the propagation and cultivation of trees, shrubs, ornamental plants, flowers, herbs, fruiting plants, and vegetable plants for sale to landscaping contractors or retailers, or for

use by a specific entity for its own landscaping purposes. The phrase "nursery or greenhouse, wholesale" may include, as an accessory use:

1. The provision of landscaping services in addition to the propagation and cultivation activities; or
2. The sale and delivery of garden tools and equipment, planting pots, mulch, rock, soil, sand, pavers, garden ornaments, and related products to landscaping contractors.

Effective on: 11/20/2018

Nursing Home means a State-licensed group living facility regulated as a skilled nursing facility, as defined in C.R.S. § 26-4-103(11). The phrase "nursing home" also includes convalescent centers and memory care facilities, and continuing care communities in which 15 percent or more of the residents (at capacity) receive nursing care. The phrase "nursing home" does not include "group home for the elderly."

Effective on: 11/20/2018

Obsolete Subdivision means any property that meets all of the following criteria:

1. The property is within the boundaries of a recorded final plat that has been of record for at least five years;
2. The dimensions of lots, blocks, tracts, streets, or alleys within the final plat are not in substantial compliance with current regulations regarding the subdivision and development of land; and
3. At least two-thirds of the lots within the boundaries of the final plat are not developed.

Effective on: 11/20/2018

Office, General means buildings from which professional, administrative, financial, clerical, brokering, real estate, and limited technical services are provided. The phrase includes, but is not limited to, the following types of businesses:

1. Accounting, auditing and bookkeeping;
2. Advertising and graphic design (but not mailing services, which are classified as "business services");
3. Architectural, engineering, and surveying services;
4. Attorneys and court reporters;
5. Banks, savings and loans, credit agencies, and investment companies;
6. Brokering of motor vehicles, commodities, and other items where the thing brokered is not stored on-site for any length of time;
7. Business incubators (unless the businesses being incubated are classified as another type of use, such as light industry);
8. Computer programming and data recovery services;
9. Corporate headquarters;
10. Data processing and word processing services;
11. Detective agencies;
12. Government offices;
13. Insurance;
14. Interior design;
15. Real estate sales and off-site rental offices;
16. Research and development (not including on-site manufacturing or fabrication, and not including marijuana uses);
17. Retail catalog, internet, and telephone order processing, but not warehousing; and
18. Virtual office services.

Effective on: 11/20/2018

Office, Medical means office space used for the examination or treatment of patients on an outpatient basis (with no overnight stays by patients), generally by appointment, by such professionals as:

1. Chiropractors, licensed massage therapists, and acupuncturists;
2. Dentists;
3. Medical doctors (physicians, pediatricians, obstetricians, gynecologists, radiologists, geriatricians, general and specialist surgeons, podiatrists, ophthalmologists, anesthesiologists, etc.);
4. Midwives;



5. Nutritionists and homeopaths;
6. Optometrists;
7. Occupational therapists, physical therapists, or speech therapists;
8. Psychiatrists, clinical psychologists, clinical social workers, and marriage and family therapists;
9. Physiatrists, physiotherapists, orthotics, prosthetics, recreational therapists, audiologists, respiratory therapists, rehabilitation counselors, prosthetic technicians, and personal care assistants; and
10. Other comparable health care professionals.

The phrase "Medical Office" includes medical laboratories to the extent necessary to carry out diagnostic services for the medical office's patients.

Effective on: 11/20/2018

Off-Track Betting Facility means a facility which is in the business of accepting wagers on horseraces or dog races at locations other than the place where the race is run, which business is licensed by the State of Colorado.

Effective on: 11/20/2018

Oil means crude petroleum oil and any other hydrocarbons, regardless of gravities, which are produced at the well in liquid form by ordinary production methods, and which are not the result of condensation of gas before or after it leaves the reservoir.

Effective on: 11/20/2018

Oil and Gas Best Management Practices means the best proven and commercially practicable techniques, technologies and practices that are designed to prevent or minimize adverse impacts caused by oil and gas operations to the public health, safety or welfare, including the environment and wildlife resources.

Effective on: 11/20/2018

Oil and Gas Facility means equipment or improvements that are used or installed at an oil and gas location for the exploration, production, withdrawal, gathering, treatment or processing of oil or gas, and which shall include, without limitation, operating, shut-in, or abandoned wells, any and all storage, separation, treating, dehydration, artificial lift, compression, pumping, metering, monitoring, aboveground flowlines, and other equipment directly associated with oil wells, gas wells, or injection wells. However, "oil and gas facility" shall not include aboveground or underground power supply, underground flow lines, or underground water lines or abandoned wells that the Director finds will not, as a matter of law, be reopened or reentered in the future for any type of oil and gas operation without the City's prior written consent.

Effective on: 11/20/2018

Oil and Gas Operations means exploration for oil and gas, including the conduct of seismic operations and the drilling of test bores; the siting, drilling, deepening, re-entering, recompletion, reworking or abandonment of an oil and gas well, underground injection well, or gas storage well; production operations related to any such well, including the installation of flowlines and gathering lines; the generation, transportation, storage, treatment or disposal of exploration and production wastes; and any construction, site preparation or reclamation activities associated with such operations.

Effective on: 11/20/2018

Opaque Fence or Wall means a type of solid material fence or wall that has no obvious voids. Chain link, with or without slats or fabric, is not considered an opaque fence.

Ord. 6446 §5, 12/15/2020

Effective on: 12/29/2020

Operator, with respect to oil and gas, means a person who has the legal right under a permit issued under this UDC and under a COGCC Permit to conduct oil and gas operations on the surface within the City's boundaries, by drilling into and producing from a pool, and to appropriate the oil or gas produced therefrom either for the operator or for the operator and an owner.

Effective on: 11/20/2018

Optional Premises Cultivation Operation means a Colorado licensed premises where medical marijuana is grown and cultivated, that is contiguous or not contiguous with the licensed premises of a commonly-owned licensed medical marijuana center or a commonly-owned licensed medical marijuana-infused products manufacturer.

Effective on: 11/20/2018

Other Wireless Communications Facilities means:



1. Wireless Communications facilities that are mounted on a base station; including but not limited to those wireless communications facilities attached to a roof or a wall; or
2. Modification of an existing wireless communications tower or base station that involves:
 - a. Collocation of new transmission equipment;
 - b. Removal of transmission equipment; or
 - c. Replacement of transmission equipment.

(Ord. 6326 §11, 08/20/2019)

Effective on: 9/3/2019

Outdoor Assembly Area means an improved facility, not within a building, that is designed to accommodate and provide a place for natural persons to congregate, and is capable of being reasonably occupied by 50 or more natural persons at any one time. Outdoor assembly areas do not include transit stops or transportation terminals.

Ord. 6446 §5, 12/15/2020

Effective on: 12/29/2020

Outdoor Commercial Recreation or Amusement means an outdoor entertainment facility that includes such facilities as batting cages, mini-golf, bumper cars, bumper boats, go-cart racing, water slides, or the use of land as for mock war games that involve paintball equipment or similar equipment that generally involves the use of safety gear such as goggles or vests. Outdoor commercial amusement may also include indoor or outdoor areas with games, food service, and incidental retail uses (e.g., souvenir shops) that are subordinate to the principal outdoor amusement uses. The phrase "outdoor commercial amusement" includes outdoor archery range but does not include "outdoor firing or gun range."

Effective on: 11/20/2018

Outdoor Firing or Gun Range means the use of land for the discharging of firearms for the purposes of target practice or skeet and trap shooting. The phrase "outdoor firing, gun, or archery range" does not include hunting or indoor firing or gun ranges.

Effective on: 11/20/2018

Outdoor Stadium, Arena, Amphitheater, or Drive-In Theater means an outdoor area surrounded by tiered rows of seats or benches, designed for the viewing of sporting events, rodeos, equestrian events, livestock exhibitions, concerts, or other organized entertainment. Drive-In Theater means an area of land that includes one or more large outdoor screens or other structure for the display of motion pictures and an area for parking automobiles from which the motion pictures are viewed. The use may also include concession sales and outdoor seating areas.

Effective on: 11/20/2018

Outdoor Storage means storage of materials, merchandise, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, or chattels of any nature located outside of a building, regardless of how long such materials are kept on the premises. Outdoor storage is considered to be accessory to a principal use, whether nonresidential or residential, as described in Section 18.04.07.09, **Outdoor Storage, Generally**.

The phrase "outdoor storage" does not include:

1. Outdoor displays of items for sale to the general public, such as new and used cars, recreational vehicles, boats, or landscape and building materials, where such sales are permitted in the zone in which the subject property is located; or
2. The storage of wrecked or inoperable vehicles (see "salvage yard"); or
3. Parking of operable passenger motor vehicles; or
4. Storage as a principal use.

Ord. 6446 §5, 12/15/2020

Effective on: 12/29/2020

Outlot means a parcel of land that is shown within the boundaries of a final plat, which is identified for future re-subdivision. No building permits shall be issued on an outlot unless authorized by the Director.

Ord. 6636 §62, 09/05/2023

Effective on: 9/19/2023

Overhead Power Lines (110kV or More) means high voltage (110 kilovolts or more) power lines that are used to transmit

electricity over long distances.

Effective on: 11/20/2018

Owner, with respect to oil and gas, means any person having an ownership interest in the oil and gas resources underlying land, either as the owner of a corporeal estate in realty or as an owner of a leasehold interest therein.

Effective on: 11/20/2018

Parking Court means an accessway for cars and pedestrians that is paved and ends in a defined court or courtyard area that is often partly or fully enclosed by walls and/or buildings.

Ord. 6636 §62, 09/05/2023

Effective on: 9/19/2023

Parks (Active) means uses that provide active recreation opportunities outdoors for the public (open to the community) or residents of a subdivision or development, which are generally not commercial in nature. The phrase "parks (active)" includes areas for active recreational activities including, but not limited to:

1. Sports fields, tennis courts, and outdoor racquetball or squash courts;
2. Outdoor swimming pools and splash parks; and
3. Other active recreation-oriented parks, including pickleball.

Effective on: 11/20/2018

Parks (Passive) means uses that provide passive recreation opportunities outdoors for the public (open to the community) or residents of a subdivision or development, which are generally not commercial in nature. The phrase "parks (passive)" includes areas for passive recreational activities including, but not limited to:

1. Jogging, cycling, tot-lots, fitness trails, playgrounds;
2. Arboretums, wildlife sanctuaries, forests, and other natural areas which may be used for walking or hiking; or
3. Other passive recreation-oriented parks, including picnic areas.

Effective on: 11/20/2018

Parkway means a strip of landscaped area between the sidewalk and curb. **Parkways were referred to as street tree lawns in previous versions of the Unified Development Code.**

Passenger Motor Vehicle Sales or Rental means the sale or rental of passenger vehicles at the location where inventory is stored. The phrase "passenger motor vehicle sales or rental" includes outdoor storage of passenger vehicles for brokers. Not included in the definition are:

1. Brokering of passenger vehicles which are stored off-site and delivered directly to customers (a general office use);
2. Indoor storage of passenger vehicles for brokers who are located off-site (a light industrial or heavy logistics use, depending upon the volume of sales);
3. Passenger motor vehicle rental locations that have not more than five rental vehicles stored on-site at any one time (a retail sales and services use).

Effective on: 11/20/2018

Passenger Vehicle means a motor vehicle designed to carry 10 persons or less that is constructed either on a truck chassis or with special features for occasional off-road operation. Passenger vehicle does not include commercial vehicles such as moving trucks or semi-trailer trucks.

Ord. 6636 §62, 09/05/2023

Effective on: 9/19/2023

Pawnbroker means a business that is regulated by C.R.S. § 12-56-101, et seq., that:

1. Regularly contracts to advance money to customers on the delivery of tangible personal property by the customer on the condition that the customer, for a fixed price and within a fixed period of time, has the option to cancel the contract; or
2. Purchases tangible personal property that has not previously been sold at retail in the course of its business of reselling tangible personal property.

Effective on: 11/20/2018

Pennant means a type of temporary sign consisting of fabric, plastic, or metal strand drapery with distinctive colors, patterns, symbolic logos, or a series of narrow tapering flags for display.

Effective on: 11/20/2018

Pennant Strings or Valances means a type of temporary sign consisting of lightweight and flexible plastic, foil, vinyl, fabric, or other material, generally shaped as triangles, rectangular strips, or squares, whether or not containing a message of any kind, that are suspended in a series from a rope, wire, or string, and designed to move in the wind.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Permanent Sign means a durable sign that is constructed, mounted, or installed for long-term use, not easily removed, and resistant to weather and other wear and tear.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Person, unless the context clearly indicates otherwise (e.g., provisions related to occupancy of buildings), means any natural person, corporation, association, partnership, limited liability company, receiver, trustee, executor, administrator, guardian, fiduciary or any other kind of entity or representative, and includes any department, agency or instrumentality of the state or any political subdivision thereof and any county, city and country, home rule municipality, statutory municipality, authority, or special district.

Effective on: 11/20/2018

Personal Services means a business that is engaged in the provision of informational, instructional, personal improvement, personal care, or similar services within an enclosed building, including but not limited to:

1. Art or music schools;
2. Beauty and barber shops;
3. Boxing or kickboxing instruction;
4. Cooking instruction;
5. Driving schools;
6. Fitness centers;
7. Handicraft or hobby instruction;
8. Laundry and dry-cleaning retail outlets;
9. Martial arts instruction;
10. Portrait shops or photography studios;
11. Shoe repair;
12. Swim instruction;
13. Tailor/alterations shops; or
14. Yoga instruction.

Effective on: 11/20/2018

Pit means any natural or man-made depression in the ground used for oil or gas exploration or production purposes. A pit does not include steel, fiberglass, concrete, or other similar vessels that do not release their contents to surrounding soils. The word "pit" shall include, without limitation and as applicable, "production pits," "special purpose pits," "reserve pits," "multi-well pits" and "drilling pits," as these are defined in the COGCC Regulations.

Effective on: 11/20/2018

Place of Assembly means a building, portion of a building, or property in which people assemble for civic, educational, religious, social, or cultural purposes. This use includes facilities used for worship and accessory celebratory events; meeting halls; event centers; fraternal organizations; outdoor assembly areas; and private clubs.

Ord. 6446 §5, 12/15/2020

Effective on: 12/29/2020

Planned Capital Improvement means a capital improvement or an extension or expansion of a capital improvement that does

not presently exist, but that is included within a capital improvement program.

Effective on: 11/20/2018

Portable Sidewalk Sign means a portable temporary sign that is designed for display on a sidewalk or other hard surface, and generally intended to attract attention from pedestrians.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Portable Sign means a sign that is designed to be easily transportable, including but not limited to signs designed to be displayed while mounted or affixed to the trailer by which it is transported, or with wheels remaining otherwise attached during display; signs mounted on transportable frames with wheels removed; signs attached or affixed to a chassis or other moveable support constructed without wheels; signs designed as, or converted to, A-frame or T-frame signs; signs attached temporarily to the ground, a structure, or other signs; signs mounted on a vehicle and visible from the public right-of-way; sandwich boards; and hot air or gas filled balloons that are not designed or approved for navigable flight.

Effective on: 11/20/2018

Premises means an area of land occupied by the buildings or other physical uses that are an integral part of the activity conducted upon the land and such open spaces as are arranged and designed to be used in conjunction with that activity.

Effective on: 11/20/2018

Prison or Jail means a facility for the judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by professionals, except when on approved leave. The facility may also be established in conjunction with a law enforcement or public safety building, established for the temporary detention of adult or juvenile persons while being processed for arrest or detention by law enforcement.

Effective on: 11/20/2018

Project Sign means a freestanding sign that is displayed at points of vehicular access to a residential, nonresidential, or mixed-use subdivision, which are oriented towards the street that provides access to the subdivision and / or the intersecting street. Project signs are often located within subdivision tracts or outlots, but may also be located within easements, or, if a right-of-way encroachment is authorized, within a median within the subdivision.

Effective on: 11/20/2018

Projecting Sign means a sign that is wholly or partly dependent upon a building for support and which projects horizontally more than fifteen inches from such building.

Effective on: 11/20/2018

Protective Care means a licensed homeless youth shelter as defined in C.R.S. § 26-6-102(17), a day treatment center as defined in C.R.S. § 26-6-102(10), a secure residential treatment center as defined in C.R.S. § 26-6-102(35), an acute treatment unit as defined in 2 CCR § 502-1, substance use disorder treatment facilities that provide ASAM Level III residential services as such services are defined in 2 CCR § 502-1 (e.g., non-hospital residential detoxification units), residential child care facilities that are designated to provide mental health services (see § 7.701.2.G., 12 CCR 2509-8), psychiatric residential treatment facilities, and comparable facilities.

Effective on: 11/20/2018

Public Improvement Construction Plans means the set of construction drawings prepared by the applicant's professional engineer and other professional consultants that is submitted to the City for review and approval for the street, water, wastewater, electrical, landscaping, and storm drainage improvements that are required to serve the proposed development.

Effective on: 11/20/2018

Recording or TV Studio means a facility for the recording and production of audio or video material, such as the recording of music, voice, video, for live broadcast or post-production.

Effective on: 11/20/2018

Recovery Residence means any premises, place, facility, or building that provides housing accommodation for individuals with a primary diagnosis of a substance use disorder that:

1. Is free from alcohol and non-prescribed or illicit drugs;
2. Promotes independent living and life skill development; and



3. Provides structured activities and recovery support services that are primarily intended to promote recovery from substance use disorders.

Ord. 6446 §5, 12/15/2020

Effective on: 12/29/2020

Recycling Collection Center (Attended) means a location for the collection of clean materials for reuse or recycling, such as aluminum cans, glass, or paper, for transport to another location for reuse or recycling. The phrase “recycling collection center (attended)” does not include the phrase “salvage yard.”

Effective on: 11/20/2018

Redevelopment means renovation, modification, or reconstruction of a subject property in which:

1. More than 75 percent of the floor area of buildings on site are demolished and reconstructed;
2. A cumulative increase in the gross floor area of a building or use by at least 50 percent from the effective date of this UDC; or
3. The value of new building permits exceeds two times the appraised value of the existing land and improvements; or
4. In relation to landscaping only, more than 50 percent of the aggregate commercial, industrial, institutional, or common area landscape area of an approved landscape or development plan is disturbed.

Effective on: 11/20/2018

Required Sign means a sign that is required by applicable building codes (*e.g.*, address numbers) or health and safety regulations (*e.g.*, the Occupational Safety and Health Act (“OSHA”)); or to comply with other laws or regulations.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Residential Premises means a lot or parcel of land containing a home or building used for dwelling purposes, provided that the land is zoned for such use.

Effective on: 11/20/2018

Residential Zone, except as otherwise specified for the purposes of certain sections of this UDC, means one of the following zones: ER, R1e, R1, R2, R3e, or R3, or a property zoned PUD, in areas where the property is designated exclusively for residential use by an approved site specific development plan.

Effective on: 11/20/2018

Resource Extraction (Minerals) means the extraction of coal or other mineral resources (including sand and gravel, but not oil and gas) from the land (surface or subsurface). The phrase “resource extraction (minerals)” does not include cut and fill operations within a property, construction or maintenance of canals or reservoirs, or the removal and transportation of fill from one property to another as part of an approved development plan, provided that both properties are controlled by the same landowner.

Effective on: 11/20/2018

Resource Extraction (Oil and Gas) means exploration for and production of oil and natural gas.

Effective on: 11/20/2018

Restaurant means any establishment in which the principal business is the sale of food and beverages to customers in a ready-to-consume state, and where the design or principal method of operation includes one or both of the following characteristics:

1. Customers are served their food and/or beverages by a restaurant employee at the same table or counter at which the items are consumed; or
2. Customers are served their food and/or beverages by means of a cafeteria-type operation where the food or beverages are consumed within the restaurant building.

A restaurant may include outdoor eating areas. Fermented malt beverages, and/or malt, special malt, or vinous and spirituous liquors may be produced on the premises as an accessory use pursuant to applicable alcohol beverage licenses.

Effective on: 11/20/2018

Restaurant, Fast Food means an establishment engaged in the sale of pre-prepared or rapidly prepared food or beverages to customers in a ready-to-consume state, for consumption either within the restaurant building, outside but on the premises, or off the premises, and which may include a drive-in or drive-through facility. The design or principal method of operation involves two or more of the following characteristics:



1. The elimination, in whole or in part, of table service, thus requiring customers to place orders at the counter where the orders are filled;
2. Service of food in edible containers or in paper, plastic, foil or other disposable containers; or
3. Insufficient facilities for on premises consumption of the total volume of food sold by the establishment.

Effective on: 11/20/2018

Retail Marijuana Use means:

1. A “retail marijuana cultivation facility,” which is an entity that is licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.
2. A “retail marijuana products manufacturing facility,” which is an entity licensed to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.
3. A “retail marijuana store,” which is an entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and to sell marijuana and marijuana products to consumers.
4. A “retail marijuana testing facility,” which is an entity licensed to analyze and certify the safety and potency of retail marijuana, pursuant to C.R.S. § 12-43.4-101, *et seq.*

Effective on: 11/20/2018

Retail Sales and Services means a use involving the sale, lease, or rental of consumer, home, and business goods to consumers. Such uses include but are not limited to department stores, furniture stores, clothing stores, second-hand stores, thrift shops, consignment stores, and establishments providing the following products or services: antiques, appliances, art, art supplies, beauty supplies, bicycles, books, building supplies, magazines and newspapers, craft supplies, copies, costumes, dry goods, electronics, fabric, framing, games, garden supplies, gifts, groceries, hardware, head shops, home improvement goods, household products, jewelry, lumber, music, musical instruments, office supplies, party supplies, pet supplies, pharmaceuticals, phones, photography equipment, produce, sporting goods, stationary, temporary signs, toys, and videos; and new automotive parts and accessories. The phrase also includes services such as charitable donation collection centers, coin laundries, installation of electronics (*e.g.*, audio systems and navigation systems) into motor vehicles, passenger motor vehicle rentals provided that not more than five rental vehicles are stored on-site at any time, picture framing, real estate offices that are open for walk-in traffic; repairs of products sold by the establishment (*e.g.*, a computer store may also repair computers), repairs of consumer electronics, tattoo parlors, and comparable services.

The phrase “Retail Sales and Services” does not include uses that are classified or defined more specifically in this Code, including but not limited to Restaurants (all types); Sexually-Oriented Businesses; Retail Marijuana Uses; Pawnbrokers, Convenience Lending, and Liquor Store. Retail sales and services uses are generally conducted indoors.

Effective on: 11/20/2018

Reverse Channel Letters means a sign that is comprised of channel letters that are backlit where the light shines out of the back of the sign, illuminating the letters and graphics by lighting up the wall of the surrounding building and creating a halo appearance of light at night (also called halo lit, rear illuminated or backlit).

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Rider means a subordinate sign panel that is attached to a swing sign, either above the horizontal member or below the principal sign face. To illustrate, but without limiting the range of messages that a rider may convey, if the swing sign is used to advertise a property as “for sale,” a rider is often used to convey a related message such as “contract pending.”

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Right-of-Way means a strip of land dedicated to the public, the City and / or public utilities which have been constructed or will be constructed, for public transportation, drainage, or utility improvements including but not limited to street paving, curb and gutter, sidewalks, bicycle lanes, and buried or overhead utilities.

Effective on: 11/20/2018

Roof Line means the area where the roof edge meets the structure wall immediate below the roof.



(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Roof Sign means a sign any portion of which projects above the top of the wall of a building, or is mounted on or applied to the roof of a building.

Effective on: 11/20/2018

RV Park means a development that has been planned, improved, or used for the parking of recreational vehicles for transient occupancy, and which may include recreational amenities such as pools, playgrounds, fishing, boating, or hiking.

Effective on: 11/20/2018

Salvage Yard means any establishment that is maintained, used, or operated for storing, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts. Salvage yards are also referred to by Colorado law as "automobile graveyards." See C.R.S. § 43-1-502.

Effective on: 11/20/2018

School, Elementary or Middle means a school that provides general full-time educational curriculum for two or more grades from Kindergarten through eight.

Effective on: 11/20/2018

School, High means a school that provides general full-time educational curriculum for grades nine through 12.

Effective on: 11/20/2018

School, Vocational or Trade means an educational facility that primarily teaches skills that directly prepare students for jobs in a trade or profession. Examples include, but are not limited to, art schools, business colleges, trade schools, beauty schools, and secretarial colleges.

Effective on: 11/20/2018

Search Lights means high powered lights that are designed to project moving beams of light into the sky (typically in patterns), in order to attract attention to a specific location from a distance.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Seasonal Decorations means decorations that are temporary in nature and clearly incidental, customary, and commonly associated with a holiday, which contains no commercial message.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Seismic Operations means all activities associated with the acquisition of seismic data including, but not limited to, surveying, shothole drilling, recording, shothole plugging, and reclamation.

Effective on: 11/20/2018

Self-Storage means a facility that provides individual storage compartments within a building for household or commercial goods. Storage spaces may be accessed from interior hallways or individual outside doors or overhead doors. This use may include quarters for one or more persons employed by and residing at the self-storage facility for the purpose of on-site management and security.

Effective on: 11/20/2018

Semi-Nude means the showing of the female breast below a horizontal line across the top of the areola at its highest point or the showing of the male or female buttocks. This definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast, exhibited by a dress, blouse, skirt, leotard, bathing suit, or other wearing apparel, provided the areola is not exposed in whole or in part.

Effective on: 11/20/2018

Sensitive Uses means single family detached dwelling units, duplex dwelling units, schools, child care facilities, medical care facilities (including hospitals, clinics and nursing facilities), or other comparable uses that may be materially impacted by noise, truck traffic, pollution, and ground vibration.

Effective on: 11/20/2018

Sexually-Oriented Business means any of the following:

1. *Adult Arcade* means any commercial establishment or private club where, for any form of consideration, one or more still or motion picture projectors, slide projectors, video displays, or similar machines, or other image producing machines, for viewing by five or fewer persons per machine at any one time, are used to regularly show films, motion pictures, digital images or video, video cassettes, slides, or other photographic reproductions or mechanically, electronically, chemically, or digitally reproduced visual materials characterized by an emphasis upon the depiction, display or exhibition of specified sexual activities or specified anatomical areas.
2. *Adult Cabaret* means a nightclub, bar, restaurant, concert hall, auditorium, or other commercial establishment or private club which regularly features or presents live adult entertainment.
3. *Adult Motel* means a hotel, motel or similar commercial establishment which:
 - a. Offers accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, digital images or video, slides, or other photographic reproductions or mechanically, electronically, chemically, or digitally reproduced visual materials which are characterized by an emphasis upon the depiction, display or exhibition of specified sexual activities or specified anatomical areas; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproduction; or
 - b. Offers a sleeping room for rent for a period of time that is less than 10 hours; or
 - c. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.
4. *Adult Motion Picture Theater* means a commercial establishment or private club, where for any form of consideration, films, digital images or video, motion pictures, video cassettes, slides or similar photographic reproductions or mechanically, electronically, chemically, or digitally reproduced visual materials are regularly shown characterized by an emphasis upon the depiction, display or exhibition of specified sexual activities or specified anatomical areas. An establishment meeting the definition of an adult arcade, above, is not an adult motion picture theater.
5. *Adult Theater* means a theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear nude or live performances which are characterized by exposure of specified anatomical areas or by specified sexual activities.
6. *Sexual Encounter Center* means a business or commercial establishment or private club that offers, for the purpose of sexual arousal, pleasure, gratification, or abuse, for any form of consideration, a place where two or more persons may congregate, associate, or consort and observe, view, participate, or engage in specified sexual activities or expose specified anatomical areas.
7. *Sexually-Oriented Retail Establishment*. A commercial establishment that devotes a significant or substantial portion of its business to any one or more of the following:
 - a. The sale, rental or viewing, for any form of consideration, of books, magazines, periodicals or other printed matter or photographs, films, motion pictures, digital video, video cassettes, slides or other photographic reproductions or mechanically, electronically, chemically, or digitally reproduced visual materials which are characterized by an emphasis upon the depiction, display or exhibition of specified sexual activities or specified anatomical areas;
 - b. The sale or rental of instruments, devices, or paraphernalia which are designed for use or marketed primarily for engaging in specified sexual activities; or
 - c. Is characterized by a one or more of the following:
 - i. A significant or substantial portion of its stock in trade consists of the items listed in items 7.a. and / or 7.b., above; or
 - ii. A significant or substantial portion of its revenues is derived from the rental or sale of items listed in items 7.a. and / or 7.b., above; or
 - iii. A significant or substantial portion of its floor space, shelf space or storage space is devoted to the items listed in items 7.a. and / or 7.b., above; or
 - iv. A significant or substantial portion of its advertising is devoted to the items listed in items 7.a. and / or 7.b., above.

Effective on: 11/20/2018

Shelter for Victims of Domestic Violence means a facility providing social services in a protective living environment operating twenty-four hours per day and seven days per week, that receives, houses, counsels and otherwise serves victims of domestic violence, as that term is defined in C.R.S. § 18-6-800(3), and their dependents. Such facility may include day care, professional, administrative, and security staff that serve residents only.



Effective on: 11/20/2018

Sign means any object, device, or structure, or part thereof, situated outdoors or indoors, which is visible beyond the boundaries of the premises upon which it is located, and which advertises, identifies, directs, or attracts the attention of the public to a business, institution, product, organization, event, message, idea, or location by any means, including, but not limited to, words, letters, graphics, fixtures, symbols, colors, motion, illumination, or projected images.

Effective on: 11/20/2018

Sign Face means the area of the sign that is designed for placement of text, symbols, or images along with the frame or color used to define, differentiate, or mount the sign.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Sign Structure means and includes all supports, braces, or other framework of a sign.

Effective on: 11/20/2018

Signable Wall means a wall of a building that is visible from a street, parking area, or other public or private way.

Effective on: 11/20/2018

Significant Degradation means any degradation to the environment that will require significant efforts and expense to reverse or otherwise mitigate.

Effective on: 11/20/2018

Significant Tree means a deciduous tree with a caliper of greater than 4 inches or an evergreen tree that is 15 feet or greater in height. Invasive or nuisance tree species such as Siberian elm or Russian olive, regardless of caliper or height, are not significant trees.

Effective on: 11/20/2018

Site means two or more contiguous lots that are being developed or redeveloped pursuant to the same site plan.

Effective on: 11/20/2018

Site Development Plan means a plan for the development of a site, approval of which is required prior to or concurrent with the issuance of site work permits or building permits.

Effective on: 11/20/2018

Site Plan means a site development plan, or if no site development plan is required, a site plan that is submitted with an application for a building permit.

Effective on: 11/20/2018

Site Sign means a type of temporary sign that is constructed of vinyl, plastic, wood, metal, or other comparable rigid material, which is displayed on a structure that includes at least two posts.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Site Specific Development Plan means the following types of development approvals, for which vested property rights may attach in accordance with Article 68, Title 24, C.R.S.:

1. Final Development Plan;
2. Final Plat;
3. Conditional Use Permit; and
4. Development Agreement.

Effective on: 11/20/2018

Site Work Permit means a City-issued permit that authorizes the commencement of construction of all improvements shown or described in an approved site development plan, except demolition or construction of buildings, building foundations, or similar structures on the site.

Effective on: 11/20/2018

Sky Glow means the brightness of the night sky as a result of light pollution.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Small Cell Wireless Facility means a wireless communications facility where each antenna is located inside an enclosure of no more than three cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet; and primary equipment enclosures are not larger than seventeen cubic feet in volume. The following associated equipment may be located outside of the primary equipment enclosure and, if so located, is not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation box, ground-based enclosure, backup power systems, grounding equipment, power transfer switch, and cut-off switch.

(Ord. 6326 §11, 08/20/2019)

Effective on: 9/3/2019

Soil Amendment means any material added to a soil to improve its physical properties, such as water retention, permeability, water infiltration, drainage, aeration and structure, in order to provide an improved environment for roots.

Effective on: 11/20/2018

Solid Material Fence or Wall means a fence or walls that has a ratio of solid material to void of more than one to four. A solid material fence or wall includes, but is not limited to, a fence or wall that is also defined as an Opaque Fence or Wall.

Effective on: 11/20/2018

Specified Anatomical Areas means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Effective on: 11/20/2018

Specified Sexual Activities means and includes any of the following:

1. The fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts;
2. Sex acts, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy;
3. Flagellation, mutilation or torture for purposes of sexual arousal, gratification, pleasure, or abuse;
4. Human genitals in a state of sexual stimulation, arousal, or tumescence; or
5. Excretory functions as part of or in connection with any of the activities set forth in list items 1 through 4 of this definition.

Effective on: 11/20/2018

Staff means City employees, contractors, or subcontractors who are assigned to perform or participate in the review of an application for development approval.

Effective on: 11/20/2018

Storage Yard means a location for outdoor storage of: operable equipment and materials for off-site processing, construction projects, or right-of-way maintenance; and / or recreational vehicles, boats, trucks, truck trailers, commercial vehicles, and passenger vehicles. A storage yard may include an accessory office or caretaker facility. The phrase "storage yard" does not include:

1. Storage of wrecked or inoperable vehicles (see salvage yard); and
2. Accessory outdoor storage.

Ord. 6446 §5, 12/15/2020; Ord. 6636 §62, 09/05/2023

Effective on: 9/19/2023

Stormwater Criteria is defined in Section 18.09.04.01, Storm Drainage Criteria and Storm Drainage Standards – Adopted.

Effective on: 11/20/2018

Stormwater Standards is defined in Section 18.09.04.01, Storm Drainage Criteria and Storm Drainage Standards – Adopted.

Effective on: 11/20/2018

Street, without a modifier, means “street, public.”

Effective on: 11/20/2018

Street Frontage means a property line that abuts a public right-of-way that provides public access to or visibility to the premises.

Effective on: 11/20/2018

Street Maintenance means activities performed for the upkeep and repair of the City’s streets, including but not limited to patching, crack sealing, seal coating, overlaying, resurfacing, and reconstruction.

Effective on: 11/20/2018

Street, Part Width means the dedication of a portion of a street, usually along the edge of a subdivision, where the remaining portion of the street is anticipated to be dedicated as the result of another subdivision.

Effective on: 11/20/2018

Street, Private means a private way for sidewalk, right-of-way, and utility installations, and including the suffixes “street,” “avenue,” “drive,” “circle,” “place,” “court” or other similar designations, generally intended for use by specified adjacent property owners, public utilities, emergency services, and City operations, including City inspections.

Effective on: 11/20/2018

Street, Public means a public way for sidewalk, right-of-way, and utility installations, being the entire width from lot line to lot line, and including the suffixes “street,” “avenue,” “drive,” “circle,” “place,” “court” or other similar designations.

Effective on: 11/20/2018

Street, Temporary or No Outlet or Dead End means a street segment that does not connect to another street, but that will connect to another street when the City obtains the right-of-way for such connection.

Effective on: 11/20/2018

Structure means anything other than a building that is constructed, erected, or installed, the use of which requires more or less permanent location on the ground, and the form of which extends above or below ground, including, but not limited to fences, walls, gazebos, playground equipment, satellite dishes or antennae, communications towers, swimming pools, and flag poles. Notwithstanding anything to the contrary in this definition, the word “structure” does not include grade changes (e.g., berms), streets, sidewalks, parking lots or spaces, hardscapes, play court surfaces, irrigation ditches, or reservoirs.

(Ord. 6326 §11, 08/20/2019)

Effective on: 9/3/2019

Structured Parking means a structure that is composed of one or more above-ground or below-ground levels that are used for the parking of passenger motor vehicles. Structured Parking may be totally below grade (underground structured parking); or partially or totally above grade (above-ground structured parking); and may be separate from or integrated into a building that is used for other purposes. Structured parking includes parking lifts. Structured parking that is the principal use of land is not related to a specific land use on the same parcel. Structured parking uses may include level 3 DC fast-charging stations as an accessory use.

Effective on: 11/20/2018

Subdivision Access Sign means a freestanding sign that is displayed at points of vehicular access to a residential, nonresidential, or mixed-use subdivision, which are oriented towards the street that provides access to the subdivision and / or the intersecting street. Subdivision access signs are often located within subdivision tracts or outlots, but may also be located within easements, or, if a right-of-way encroachment is authorized, within a median within the subdivision.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Surface Owner means any person having title or right of ownership in the surface estate of real property or any leasehold interest therein.

Effective on: 11/20/2018

Surface Parking means an area of land that is designated for the parking of passenger motor vehicles in parking spaces, the related parking aisles, the landscaped areas that are surrounded by parking spaces and parking aisles, and the landscaped areas at the corners of the paved areas insofar as their inclusion in the surface parking area gives it a regular shape. Surface parking uses may include level 3 DC fast-charging stations as an accessory use. The phrase “surface parking” does not include driveways on individual



residential lots, nor does it include individual garages or carports. Surface parking that is a principal use of property is not related to a specific land use on the same parcel.

Effective on: 11/20/2018

Surface Water Body means, but is not limited to, rivers, streams, creeks, ditches for the conveyance of water for irrigation or domestic water supply use, reservoirs, and lakes.

Effective on: 11/20/2018

Swing Post Sign means a type of temporary sign that is suspended from a horizontal swing post that is attached to a post that is staked into the ground. Swing signs may include riders that are mounted to the swing post or suspended under the sign panel.

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Temporary Construction Fence Sign means a temporary sign that is affixed to or incorporated into a temporary construction fence.

Effective on: 11/20/2018

Temporary Easement means and includes any real property easement, right-of-way, or license that is conveyed temporarily, meaning that by the written terms and conditions of the instrument creating such interest it is intended to exist for a limited period of time (as distinguished from an indefinite or perpetual basis).

Effective on: 11/20/2018

Temporary Project Sign means a temporary freestanding sign that is displayed within a subject property during its development and during the period between development and the time that the lots or units created on the subject property are conveyed to third-party purchasers.

Effective on: 11/20/2018

Temporary Sign means a sign which, due to the materials used; the method, manner or location of display; or the method of operation for display; is suited only for occasional, seasonal, or special event display.

Effective on: 11/20/2018

Temporary Accessory Structure means a structure that exists on an impermanent basis, is not placed on a permanent foundation, and does not require a building permit.

Ord. 6446 §5, 12/15/2020

Effective on: 12/29/2020

Temporary Use means a temporary use of land, structures, or buildings that is subject to [Division 18.02.05, Temporary Uses](#).

Effective on: 11/20/2018

Temporary Use Permit means a written authorization from the City for the operation of a temporary use. The temporary use permit does not exempt the applicant from obtaining any required building permits for associated structures or other applicable permits or approvals from the City or outside public or private agencies.

Effective on: 11/20/2018

Top of Wall means the uppermost point of the vertical exterior surface of a building wall, except that with respect to parapet walls, the "top of wall" is the top of the parapet wall or three feet above the roof, whichever is closer to established grade.

Effective on: 11/20/2018

Tract means a parcel of land that is included in a subdivision that is not intended for development with habitable structures. Common uses include, but are not limited to, open space, trails, landscape areas and landscape buffers, recreation, gardens, drainage detention, or common amenity areas such as playgrounds that are owned by a property owner's association or special district.

Ord. 6636 §62, 09/05/2023

Effective on: 9/19/2023

Transportation Plan means the most current version of said document as adopted by the City.

Effective on: 11/20/2018



Effective on: 11/20/2018

Turfgrass means continuous plant coverage consisting of grasses that, when regularly mowed, form a dense growth of leaf blades and roots.

Ultimate Curb means the eventual location of the curb of a street as determined by the City, or the edge of pavement if no curb is planned.

Effective on: 11/20/2018

University or College means an educational institution that is authorized by the State of Colorado or other nationally recognized accrediting entity to award associates' or higher degrees.

Effective on: 11/20/2018

Unightly Area(s) means any one or more of the following:

1. Outside areas where machinery or vehicles are repaired, stored and/or serviced (but not including surface parking lots);
2. Outside trash receptacles;
3. Loading docks;
4. Outside storage areas; and
5. Utility cabinets or boxes.

Effective on: 11/20/2018

Utilities, Essential means infrastructure necessary to provide utility services and distribution, including: electric distribution; gas distribution; copper, coaxial, or fiber optic telecommunications lines; utility conduits, vaults, pipeline laterals, and mains; utility pedestals; water and wastewater lines; and similar installations and equipment or accessories of a public utility or governmental service that are not defined as "major utilities," "minor utilities," "wireless telecommunications facilities," or "heavy industry." Essential utilities are shown on PICPs and approved as part of such plans.

Effective on: 11/20/2018

Utilities, Major means generating plants (except nuclear and photovoltaic), switching stations, water or wastewater treatment plants, or electrical substations, and other comparable infrastructure. The phrase "major utility" does not include utility or communications uses that are more specifically defined as utility, minor or essential utilities.

Effective on: 11/20/2018

Utilities, Minor, means water booster stations, wastewater lift stations, electrical distribution substations, gas regulator substations, solar fields, and other comparable infrastructure used in the provision or distribution of utility service.

Effective on: 11/20/2018

Utility Box or Cabinet means electric transformers, switch boxes, telephone pedestals and telephone boxes, television pedestals and televisions boxes, traffic boxes, and similar devices.

Effective on: 11/20/2018

Vehicular Canopy Sign means a canopy sign that is mounted on a detached canopy that is used to shelter motor vehicles, or an attached canopy that covers a vehicular use area (*e.g.*, a porte-cochère).

(Ord. 6753 §2, 02/08/2025)

Effective on: 2/18/2025

Veterinarian (Large Animal) means an animal hospital or clinic that provides medical care services for large animals, livestock, or wild animals, including but not limited to: horses, cows, bison, elk, deer, llamas, alpacas, sheep, goats, chickens, turkeys, ducks, and pigs.

Effective on: 11/20/2018

Veterinarian (Small Animal) means a use in which medical care is provided for household pets. The phrase "veterinarian (small animal)" does not include medical care for wild animals or livestock.

Effective on: 11/20/2018

Volatile Organic Compounds ("VOCs") means volatile organic compounds that are associated with oil and gas production.

Effective on: 11/20/2018

Wall Sign means a sign that is fastened to, applied to, or painted onto a wall of a building in such a manner that the wall is the supporting structure for, or forms the background surface of the sign, and which does not project more than fifteen inches from such building.

Effective on: 11/20/2018

Waste Transfer Station means the use of land or a facility, regardless of name or title, to unload solid waste from vehicles, and, with or without intermediate processing such as compaction, sorting, or shredding, subsequently re-load the waste onto other vehicles for delivery to another transfer site, storage site, or disposal site. In addition to transferring solid waste, a waste transfer station may also include facilities for drop-off of recyclable materials (e.g., waste paper, motor oil, scrap metal, polystyrene foam, porcelain, batteries, electronic components, textiles, plastics, discarded clothing or shoes, cardboard, and other discarded household materials), where the materials are sorted, temporarily stored, and then shipped in bulk to other locations for processing.

Effective on: 11/20/2018

Water and Wastewater Standards means the “[City of Loveland Water and Wastewater Development Standards](#),” current published edition.

Effective on: 11/20/2018

Water Budget means the maximum amount of water an irrigator should use in a year to irrigate a specific landscaped area through a dedicated irrigation meter.

Effective on: 11/20/2018

Water-Efficient Landscape Plan means a plan qualifying for the City’s dedicated irrigation meter program, as determined by the Director. Water-Efficient Landscape Plans include landscape design using hydrozone methodology that achieves an annual water budget of no greater than 15 gallons per square foot per year for functional areas and 9 gallons per square foot for non-functional areas.

Effective on: 11/20/2018

Water-Wise Landscape means a water- and plant-management practice that is intended to be functional and attractive and emphasizes the use of plants that require lower supplemental water, such as native and drought-tolerant plants. The practice prioritizes the following key principles:

1. Planning and design for water conservation, beauty, and utility;
2. Improving soil;
3. Applying efficient irrigation;
4. Limiting turf to high traffic, essential areas;
5. Selecting plants that have low water demand;
6. Applying mulch (as indicated in 18.08.02.07 (C)); and
7. Maintaining the landscape.

Weeds means an aggressive, non-native herbaceous plant detrimental to native plant communities or agricultural lands as further defined in Loveland Municipal Code Section 16.04.040. “Weeds” do not include flower gardens, plots of shrubbery, vegetable gardens, hay crops, corn crops, small-grain plots (wheat, barley, oats, and rye), turf grasses, ornamental grasses, native grasses, industrial hemp or marijuana.

Ord. [6636](#) §62, 09/05/2023

Effective on: 9/19/2023

Well means an oil or gas well, a hole drilled for the purpose of producing oil or gas, or a well into which fluids are injected, a stratigraphic well, a gas storage well, or a well used for the purpose of monitoring or observing a reservoir.

Effective on: 11/20/2018

Well Blowdown means the maintenance activity designed to remove fluids from mature wells, during which time gas is often vented to the atmosphere.

Effective on: 11/20/2018

Well Completion means the process that perforates well casing, stimulates the reservoir using various techniques including, but

not limited to, acid treatment and hydraulic fracturing, allows for the flowback of oil or natural gas from wells to expel drilling and reservoir fluids, and tests the reservoir flow characteristic, which may vent produced hydrocarbons to the atmosphere via an open pit or tank.

Effective on: 11/20/2018

Wellhead means the equipment attached to the casinghead of an oil, gas, or injection well above the surface of the ground.

Effective on: 11/20/2018

Wetland means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Effective on: 11/20/2018

Wildlife Habitat Areas and Corridors means areas and corridors containing natural vegetation and providing food, nesting, resting, and cover habitat for wildlife. Wildlife habitat areas and corridors are often associated with major drainages, such as the Big Thompson River and other tributaries throughout Loveland and their related uplands. Important habitat also includes lakes, ponds, some reservoirs, and other water bodies; foothills, hogbacks, ridgelines, bluffs, and other unique topographic or geologic features; mature stands of vegetation; sites identified by the Colorado Natural Heritage Program as having high biodiversity significance (rare and imperiled plants and animals, and significant natural communities) and mapped as "Potential Conservation Areas" (PCAs); and areas identified by Colorado Parks and Wildlife as important wildlife habitat.

Effective on: 11/20/2018

Window Sign means a sign that is painted on, applied to, or attached to the exterior or interior of a window, or located within one foot of the inside of the window, in such manner that it is visible from the exterior of the building through the window. The phrase "window sign" does not include merchandise in a window display.

Effective on: 11/20/2018

Wireless Communications Facility means a facility used to provide:

- A. Personal wireless services as defined at 47 U.S.C. § 332 (c)(7)(C); or
- B. Wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or
- C. Wireless utility monitoring and control services.

The phrase "wireless communications facility" includes, without limitation, directional, omni-directional, and parabolic antennas, base stations, support equipment, attached wireless telecommunications facilities, towers, and alternative tower structures.

The phrase "wireless communications facility" does not include:

- A. A facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building;
- B. A device attached to a building, used for serving that building only;
- C. The building to which the facility or its components are attached, if the use of such building for such facilities is not its primary use.
- D. Mobile transmitting devices used by wireless service subscribers, such as vehicle or hand held radios or telephones and their associated transmitting antennas.

(Ord. 6326 §11, 08/20/2019)

Effective on: 9/3/2019

Workshop means a facility wherein goods are produced or repaired by hand, using hand tools or small-scale equipment, including activities such as repairing small engines, making, restoring, and upholstering furniture, restoring motorcycles, creating art work such as paintings and sculptures, ceramics, and other similar activities, wherein noise, odor, smoke, heat, glare, or vibration produced by such activities are confined within the building.

Effective on: 11/20/2018

Yard Sign means a type of temporary sign that is constructed of paper, vinyl, polyethylene, corrugated plastic, wood, metal or other comparable material, which is mounted on a stake or a frame structure (often made from wire) that includes one or more stakes.

(Ord. 6753 §2, 02/08/2025)



Effective on: 2/18/2025

Zoning Board of Adjustment means the Board of Adjustment and Appeals that is described in Section 10 of the City of Loveland Home Rule Charter.

Effective on: 11/20/2018

Zoo means a place where live animals are kept and exhibited to the public. The animals may also be studied, given medical treatment, and bred. The term "zoo" does not include uses that sell animals.

Effective on: 11/20/2018