

EXPLANATORY COVER SHEET

COUNCILMAN'S BILL NO. CB-1559

SPONSOR: COUNCIL MEMBER PARSONS

TITLE: A BILL FOR AN ORDINANCE RAISING THE HEIGHT LIMITATION FROM 30 TO 35 FEET IN ALL RESIDENTIAL ZONE DISTRICTS, EXCEPT R-3-A AND R-4

PURPOSE: THIS ORDINANCE IS RECOMMENDED BY STAFF AS PART OF A REVISION OF CHAPTER 11 OF THE NORTHGLENN MUNICIPAL CODE GOVERNING ZONING. ADDITIONS TO EXISTING LANGUAGE ARE SHOWN AND DELETIONS ARE SHOWN AS STRIKETHROUGHS.

ADDITIONAL EXPLANATORY REMARKS:

BACKGROUND:

The City of Northglenn Planning Commission and City Council have attempted to implement City architectural standards, including single-family residential height limits, between December 2004 and September 2005. The desire for updated architectural standards led to Council Bill 1502 (CB-1502). The Bill repealed the existing Northglenn Zoning Ordinance architectural standards found in Section 11-7-10.

In January 2005, Council tabled the second reading of CB-1502 because no adequate new guidelines were proposed to replace those found in 11-7-10. They directed staff to produce new guidelines by September of that year. Because there were still issues with the architectural guidelines proposed in September, Council adopted emergency bill CB-1535 (Ordinance No. 1415) to reinstate the old architectural standards, with minor changes, found in 11-7-10 of the Northglenn Zoning Ordinance. The net effect of the City and Council activity resulted in virtually no change to City architectural standards.

ANALYSIS:

If the City of Northglenn wishes to pursue policies encouraging homeowners and developers to make various improvements to existing housing stock, it is recommended that the 30 foot height limits of single-family homes in the Zoning Ordinance be increased to 35 feet to meet current building practices, promote architectural diversity of home improvements, and provide expanded improvement choices for residents and developers.

The proposed 35 feet height limitation for single-family residential zone districts is not unreasonable. Cities like Westminster and Thornton allow up to 40 feet high single-family homes in accordance with the 2003 International Building Code. The 5 feet increase to the Northglenn single-family 30 feet height limit will be in line with residential building codes, be

hard to detect from the street, and provides additional opportunities for interesting rooflines and improvement designs.

Adjusting single-family home height limitations is a first step to expanding and improving the City of Northglenn Architectural Standards. Further, homes not conforming to the 30-foot height limitations could be brought into conformity with the code.

SPONSORED BY: COUNCIL MEMBER PARSONS

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1559
Series of 2006

Series of 2006

A BILL FOR AN ORDINANCE RAISING THE HEIGHT LIMITATION FROM 30 TO 35 FEET IN ALL RESIDENTIAL ZONE DISTRICTS, EXCEPT R-3-A AND R-4

WHEREAS, the City Council determines that raising the height limitation from thirty (30) feet to thirty-five (35) feet in all residential zone districts, except R-3-A and R-4 zone districts (which have height limitations of 50 and 60 feet, respectively) will allow for a wider variety of architectural styles more suited to contemporary development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The following Sections of the City of Northglenn Zoning Ordinance are hereby amended to read as follows:

(a) Section 11-8-7. Height Limitation, R-1 Zone. The maximum height of buildings in R-1 Zones shall be:

- (a) ~~Thirty (30)~~ THIRTY-FIVE (35) feet for principal buildings.
- (b) Sixteen (16) feet for accessory buildings.

(b) Section 11-9-7. Height Limitation, R-1-A Zone. The maximum height of buildings in R-1-A Zones shall be:

- (a) ~~Thirty (30)~~ THIRTY-FIVE (35) feet for principal buildings.
- (b) Sixteen (16) feet for accessory buildings.

(c) Section 11-10-7. Height Limitation, R-1-B Zone. The maximum height of buildings in R-1-B Zones shall be:

- (a) ~~Thirty (30)~~ THIRTY-FIVE (35) feet for principal buildings.
- (b) Sixteen (16) feet for accessory buildings.

(d) Section 11-11-7. Height Limitation, R-1-C Zone. The maximum height of buildings in R-1-C Zones shall be:

- (a) ~~Thirty (30)~~ THIRTY-FIVE (35) feet for principal buildings.
- (b) Sixteen (16) feet for accessory buildings.


(e) Section 11-12-7. Height Limitation, R-2 Zone. The maximum height of buildings in R-2 Zones shall be:

- (a) ~~Thirty (30)~~ THIRTY-FIVE (35) feet for principal buildings.
- (b) Sixteen (16) feet for accessory buildings.

(f) Section 11-13-7. Height Limitation, R-3 Zone. The maximum height of buildings in R-3 Zones shall be:

- (a) ~~Thirty (30)~~ THIRTY-FIVE (35) feet for principal buildings.
- (b) Sixteen (16) feet for accessory buildings.

INTRODUCED, READ AND ORDERED POSTED this 23rd day of March, 2006.


KATHLEEN M. NOVAK
Mayor

ATTEST:


DIANA L. LENTZ, CMC
City Clerk

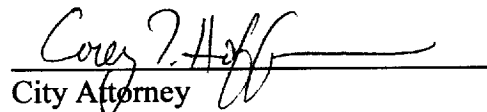
PASSED ON SECOND AND FINAL READING this _____ day of _____, 2006.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

APPROVED AS TO FORM:


City Attorney