

**PLANNING & DEVELOPMENT DEPARTMENT MEMORANDUM
#47-2022**

DATE: Aug. 11, 2025

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Interim Deputy City Manager *JL*

FROM: Brook Svoboda, Director of Planning & Development *B*

SUBJECT: CR-77 – Private Activity Bonds 2025 Assignment to CHFA

PURPOSE

To consider CR-77, a resolution assigning the City's 2025 Private Activity Bond (PAB) allocation to the Colorado Housing and Finance Authority (CHFA).

BACKGROUND

Annually, the City of Northglenn receives an allocation of PAB capacity to benefit the community from the State of Colorado through the Department of Local Affairs. For 2025, Northglenn is receiving a PAB allocation of \$2,460,746.

PABs are tax-exempt bonds issued by public entities, such as the City of Northglenn, to provide low-cost financing for private projects that serve a public purpose. Authorized under the federal Tax Reform Act of 1986 and governed by Colorado Revised Statute § 24-32-1706, PABs can support a range of activities, including:

- Qualified residential rental projects – Bonds may finance new construction or acquisition/rehabilitation of housing for persons with low/moderate-income.
- Single-family mortgage revenue bonds – Bonds sold by local and State agencies for mortgages for persons with low and moderate incomes.
- Mortgage Credit Certificates – Local issuers may use a bond allocation as mortgage credit certificates for qualified homebuyers.
- Student loans – Provide low-interest loans to eligible students at institutions of higher education.
- Manufacturing "small issue" industrial development bonds (not to exceed \$10 million) – Bonds sold for the construction of manufacturing facilities that cause a change in the condition of goods or products.
- Qualified redevelopment bonds – Bonds sold to acquire property in blighted areas, prepare the land for redevelopment and relocate occupants of structures on the acquired property.
- Exempt facility bonds – Hazardous waste facilities, solid waste disposal facilities, water and sewer facilities, mass commuting facilities, local district heating and cooling facilities, local electric energy or gas facilities, and multifamily housing bonds.
- Qualified 501(c)(3) bonds – For use by non-profit hospitals and private universities.

2025 Request – Squire Village Renovation

Related Affordable, LLC has requested the City's 2025 PAB allocation for a \$3.7 million renovation of Squire Village Apartments, a 51-unit affordable senior housing community located at 11170 Grant Dr. The community is a project-based Section 8 development built in 1982 and

last renovated in 2002. It houses approximately 60 residents with an average age of 70 and currently has a 28-person waitlist.

Project Overview

The five single-story buildings are subject to a Section 8 Use Agreement and a Low-Income Housing Tax Credit (LIHTC) Land Use Restriction Agreement (LURA). Upon acquisition, these will be extended by 20 and 30 years, ensuring 100% of units remain affordable for seniors earning 60% or less of the area median income through 2056 (currently set to expire in 2033).

The \$3.7 million rehabilitation plan (\$75,000 per unit) includes upgrades to:

- **Units:** New cabinets, countertops, appliances, flooring, lighting, paint, accessibility upgrades, and pendant emergency call system.
- **Systems:** High-efficiency PTAC units, boilers, thermostats, and other mechanicals.
- **Exteriors:** New roofs, siding, windows, gutters, and lighting.
- **Common Areas:** Updated leasing office, community room, laundry facilities.
- **Site:** New signage, mailboxes, landscaping, and parking.

All improvements will meet CHFA’s Energy Efficiency and Sustainability standards.

This investment will preserve a critical affordable housing resource in line with the City’s 2022 Housing Needs Assessment and Adams County’s 2017 report. With a 28-person waitlist (approx. 10 years), the need for preservation is clear, ensuring long-term housing stability for seniors with fixed incomes. Related Affordable, LLC’s letter of interest is included as Attachment 1.

CHFA Assignment of PABs

If approved, CHFA would administer Northglenn’s allocation of PABs and allocate the bonds to Related Affordable, LLC for the Squire Village project.

If the project does not move forward, CHFA will ensure that Northglenn’s PABs are utilized in the City, either for another eligible project or through CFHA’s first-time homebuyer program, known as CHFA First Step.

CHFA First Step Program Overview:

- 30-year fixed-rate FHA 203(b) purchase loans only
- Restricted to first-time homebuyers, qualified veterans, and non-first-time homebuyers purchasing in targeted areas
- CHFA Down Payment Assistance Second Mortgage Loan available for assistance with a down payment, closing costs, and prepaids
- Income and purchase price limits apply
- Program eligibility is subject to CHFA’s gross annual income calculation
- Minimum decision credit score of 620 or higher for all scored borrowers; borrowers with no credit score permitted
- Subject to the Federal Recapture Tax provision
- Cannot be combined with any mortgage credit certificate program

If the City’s allocation of \$2,460,746 is not fully utilized in Northglenn, the remaining balance would be reassigned to other eligible areas. Northglenn has historically over-serviced this program and benefitted from receiving funds from other communities. Since 2022, CHFA has helped finance \$18.4 million in single-family mortgages and another \$20.8 million in PABs for the Karl’s Farm senior housing development.

BUDGET/TIME IMPLICATIONS

There are no budget implications at this time.

STAFF RECOMMENDATION

Staff recommends approval of CR-77, assigning the City's PAB allocation for 2025 to CHFA.

STAFF REFERENCE

If Council members have any questions, please contact Brook Svoboda, Director of Planning and Development, at 303.450.8937 or bsvoboda@northglenn.org.

ATTACHMENT

1. Related Affordable, LLC Letter of Interest with Exhibits

CR-77 – Private Activity Bonds 2025 Assignment to CHFA
Assignment of Allocation
Certificate Concerning Assignment of Private Activity Bond Volume Cap Allocation

Executive Summary

This memo presents Related Affordable, LLC’s (“RA”, the “Applicant”) plans to use Private Activity Bonds to execute a 4% low-income housing tax credit (“LIHTC”) acquisition, renovation, and preservation of Squire Village (the “Project”), a 51-unit 99% project-based Section 8 elderly designated apartment community located in Northglenn, Colorado. RA, in partnership with Maiker Housing Partners as the Special Limited Partner (“SLP”), plans to acquire and meaningfully renovate the Project, while extending affordability restrictions for the maximum allowable term. The Applicant is currently under contract to purchase the Project with all control rights and is prepared to move forward with the recapitalization as soon as viable. Prior to closing, the Applicant will form a new single purpose entity designed to acquire and renovate the Project.

Presently, the Applicant has secured a preliminary award of approximately \$2.4M of PAB from the City of Northglenn, illustrating strong local support for the Project. To qualify for the 4% LIHTC, 25% of the Project’s aggregate basis must be financed with PAB. As a result, approximately \$6.4M of total PAB will be needed to finance the LIHTC renovation. The remaining \$4M of PAB is anticipated to be allocated through the Colorado Housing Finance Authority’s programmatic Top-Off program. Other Project sources include a taxable first mortgage, 4% LIHTC equity, deferred developer fee and income from operations. A full summary of Project Sources & Uses and Project Timeline is below.

Permanent Sources & Uses		
Source	%	Permanent
Tax Exempt Bond Loan	28%	\$6,400,000
Taxable First Mortgage	30%	\$6,915,479
4 % Tax Credit Equity	34%	\$7,858,000
Deferred Developer Fee	4%	\$944,153
Income During Construction	4%	\$825,866
Total Sources	100%	\$22,943,498
Use	%	Total
Acquisition	63%	\$14,500,000
Construction	17%	\$3,794,353
Soft Costs	8%	\$1,915,583
Financing Costs	3%	\$597,185
Reserves & Contingency	2%	\$532,881
Developer Fee	7%	\$1,603,496
Total Development Costs	100%	\$22,943,498

Projected Timeline	
Milestone	Date
Northglenn PAB Award	5/1/2025
Submit CHFA LIHTC / Top Off Application	9/1/2025
LIHTC Closing	1/1/2026
Renovations Begin	2/1/2026
Renovations Complete	1/1/2027
Stabilization	4/1/2027
Form 8609	7/1/2027

Applicant Experience

The Related Companies, L.P. (“TRCLP”) was founded in 1972 and is currently one of the largest owners of affordable multifamily apartment complexes in the country. In addition to becoming one of the largest owners of affordable multifamily apartment complexes in the country, it has significantly expanded its platform. Today, Related owns and operates a premier portfolio of high quality assets valued at over \$30 billion. With offices in New York, Chicago, Dallas, Los Angeles, Miami, San Francisco, Abu Dhabi, São Paulo and Shanghai, Related manages an operating portfolio that includes luxury residential, affordable and workforce apartments, commercial, retail and mixed-use developments. Related’s senior management team averages more than 20 years of experience in the industry and over 14 years with Related. The Related team’s experience and the company’s vast capital resources enable the firm to quickly and expertly execute on the most challenging and complex development and financing opportunities around the globe.

Related Affordable, LLC was created in 2013 as an expansion of Related Apartment Preservation, LLC which was formed in 2002 – both wholly owned subsidiaries of The Related Companies, L.P. (“TRCLP”). As its name implies, Related Affordable was formed with the express purpose of growing TRCLP’s affordable housing development business by acquiring, recapitalizing, rehabilitating, and preserving existing low and moderate-income properties around the country.

Specifically, Related Affordable specializes in combining the various tools of affordable housing preservation and multifamily finance to redevelop and preserve affordable housing in areas where market-rate housing pressures threaten existing low and moderate-income housing options. Related Affordable takes great pride in working with federal, state, and local agencies to ensure it is leveraging all possible resources – both public and private – in order to provide the highest quality housing to its residents. Related Affordable excels in designing win-win solutions in extremely complicated transactions involving various financing, subsidy, and contractual arrangements. Leveraging TRCLP’s 30+ years of experience in affordable housing development, finance, and management, Related Affordable is especially well positioned to acquire and preserve affordable properties around the country, meeting the needs of existing and future residents as well as the needs of the larger communities in which the properties are located.

Related Affordable has extensive experience redeveloping, financing, and managing:

- Section 8 / 236 properties
- Section 42 LIHTC (4% & 9%) properties
- Tax-exempt bond financed properties

To date, Related Affordable has purchased over 110 affordable housing properties consisting of more than 16,000 units, with a total development value in excess of \$2.4 billion. Related Affordable presently oversees a portfolio of approximately 280 properties, including over 43,000 units.

Project Summary

Squire Village is a 51-unit affordable elderly designated apartment complex located in the city of Northglenn at 11170 Grant Drive. The Project was originally built in 1982, renovated in 2002 and now requires meaningful upgrades to continue to effectively serve its resident base. The community is made up five single story buildings that aggregate 51 one-bedroom units and is home to approximately 60 residents with an average age of 70. The Project is currently encumbered by a Section 8 Use Agreement and LIHTC Land Use Restriction Agreement (“LURA”), which will be extended for 20 years and 30 years respectively upon acquisition. Under the proposed LIHTC rehabilitation, the Project will enter into a new LURA requiring that 100% of units be made affordable to seniors earning 60% or less than the area-median income. The new LURA would extend to 2056 versus the current LURA that is set to expire in 2033, ensuring that the Project remains a resource to the community for decades to come.

The proposed renovation includes comprehensive upgrades to the Project’s units, common spaces, systems, exterior and amenities. The total renovation budget is anticipated to be approximately \$3.7M or \$75,000 per unit.

Planned unit improvements include upgraded cabinets and countertops, stainless steel appliances, garbage disposals, tubs and surrounds, vanities, exhaust fans, bathroom accessories, toilets, lighting, doors, vinyl flooring, paint, window blinds, accessibility upgrades, and a new pendant call system. Systems upgrades include new high efficiency PTAC units, new PTACs in the leasing office, new thermostats, and new boilers and boiler holding tanks.

Exterior upgrades include new roofs, gutters, windows, PTAC sleeves, siding/ trim, and upgraded lighting. Common area improvements include an updated leasing office and community room as well as refurbishment of the community laundry room. Lastly, anticipated site improvements include replacement of property signage, pedestal mailboxes, general landscaping upgrades, and parking lot/ concrete upgrades. The planned upgrades will be fully compliant with CHFA's Energy Efficiency and Sustainability Requirements. A full preliminary scope of work and budget is included herein.

The rehabilitation will allow the Project's senior population, many of whom live on fixed incomes, to maintain a stable and dignified quality of life. As housing costs continue to rise across the Denver metropolitan area, the percentage of cost-burdened renters in the region has risen significantly in recent years. As evidenced by Squire Village's 28-person (approximately 10 year) waitlist, the Project meets a critical need within the community. Its preservation aligns with the stated goals of Northglenn's 2022 Comprehensive Housing Needs Assessment and Adams County's 2017 Housing Needs Assessment.

Importantly, the rehabilitation also includes the planned implementation of robust resident services programming tailored to meet the needs of the community's low-income, senior residents. A summary of proposed partnerships and service enhancement opportunities is below.

InnovAge Colorado PACE: Helps seniors maintain independence and age comfortably. Healthcare and social services are provided to seniors to prevent or offset being admitted into a costly nursing home.

On Site Resident Services Coordinator: Ensures that all residents' needs are addressed in a timely manner, and group programming is tailored to the needs of residents and coordinated regularly,

Local Hospital Partnership: UC Health is a network of hospitals, clinics, and healthcare providers in Colorado, Southern Wyoming, and Western Nebraska. The UC Health Metro Denver Region has established a Community Health Program that provides health initiatives to residents of the area. The most relevant program to the property is the Stepping On program, aimed to support older adults 60 years old and over.

University Partnership: The University of Colorado Denver has various student community engagement initiatives and is open to developing more partnerships. The Office of Leadership Education and Community Engagement has confirmed that students routinely inquire about opportunities to work with seniors in the community.

Financial Literacy Education: Financial Literacy First is a non-profit organization that works in the Denver Metro area to help economically empower young adults. Their mission is to educate the community on how to make better financial decisions. Despite their efforts to mainly work with at-risk youth, they have the capacity and knowledge to conduct financial literacy classes for older adults.

Social Enrichment Opportunities: Active Minds, Denver has provided lifelong learning opportunities for seniors in the Denver metro and Boulder areas for the past 20 years. They partner with senior communities to provide educational presentations on current and historical world issues, biographies, seasonal topics, and more.



Nova
Group

EXHIBIT A

Inspired Solutions
by Nova Group

Zoning Conformance Report

Property

Squire Village
11180 Grant Drive
Northglenn, CO 80233

Prepared For

Wells Fargo Multifamily Capital
1445 Ross Avenue 48th Floor
Dallas, TX 75202

Prepared By

Nova Group, GBC
5320 West 23rd Street, Suite 270
St. Louis Park, MN 55416
TEL: 405-496-3105
Web: novagroupgbc.com

Alicia Taylor
Zoning Services Group Lead

Nova Project No: 221-11886
Fannie Mae Deal ID 156816
Report Date: 3/4/2022



Nova
Group

Carbon
Neutral
Report

novagroupgbc.com/carbonneutral

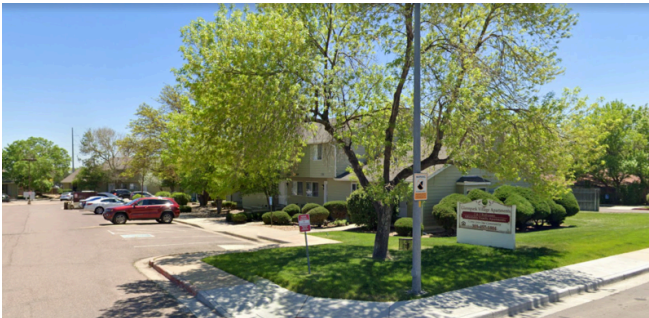
Table of Contents

1.0 Property Information and Description	1
2.0 Zoning and Use Information	2
3.0 Development Standards	3
4.0 Parking Standards	5
5.0 Conformance Status	6
5.1 Conformance Conclusion	6
5.2 Right to Rebuild (in the event of any Nonconformity)	6
6.0 Contact Information	7
7.0 Jurisdiction Responses	8
8.0 Reliance	9
APPENDICES	
APPENDIX A: Jurisdiction Responses	
APPENDIX B: Date Page	
APPENDIX C: Bulk Zoning Requirements	
APPENDIX D: Parking Requirements	
APPENDIX E: Nonconforming Section	
APPENDIX E: Definitions	

1.0 PROPERTY INFORMATION AND DESCRIPTION

Property Name:	Squire Village
Property Address:	11180 Grant Drive, Northglenn, Colorado 80233 Parcel No. 0171903409015
Jurisdiction:	City of Northglenn, Colorado
Property Size:	3.0 Acres or 130,670 Square Feet, per Survey
Building Size:	31,856 Square Feet, per Survey
Year Constructed:	1982
Property Use(s):	Multifamily (51 Units)

Publicly available Property Photograph(s)



Street View

2.0 ZONING AND USE INFORMATION

Name and Date of Zoning Ordinance:	City of Northglenn, Colorado Zoning Code, codified through August 23, 2021
Applicable Zoning Regulations obtained online at the following website:	https://www.northglenn.org/Departments/Planning%20&%20Development/Planning/UDO/Unified%20Development%20Ordinance.pdf
Existing Zoning Classification:	RM-1 Multifamily Limited District
Adjacent Zoning Classifications and or Uses if Applicable:	Not Applicable
Existing Property Use(s):	Multifamily (51 Units)
Is existing use(s) permitted?	Yes
Was Special permitting, condition(s), variances or ordinances applied to the existing zoning?	No

Is the Existing Use in Conformance?

Yes, as permitted use(s), per review of section 11-3-2 of the current Zoning Ordinance.

3.0 DEVELOPMENT STANDARDS

Building Set-Back Lines:	Required:	Existing:
Front:	15 Feet	Grant Drive: 42.9 Feet, per Survey
Side:	10 Feet	North Side: 22.7 Feet, per Survey South Side: 62.9 Feet, per Survey
Rear:	10 Feet	East Side: 20.1 Feet, per Survey

Are The Existing Building Set-backs in Conformance?

Yes, per review of Section 11-2-5 of the current Zoning Ordinance.

Maximum Building Height:	Existing Building Height:
45 Feet	1 Story / 15.5 Feet, per Survey

Is the Existing Building Height in Conformance?

Yes, per review of Section 11-2-5 of the current Zoning Ordinance.

Building Area Requirements:	Required:	Existing:
Minimum Lot Area	2,000 Square Feet per Unit (51 Units X 2,000 = 102,000 Square Feet required)	130,670 Square Feet, per Survey

Is the Existing Building in Conformance?

Yes, per review of Section 11-2-5 of the current Zoning Ordinance.

Density Requirements:	Required:	Existing:
Maximum Building Coverage	60%	24.3% (Per Survey, Footprint: 31,856 Square Feet / Site Area: 130,670 Square Feet)
Maximum Impervious Coverage	80%	Does not exceed 80%, per review of the Survey and aerial imagery

Is the Existing Building in Conformance with the above noted requirements?

Yes, per review of Section 11-2-5 of the current Zoning Ordinance.

4.0 PARKING STANDARDS

Parking Requirements:	Required Parking Spaces:	Existing Parking Spaces:
Multi-Family: Studio: 1 Space per Unit 1 Bedroom: 1.25 Spaces per Unit 2 Bedrooms: 1.5 Spaces per Unit 3 Bedrooms: 2 Spaces per Unit 4+ Bedrooms: 1 Space per Bedroom Guest Parking: 10% of total required	Studio: Not Applicable 1 Bedroom: 51 Units = 51 Spaces 2 Bedroom: Not Applicable 3 Bedroom: Not Applicable 4 Bedroom: Not Applicable Guest Parking: 51 X 0.10 = 5 51 + 5 = 56 Total Parking Spaces	50 Spaces, including 15 handicap, per Survey

Is the Existing Parking in Conformance?

No, per review of Section 11-4-6 of the current Zoning Ordinance. See Section 5 for additional information.

5.0 CONFORMANCE STATUS

Property Status:	Response:	Conforming Status:	Nonconforming Characteristics:
Is the Property Conforming to Use?	Yes	Legal Conforming	None
Is the Property Conforming to Development Standards?	Yes	Legal Conforming	None
Is the Property Conforming to Parking?	No	Legal Nonconforming see Section 5.1	Site is deficient 6 total parking spaces

5.1 Conformance Conclusion

Please note, the subject property was constructed in 1982, which predates the current Zoning regulations, adopted February 26, 2019 and would be considered pre-existing legal nonconforming.

5.2 Right to Rebuild (in the event of any Nonconformity)

Section 11-1-5:

When a nonconforming structure is damaged to the extent of 50% or more of its assessed value at the time of damage, it shall not be restored except in compliance with this UDO. When a nonconforming structure is damaged to the extent of less than 50 percent of its assessed value at the time of damage, it may be restored provided any restoration is started within 180 days and is completed within two years from the date of damage.

6.0 CONTACT INFORMATION

This report was prepared by Casey Sherwood. Questions may be directed to Alicia Taylor at (405) 496-3105 or by email to alicia.taylor@novagroupgbc.com. Please reference Project Number Z21-11886.

Nova Group GBC obtained this information within this report from governmental sources and independent land Surveyors. While we believe this information is accurate, we cannot guarantee its accuracy.

Nova Group GBC has relied on information provided by the following contacts:

Jurisdiction:	Surveyor:
City of Northglenn, Colorado	JRN Civil Engineers
Planning and Development Department	232 Avenida Fabricante, Suite 107
11701 Community Center Drive	San Clemente, California 92672
Northglenn, Colorado 80233	949-248-4685
303-450-8739	Date: October 19, 2015

7.0 JURISDICTION RESPONSES

Information Requested:	Response:	Information Received:
Is a Zoning Verification Letter available?	Yes	See attached Zoning Letter dated December 21, 2021
Are there any open zoning code violations?	No	Per Collette Cook, Planning Technician, there are no violations on file for the subject Property.
Are there any open building code violations?	No	Per Ashley Hensgen, Central Records Coordinator there are no violations on file for the subject Property.
Are there any open Fire code violations?	No	Per Wayne Belohlavy, Fire Inspector, there are no violations on file for the subject Property.
Is a Certificate of Occupancy available?	Yes	See attached all available copies of Certificates of Occupancy.
Are copies of the Site Plan Approval or Planned Development available, if applicable?	No	Copies of the Approved Plan were unable to be located.

8.0 RELIANCE

This Zoning Conformance Report was prepared based on review of the current zoning requirements in comparison with the Alta Survey. The purpose of the zoning report is to provide your staff with a thorough zoning analysis of the site's zoning compliance, including review of use, parking, and development standards.

Nova Group, GBC certifies that we have no undisclosed interest in the Property, and that our employment and compensation are not contingent upon our findings or opinions. The scope of this research and reliance language are outlined within this Report.

This report is addressed to, such other persons and/or entities as may be designated by Client, and their respective successors and assigns (collectively, "Client"), and Fannie Mae and their successors and assigns.

Nova Group, GBC acknowledges and agrees that (i) the report may be relied upon by Fannie Mae, ("Lender") and/or their subsidiaries, affiliates, successors and/or assigns, in determining whether to make a loan evidenced by a note secured by the Property (the "Mortgage Loan"), (ii) the Report may be relied upon by (a) any purchaser or investor in determining whether to purchase the Mortgage Loan or any interest in the Mortgage Loan from the Client and or any securities representing an interest in the Mortgage Loan and (b) any rating agency rating securities representing an interest in the Mortgage Loan, (iii) the report may be referred to in and included with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or such securities, (iv) persons who acquire the Mortgage Loan or an interest in the Mortgage Loan or such securities may rely on the report, and (v) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by Nova Group, GBC.

This report has been prepared for the use of, and may be relied upon by, (1) The Related Companies, LP, Related Fund Management, LLC, RFM Acquisitions, LLC, ("Related") and any of their affiliates (including any alternative investment vehicle or third party managed accounts managed by Related or its affiliates that from time to time holds all or any portion of an investment collateralized by the subject property - collectively the "Related Entities"), and (2) RFM PE REP, LLC, LLC, in its capacity as "Agent" on behalf of the Investors (together with the Investors, the "Reliance Parties").

This report is for use and benefit of, and may be relied upon by the Reliance Parties, or any of their co-lenders, syndicates, participants, affiliates, agents, advisors, successors and assigns, initial and subsequent holders from time to time of any investment, any indenture trustee, servicer or other agent acting on behalf of such holders of such investment and/or investment securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings; and their respective successors and assigns.

As such, each of the parties described above, rating agencies and investors may use and rely on this report in its entirety, including reference to our name and the inclusion (whether in paper, digital, electronic, or any other form) or description of such reports in disclosure documents, and if such reports are included in the disclosure documents, the reference to our name under caption “ Experts” in such disclosure documents, and this shall serve as a written consent to the foregoing, which consent may be filed with the Securities and Exchange Commission

In the case of Public or Private Offering, Client may disclose the results of this report and the identity of our firm in the Offering Document or private placement memorandum.

APPENDIX A: Jurisdiction Responses



Planning & Development Department

11701 Community Center Drive

Northglenn, CO 80233-8061

Email: development@northglenn.org

Phone: 303-450-8739

December 21, 2021

Re: Zoning Designation, 11170 GRANT DR, parcel number 0171903409015.

To whom it may concern,

The City records show that the property located at **11170 GRANT DR** is zoned '**RM-1**'. The definition of this zone can be found at

<https://www.northglenn.org/Departments/Planning%20&%20Development/Planning/UDO/Unified%20Development%20Ordinance.pdf>

The City does not issue permits of environmental or human health concern nor do we maintain records of fire code violations. The Colorado Department of Health and Environment, Tri-County Health, and North Metro Fire Rescue District may have related information.

There are no open zoning code violations at this property.

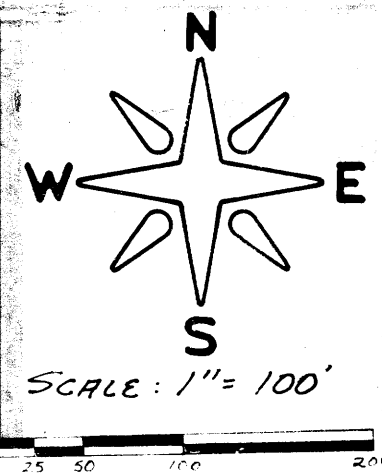
There are no variances or special use permits associated with this property. The plat approval for the parcel is included. Planning and zoning has no further site plans.

Please feel free to contact the Planning and Development Department if you have further questions.

Sincerely,

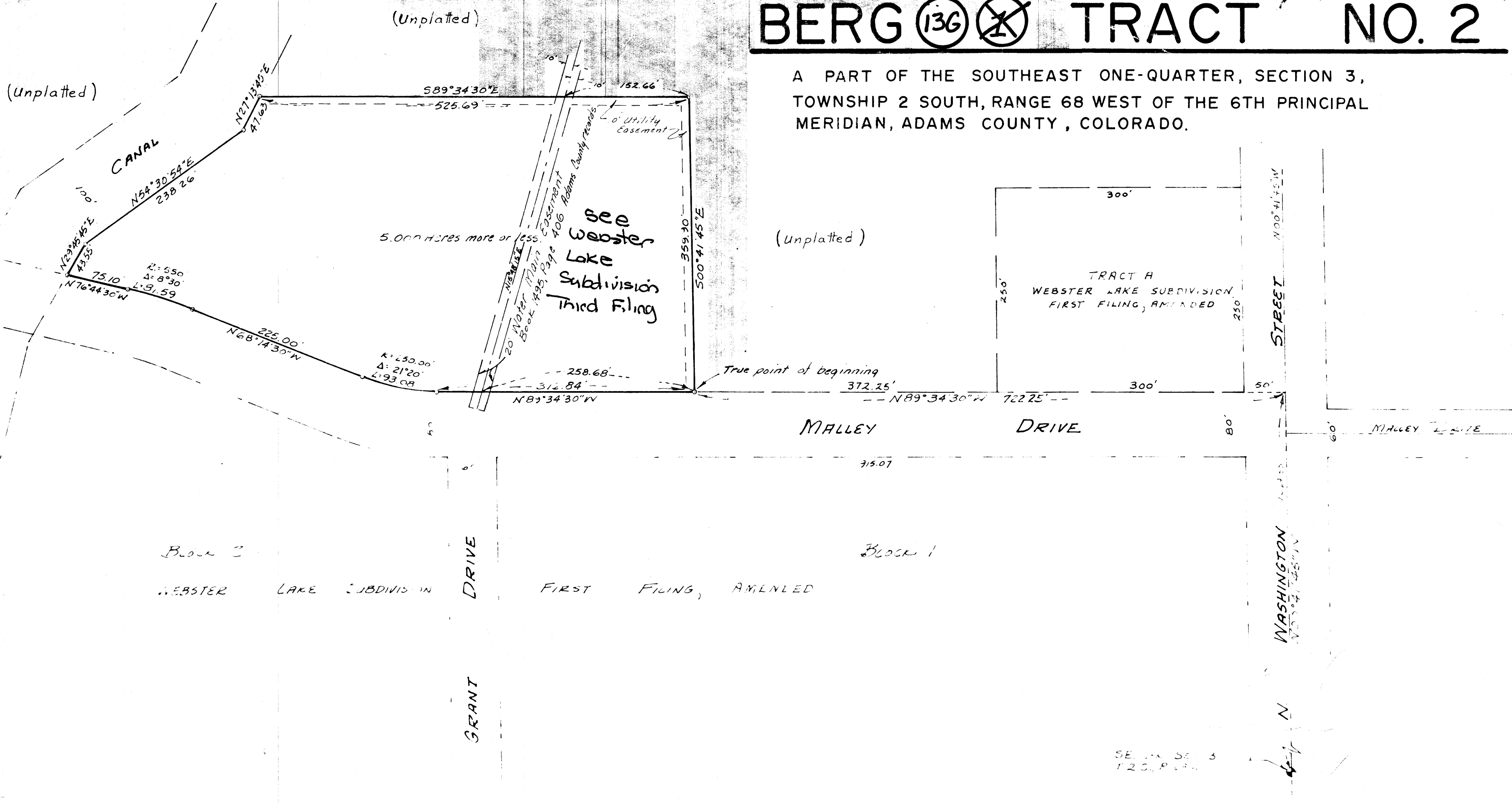
Collette Cook, Planning Technician

City of Northglenn
Planning and Development Department



BERG 136 X TRACT NO. 2

A PART OF THE SOUTHEAST ONE-QUARTER, SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
MERIDIAN, ADAMS COUNTY, COLORADO.



LEGAL DESCRIPTION

Know all men by these presents that the undersigned being the owner of the following tract of land:

A parcel of land in the Southeast one-quarter of Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as: Commencing at the Southeast corner said Southeast one-quarter; thence N00°41'45"W on an assumed bearing along the East line said Southeast one-quarter a distance of 1264.55 feet to a point on the Easterly extension of the North R.O.W. line of Malley Drive; thence along said Easterly extension and North R.O.W. line as follows:

N89°34'30"W parallel with the South line said Southeast one-quarter a distance of 722.25 feet to the true point of beginning; thence continuing N89°34'30"W a distance of 316.84 feet to the beginning of a curve to the right, the delta of said curve is 21°20'00", the radius of said curve is 250.00 feet, the chord of said curve bears N78°54'30"W, 92.55 feet; thence along the arc of said curve a distance of 93.08 feet to the end of said curve; thence N68°14'30"W a distance of 225.00 feet to the beginning of a curve to the left, the delta of said curve is 08°30'00", the radius of said curve is 550.00 feet, the chord of said curve bears N72°29'30"W, 81.52 feet; thence along the arc of said curve a distance of 81.59 feet to the end of said curve; thence N76°44'30"W a distance of 75.10 feet to a point on the Easterly R.O.W. line of the Farmers Highline Canal; thence along said Easterly R.O.W. line as follows:

N29°45'45"E, 43.55 feet;
N54°30'54"E, 238.26 feet;
N27°13'45"E, 47.63 feet to a point; thence S89°34'30"E, a distance of 525.69 feet; thence S00°41'45"E, a distance of 359.90 feet to the true point of beginning.

* Contains 5.000 Acres more or less.

Utility Easements are hereby reserved as shown on this plat.

STATE OF COLORADO }
COUNTY OF ADAMS } SS
The foregoing plat and description was acknowledged before me this _____ day of _____ A.D., 1970, by Dalrie Berg.
My Commission expires _____.

Dalrie Berg

NOTARY PUBLIC

APPROVALS

Approved by the Adams County Planning Commission this _____ day of _____ A.D., 1970.

CHAIRMAN

Approved by the Adams County Board of Commissioners this _____ day of _____ A.D., 1970.

CHAIRMAN

ENGINEER'S CERTIFICATE

I hereby certify that the accompanying plat and survey thereof were made by me or under my direction and that the same are correct to the best of my knowledge and belief.

Edward Lind, Jr.
EDWARD LIND, JR.
REG. P.E. & L.S. No. 27

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Adams County, Colorado at _____ M. on the 16 day of March, 1970 A.D.

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

County Clerk and Recorder
BY _____
Deputy

CERTIFICATE OF OCCUPANCY

No. 775

CITY OF NORTHGLENN, COLORADO

THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 306 OF THE UNIFORM BUILDING CODE CERTIFYING THAT AT THE TIME OF ISSUANCE THIS STRUCTURE WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE CITY REGULATING BUILDING CONSTRUCTION OR USE. FOR THE FOLLOWING:

BUILDING DESCRIPTION APARTMENT BLDG ADDRESS 1170 GRANT DRIVE

LOT 2 BLOCK 1 FILING SUB/BERG USE ZONE R-3 FIRE ZONE 3

OCCUPANCY GROUP R-1 TYPE OF CONSTRUCTION V TOTAL SQUARE FOOTAGE 10377

NUMBER OF STORIES 1 BUILDING PERMIT NUMBER 11582

OWNER SQUIRE VILLAGE Co. CONTRACTOR RAINBOW CONST Co

ARCHITECT MAXWELL L. SAUL

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR
OCCUPANCY	<u>R-1</u>					
OCCUPANT LOAD	<u>35</u>					
FLOOR LOAD	<u>100</u>					

REMARKS _____

J. E. [Signature]
BUILDING OFFICIAL

8 FEBRUARY 1982
DATE

NOTE: This certificate must be posted and permanently maintained in a conspicuous place at or near to the entrance of the building or structure referred to above.



Fire Prevention Division
101 Spader Way
Broomfield, Colorado 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

March 2, 2022

Kasey L. Little
Nova Group GBC
121198 South 4159 Road
Eufaula, OK 74432

Via-email: kasey.little@novagroupgbc.com

Dear Kasey L. Little;

The North Metro Fire Rescue District's Fire Prevention Division is writing this correspondence in response to your request for records regarding any Fire Code Violation(s) and Hazardous Materials incidents, spills or releases at the following location in Northglenn, Colorado:

**11180 Grant Drive
Northglenn, Colorado 80233**

The following information lists any outstanding fire and life safety code violations and hazardous material incidents, spills or releases for the listed location above.

- North Metro Fire Rescue District records show this location to be the "Squire Village" apartments. This location has a clubhouse and five (5) apartment buildings. Each building has a separate address; they are listed as the following:
 - Clubhouse/Office - 11170 Grant Drive
 - Building 1 - 11170 Grant Drive
 - Building 2 - 11180 Grant Drive
 - Building 3 - 11220 Grant Drive
 - Building 4 - 11210 Grant Drive
 - Building 5 - 11190 Grant Drive
- North Metro Fire Rescue District records show the last Fire & Life Safety Inspection of the entire location was completed on January 16, 2020. At that time there were no Fire & Life Safety violation for the complex. Along with the annual Fire & Life Safety Inspection, North Metro Fire Rescue District requires a "smoke alarm" test. This

consists of three (3) vacant apartments, chosen at random to test the smoke alarms to ensure they are operating properly. The “smoke alarm” test was completed for this complex and passed. The next Fire & Life Safety Inspection of the entire building is scheduled for January 2021. At this time the Fire District has not completed the yearly Fire and Life Safety Code Inspection for this location.

- North Metro Fire Rescue District records do not show at this time any outstanding Fire and Life Safety Code violations for any of the locations listed above.
- North Metro Fire Rescue District records show this location to have no operational permits for the entire complex.
 - The Fire District does show that this location has installed individual smoke alarms in each of the apartments in each of the buildings.
- North Metro Fire Rescue District records show no incidents, spills, or releases on record of any type of hazardous materials at this location.
- North Metro Fire Rescue District records do not show any operational permits for above-ground (AST) or under-ground storage (UST) tanks at the location.
- North Metro Fire Rescue District records shows the location of 11170 Grant Street, had a recent structure fire on February 1, 2022. The location was being tested for possible asbestos material in the fire building. Results are pending.

If you have any questions regarding this correspondence, please contact me at 303-252-3543 or by email: wbelohlavy@northmetrofire.org.

Respectfully,

Wayne Belohlavy

Wayne Belohlavy,
Fire Inspector/Fire Investigator



Premise #1929/1929-2
Plan P-22-148

APPENDIX B: Date Page



Unified Development Ordinance (UDO)

Effective February 26, 2019

Amendment #1 - October 28, 2019

Amendment #2 - August 23, 2021

APPENDIX C: Bulk Zoning Requirements

11-2-5 RM-1 Multifamily Limited

(a) Purpose

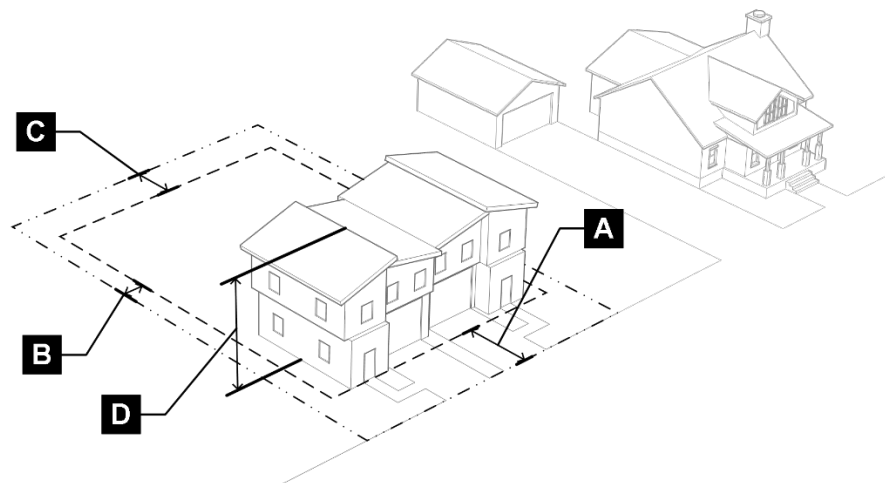
The RM-1 district is intended to provide housing at mixed densities including primarily single-family attached uses with limited small-scale multifamily uses. The RM-1 district may serve as a transition between higher density and/or intensity districts and lower density residential districts. The RM-1 district is intended to prohibit most commercial uses other than allowed home occupations and limited community and educational uses.

(b) RM-1 Lot and Building Standards

Lot Standards (minimum)	
Lot area, single-family attached and duplex	2,500 sq. ft. per unit
Lot area, multifamily	2,000 sq. ft. per unit
Lot area, all other uses	10,500 sq. ft.
Lot width	35 feet
Setbacks (minimum)	
A Front	15 feet
B Side, single-family and duplex	5 feet
Side, all other uses/Side, (detached accessory)	10 feet/5 feet
C Rear/Rear (detached accessory)	10 feet/None
Building Standards (maximum)	
D Building height, primary	45 feet
Building height, accessory	20 feet
Building coverage	60 percent
Impervious coverage	80 percent
E Accessory structure under 200 square feet and exceeding 12 feet in height shall obtain a building permit and comply with setbacks	See setbacks above

(c) Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 11-2-19
Use Regulations	Article 3:
Off-Street Parking and Loading	Section 11-4-6
Landscaping, Screening, and Fencing	Section 11-4-7
Site and Building Design	Section 11-4-8
Exterior Lighting	Section 11-4-9



Article 3: Use Regulations

11-3-1 Purpose and Organization of this Article

(a) Purpose

The article identifies the land uses allowed in Northglenn’s zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts.

(b) Organization

- (1) Section 11-3-2, *Table of Allowed Uses* lists uses allowed by district and provides cross-references to applicable use-specific standards.
- (2) Section 11-3-3, *Use-Specific Standards*, establishes use-specific standards applicable to specific land uses.
- (3) Section 11-3-4, *Accessory Uses and Structures*, establishes standards applicable to accessory uses and structures.
- (4) Section 11-3-5, *Temporary Uses and Structures*, establishes standards applicable to temporary uses and structures.
- (5) Section 11-3-6, *Oil and Gas Operations*, establishes standards applicable to oil and gas operations.

11-3-2 Table of Allowed Uses

Table 3-2-A lists the uses allowed within all base zoning districts. Each listed use is defined in Article 7: *Definitions and Rules of Construction*.

(a) Explanation of Table Abbreviations

(1) Allowed By Right Uses

A “√” in a cell indicates that the use is allowed by right in the respective zoning district. Such uses are subject to all other applicable regulations of the UDO.

(2) Special Use Permit Required

An “S” in a cell indicates that the use is only allowed in the respective zoning district if approved as a special use in accordance with the procedures in Subsection 11-6-5(b), *Special Use Permit*.

(3) Prohibited Uses

A blank cell indicates that the use is prohibited in the respective zoning district.

(4) Accessory Uses

An “A” in a cell indicates that the use is allowed in the respective zoning district as an accessory use, pursuant to Section 11-3-4, *Accessory Uses and Structures*.

(5) Use-Specific Standards

Regardless of whether or not a use is allowed by right or with approval of a special use permit, additional standards may be applicable to that use. Use-specific standards are identified and cross-referenced in the last column of Table 3-2-A. Uses marked with a “+” following the “√” or “S” in a zoning district indicates that use-specific standards apply to that use type in that zoning district. For example, “√+” indicates that a use is allowed by-right, but that additional standards apply in that zoning district.

(b) Table Organization

In Table 3-2-A, land uses are classified into general use categories and specific uses based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or

activity that may appropriately exist within each category. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended as an indexing tool and are not regulatory.

(c) Classification of New and Unlisted Uses

The following procedure shall apply if an application is submitted for a use category or use type that is not specifically listed in Table 3-2-A. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

(1) Director Determination of Appropriate Use Category and Use Type

The Director shall determine the appropriate use category and use type for the proposed use. In making such determination, the Director shall consider the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, or storage; and typical operations, employment characteristics, nuisances, requirements for public utilities, and transportation requirements.

(2) Establish Use-Specific Standards if Necessary

When establishing a use category and specific use type, the Director shall also determine whether or not additional use-specific standards are necessary to reduce potential impacts to surrounding properties or the community.

(3) Appeal of Director's Determination

Appeals of administrative decisions shall be made pursuant to the procedures in Subsection 11-6-7(d), *Appeal*.

(d) Table of Allowed Uses

Table 3-2-A: Table of Allowed Uses																
√ = allowed by right S = special use permit A = accessory Blank cell = use prohibited + = Use-specific standards apply																
	Residential					Mixed-Use				Other Nonresidential					Use-Specific Standards	
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG		OS
Residential																
Household Living																
Dwelling, Duplex				√	√		√									
Dwelling, Live/Work							√+	√+	√+			S+			11-3-3(c)(2)	
Dwelling, Multifamily				√	√		S+	√+	√+						11-3-3(c)(3)	
Dwelling, Single-Family Attached				√+	√+		√+	S+							11-3-3(c)(4)	
Dwelling, Single-Family Detached	√	√	√				√							√		
Manufactured Home Park, HUD-Code						√+									11-3-3(c)(5)	
Group Living																
Assisted Living Facility	S	S	S	√	√	S	S	√	√							
Group Home, FHAA	√+	√+	√+	√+	√+	√+	√+	√+	√+					√+	11-3-3(c)(6)	
Group Home, Supportive Housing	√+	√+	√+				√+							√+	11-3-3(c)(7)	
Independent Living Facility				√	√		√									
Public, Institutional, and Civic Uses																
Community and Cultural Facilities																
Assembly	S	S	S	S	S	S	S	S	S	S	S	S				
Cemetery or Interment Facility												S		S	√	
Club or Lodge							S	S	S	S	S					
Community Center	S	S	S	S	S	S	S	√	√	√	√	√	√	√		
Daycare	S	S	S	S	S	S	S	S	S	√	√	A+	A+		11-3-3(d)(1)	
Emergency or Community Operations Facility	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Funeral Facility								S	S	S	S	S		S		
Park and Open Space, Active	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Park and Open Space, Passive													√	√	√	
Educational Facilities																
School, Public or Private	S	S	S	S	S	S	√	√	√	√	√	√	√	√		
School, Vocational or Trade								√	√	√	√	√				
Healthcare Facilities																
Hospital								√	√	√	√	√	√			
Medical or Dental Clinic							S	√	√	√	√	√	√			
Commercial Uses																
Agricultural and Animal Uses																
Agriculture, General												√+	√+	√+	11-3-3(e)(2)	
Agriculture, Urban	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	√+	A+	11-3-3(e)(3)

Table 3-2-A: Table of Allowed Uses

√ = allowed by right S = special use permit A = accessory Blank cell = use prohibited + = Use-specific standards apply

	Residential					Mixed-Use				Other Nonresidential					Use-Specific Standards	
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG		OS
Community Garden	√	√	√	√	√	√	√	√	√				√	√	√	
Kennel, Commercial										S+	√+	√+		√+		11-3-3(e)(4)
Stable, Commercial														S+	S+	11-3-3(e)(5)
Veterinary Hospital or Clinic							S+	√+	√+	√+	√+	√+	√+	√+		11-3-3(e)(6)
Recreation and Entertainment																
Indoor Recreation Facility							S	√	√	√	√	√	√		S	
Outdoor Recreation Facility									S	S	S	S	√	S	√	
Food and Beverage Services																
Bar, Tavern, or Lounge							S+	√+	√+	√+	√+	√+				11-3-3(e)(7)
Catering Establishment							S	√	√	√	√	√				
Microbrewery, Distillery, or Winery							S+	√+	√+	√+	√+	√+				11-3-3(e)(8)
Restaurant							√+	√	√	√	√	√				11-3-3(e)(9)
Restaurant, with Drive-Through								√+	√+	√+	√+	√+				11-4-6(i)
Office, Business, and Professional Services																
Administrative, Professional, and Government Office							√+	√	√	√	√	√	√			11-3-3(e)(10)
Financial Institution							√+	√	√	√	√	√				11-3-3(e)(11)
Research and Development								√	√	√	√	√	√			
Personal Services																
Laundry Facility, Commercial										√	√	√				
Laundry Facility, Self-Service				A+	A+	A+	√+	√	√	√	√	√				11-3-3(e)(12)
Personal Services, General							√+	√	√	√	√	√	A			11-3-3(e)(13)
Retail Sales																
Building Materials and Supply Store							√+	√+	S+	√	√	√				11-3-3(e)(14)
General Retail, Less than 10,000 Square Feet							√+	√	√	√	√	√	A			11-3-3(e)(15)
General Retail, 10,000 Square Feet or More								√	√	√	√	√				
Liquor Store								√	√	√	√	√				
Marijuana Establishment, Medical	<i>Subject to Licensing Requirements in Article 18-14</i>															11-3-3(e)(16)
Marijuana Establishment, Retail	<i>Subject to Licensing Requirements in Article 18-16</i>															11-3-3(e)(17)
Nursery or Garden Supply Store								√	√+	√	√	√	√	√		11-3-3(e)(18)
Lodging Facilities																
Bed and Breakfast				S+	S+		√+	√+	√+	√+	√+			√+		11-3-3(e)(19)
Boarding or Rooming House					√		√	√	√							
Hotel/Motel							S	√	√	√	√	√				
Short-Term Rental	√+	√+	√+	√+	√+		√+	√+	√+					√+		11-3-3(e)(20)

Table 3-2-A: Table of Allowed Uses																
√ = allowed by right S = special use permit A = accessory Blank cell = use prohibited + = Use-specific standards apply																
	Residential					Mixed-Use				Other Nonresidential					Use-Specific Standards	
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG		OS
Transportation																
Rail Yard												S				
Transit Terminal or Station				S	S		√	√	√	√	√	√	√	√	√	
Vehicles and Equipment																
Auto Wash								S	S	S	√	√	√			
Automotive Fuel Sales								S+	S+	√+	√+	√+	√+			11-3-3(e)(21)
Automotive Repair, Major										S+	√+	√+				11-3-3(e)(22)
Automotive Repair, Minor								S+	S+	√+	√+	√+				11-3-3(e)(23)
Automotive Sales and Leasing									S+		S	S				11-3-3(e)(24)
Equipment and Machinery Sales and Rental										S+	√+	√+				11-3-3(e)(25)
Parking Facility								√+	√+	√	√	√	√		√	11-3-3(e)(26)
Sexually Oriented Businesses																
Sexually Oriented Business												√+				11-3-3(e)(27)
Industrial Uses																
Manufacturing and Processing																
Food Processing											√+	√+				11-3-3(f)(1)
Oil and Gas Operations	<i>See Section 11-3-6</i>															
Manufacturing, Artisan							S+	√+	√+	√	√	√	√			11-3-3(f)(2)
Manufacturing, Light										S+	S+	√+				11-3-3(f)(3)
Mining and Extraction										S+	S+	S+	S+	S+		11-3-3(f)(4)
Storage and Warehousing																
Contractor Office or Equipment Storage Yard										√+	√+	√+				11-3-3(f)(5)
Outdoor Storage												√+	√+			11-3-3(f)(6)
Salvage Yard												S				
Self-Service Storage												√+				11-3-3(f)(7)
Warehousing and Wholesale Facility												√				
Public and Semi-Public Utility Uses																
Utilities																
Public Utility, Major								S+	S+	S+	S+	S+	S+	S+	S+	11-3-3(g)(1)
Public Utility, Minor	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-3(g)(1)
Water Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S+	11-3-3(g)(2)
Wireless Service Facilities																
Wireless Service Facilities	<i>See Section 11-3-3(g)(3)</i>															
Accessory Uses																
Accessory Dwelling Unit	A+	A+	A+	A+	A+		A+								A+	11-3-4(d)(1)

Table 3-2-A: Table of Allowed Uses

√ = allowed by right S = special use permit A = accessory Blank cell = use prohibited + = Use-specific standards apply

	Residential						Mixed-Use				Other Nonresidential					Use-Specific Standards
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG	OS	
Caretaker Dwelling Unit												A+	A+	A+	A+	11-3-4(d)(1)(E)(ii)
Drive-Through Facility								A+	A+	A+	A+	A+				11-4-6(i)
Home Occupation	A+	A+	A+	A+	A+	A+	A+	A+	A+							11-3-4(d)(4)
Outdoor Dining							A+	A+	A+	A+	A+	A+	A+			11-3-4(d)(5)
Outdoor Sales and Display							A+	A+	A+	A+	A+	A+	A+	A+		11-3-4(d)(6)
Outdoor Storage, Accessory	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	11-3-4(d)(7)
Sale of Produce and Plants Raised on Premises	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	11-3-4(d)(8)
Temporary Uses																
Construction Support Activity	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(1)
Farmer’s Market or Open Air Market							√	√	√	√	√	√	√	√	√	
Mobile Food Vending								√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(2)
Seasonal Sales							√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(3)
Special Event	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(4)

APPENDIX D: Parking Requirements

11-4-6 Off-Street Parking and Loading

(a) Purpose

This Section 11-4-6 is intended to provide off-street parking and loading facilities in proportion to the generalized parking, loading, and transportation demands of different land uses and to help protect the public health, safety, and general welfare by:

- (1) Avoiding and mitigating traffic congestion;
- (2) Providing necessary access for service and emergency vehicles;
- (3) Providing for safe and convenient interaction between motor vehicles, bicycles, and pedestrians;
- (4) Encouraging multi-modal transportation options and enhanced pedestrian safety;
- (5) Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the city;
- (6) Reducing stormwater runoff, reducing heat island effect from large expanses of pavement, improving water quality, and minimizing dust pollution; and
- (7) Avoiding and mitigating the adverse visual impact of large concentrations of exposed parking.

(b) Applicability

(1) New Development

Unless otherwise exempted in subsection 11-4-6(b)(4) below, or elsewhere in this UDO, the standards in this section shall apply to all development and land uses.

(2) Expansions and Enlargements

(A) Unless otherwise exempted in subsection 11-4-6(b)(4) below, or elsewhere in this UDO, the standards in this section shall apply to the following expansions and enlargements:

- (i) The gross floor area of an existing structure or use is expanded or enlarged by 25 percent; or
- (ii) The expansion or enlargement is for a use or structure that requires a special use permit; or
- (iii) Major parking area improvements are made including reconfiguring, reconstructing, or other similar projects, but not including resurfacing or restriping.

(B) In such cases, the number of off-street parking and loading spaces provided for the entire use (pre-existing plus expansion) shall be at least 100 percent of the minimum ratio and shall not exceed the maximum ratio established in Table 4-6-A: *Minimum Off-Street Parking*, unless modified by the Director pursuant to 11-4-6(g)(6)

(3) Change of Use

(A) Off-street parking and loading shall be provided pursuant to this section for any change of use that increases the minimum number of vehicle parking or loading spaces by more than 25 percent above those that currently exist on the site or on permitted off-site locations.

(B) The number of on-site parking spaces existing before the change of use shall not be reduced below the minimum required by this section. Existing nonconforming parking areas shall comply with Subsection 11-1-5(f), *Nonconforming Site Features*.

(4) Exemptions from Minimum Parking Requirements

Minimum required off-street parking spaces indicated in Table 4-6-A: *Minimum Off-Street Parking*, shall not apply to the following:

- (A) Properties containing less than 5,000 square feet of lot area, except for single-family, duplex, and manufactured home uses.

- (B) Expansions or enlargements that increase the square footage of an existing structure or use by less than 25 percent gross floor area, provided that any existing off-street parking areas remain unaltered.

(5) Location and Design

The provisions of this section shall apply to all surface and aboveground vehicle parking, bicycle parking, loading, and drive-through facilities, regardless of whether the project is subject to the requirements for additional parking or other facilities pursuant to Subsections 11-4-6(b)(1) through 11-4-6(b)(4) above.

(c) Parking Plan Required

- (1) Development of new parking and loading areas or the expansion of existing parking and loading areas shall be submitted on a parking plan (included with a site plan) and reviewed pursuant to the applicable procedures in Article 6: *Administration and Procedures*.
- (2) Construction of or modification to any required parking or loading area pursuant to Section 11-1-5, *Nonconformities* and Section 11-6-5, *Development Permits* shall comply with this UDO and shall require plans approved by the City.

(d) Calculations

- (1) All square-footage based parking and loading requirements shall be computed on the basis of gross floor area of the subject use. Buildings with multiple uses, including shopping centers, may be divided into separate uses for purposes of calculating parking requirements. For example, the gross floor area of an office component of a retail use may be calculated separately from the gross floor area of the retail use. The floor area of structured parking within a building shall not be counted in the computation of required parking.
- (2) When measurements of the number of required spaces result in a fractional number, the number of parking spaces required shall be rounded up to the nearest whole number.
- (3) The following types of parking spaces shall not count against the maximum parking requirement:
 - (A) On-street parking spaces provided pursuant to Subsection 11-4-6(g)(2), *On-Street Parking*;
 - (B) Designated accessible parking;
 - (C) Designated carpool parking;
 - (D) Designated fleet vehicle parking; and
 - (E) Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

(e) Minimum and Maximum Off-Street Parking

(1) Minimum Required Parking

Each development or land use shall provide at least the minimum number of off-street parking spaces required by Table 4-6-A: *Minimum Off-Street Parking*, unless otherwise provided in this UDO.

(2) Maximum Parking Allowed

- (A) Except for single-family, duplex, manufactured homes, multifamily, and accessory dwelling units, no more than 125 percent of the minimum number of off-street parking spaces required by Table 4-6-A: *Minimum Off-Street Parking*, shall be allowed unless additional parking demand is demonstrated pursuant to Subsection 11-4-6(e)(6).
- (B) If a use in Table 4-6-A: *Minimum Off-Street Parking* does not require a minimum parking amount, then the maximum amount of parking provided shall be determined by a demand study pursuant to Subsection 11-4-6(e)(6).

(3) Unlisted Uses

For uses not listed in Table 4-6-A: *Minimum Off-Street Parking*, the Director shall have the authority to establish minimum and maximum parking standards based on similar uses to the proposed use.

(4) Vehicle Stacking Space Requirements

All uses with drive-through facilities and those requiring stacking spaces shall comply with the requirements in Subsection 11-4-6(i), *Drive-Through Facilities*.

(5) Outdoor Sales, Display, Leasing, and Auction Areas

All uses with outdoor sales, display, leasing, and/or auction facilities shall provide one parking space per 1,000 square feet of outdoor sales, display, leasing, or auction area in addition to the minimum parking requirement prescribed in Table 4-6-A: *Minimum Off-Street Parking*.

Table 4-6-A: Minimum Off-Street Parking

sq. ft. = square feet gfa = gross floor area

Use Type	Minimum Parking Requirement
Residential	
Household Living	
Dwelling, Duplex	2 spaces per dwelling unit
Dwelling, Live/Work	1.5 spaces per DU; remaining parking calculated based on the specific "work" use type associated with the dwelling unit
Dwelling, Multifamily	Studio: 1 space per dwelling unit 1 Bedroom: 1.25 spaces per dwelling unit 2 Bedrooms: 1.5 spaces per dwelling unit 3 Bedrooms: 2 spaces per dwelling unit 4+ Bedrooms: 1 space per bedroom Guest Parking: 10 percent of total required
Dwelling, Single-Family Attached	2 spaces per dwelling unit
Dwelling, Single-Family Detached	2 spaces per dwelling unit
Manufactured Home Park, HUD-Code	2 spaces per dwelling unit
Group Living	
Assisted Living Facility	1 space per 6 patient beds; plus 1 space for each 4 rooming units; plus 1 space for each 3 dwelling unit (See note below)
Group Home, FHAA	1 space per 4 persons design capacity
Group Home, Supportive Housing	(See note below)
Independent Living Facility	1 space per 6 patient beds; plus 1 space for each 4 rooming units; plus 1 space for each 3 dwelling unit (See note below)
NOTE: Facilities that are (1) occupied by persons with the right to live together is protected by the federal Fair Housing Act, and that (2) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.	
Public, Institutional, and Civic Uses	
Community and Cultural Facilities	
Assembly	1 space per 6 seats in main assembly area
Cemetery or Internment Facility	None
Club or Lodge	1 space per 300 sq. ft.
Community Center	1 space per 500 sq. ft.
Daycare	
Emergency or Community Operations Facility	1 space per 300 sq. ft. of office area; plus 1 space per service vehicle generally stored on-site
Funeral Facility	1 space per 6 seats in main assembly area; plus one space per commercial vehicle generally stored on-site
Park and Open Space, Active	See 11-4-6(e)(6)

Table 4-6-A: Minimum Off-Street Parking

sq. ft. = square feet gfa = gross floor area

Use Type	Minimum Parking Requirement
Park and Open Space, Passive	
Educational Facilities	
School, Public or Private	Elementary or Middle: 1 space per 20 students design capacity High Schools: 1 space per 8 students design capacity
School, Vocational or Trade	1 space per 350 sq. ft.
Healthcare Facilities	
Hospital	1 space per 3 patient beds design capacity
Medical or Dental Clinic	1 space per 250 sq. ft.
Commercial Uses	
Agricultural and Animal Uses	
Agriculture, General	
Agriculture, Urban	None
Community Garden	
Kennel, Commercial	1 space per 1,000 sq. ft.
Stable, Commercial	1 space per 2,000 sq. ft.
Veterinary Hospital or Clinic	1 space per 500 sq. ft.
Recreation and Entertainment	
	Bowling or similar uses: 2 spaces per lane
	Skating Rink or similar uses: 1 space per 1,000 sq. ft.
Indoor Recreation Facility	Theaters, Auditoriums, Stadiums, Gymnasiums, or similar uses: 1 space per 6 seats in assembly areas
	Other Uses: 1 space per 1,000 sq. ft.
	Golf Course: 8 spaces per hole
Outdoor Recreation Facility	Miniature Golf Course: 4 spaces per hole
	Other Uses: 1 space per 250 sq. ft. building area; plus 1 space per 10,000 sq. ft. site area
Food and Beverage Services	
Bar, Tavern, or Lounge	Indoor Seating Area: 1 space per 150 sq. ft.; Outdoor Seating Area: 1 space per 350 sq. ft.
Catering Establishment	1 space per 1,000 sq. ft. production area; plus 1 space per 200 sq. ft. indoor seating/tasting area; plus 350 sq. ft. outdoor seating/tasting area
Microbrewery, Distillery, or Winery	Indoor Seating Area: 1 space per 150 sq. ft.; Outdoor Seating Area: If outdoor seating area is less than 20 percent of the size of the indoor seating area, then no additional parking is required. If outdoor seating area is greater than 20 percent of the indoor seating area, or if no indoor seating area is provided, then additional parking required is 1 space per 350 sq. ft.;
Restaurant	1 space per 350 sq. ft.;

Table 4-6-A: Minimum Off-Street Parking

sq. ft. = square feet gfa = gross floor area

Use Type	Minimum Parking Requirement
	If such use does not have indoor seating areas, then the minimum parking required shall be 1 space per 200 sq. ft.
Office, Business, and Professional Services	
Administrative, Professional, and Government Office	
Financial Institution	1 space per 300 sq. ft.
Research and Development	
Personal Services	
Laundry Facility, Commercial	1 space per 1,000 sq. ft.
Laundry Facility, Self-Service	
Personal Services, General	1 space per 300 sq. ft.
Retail Sales	
Building Materials and Supply Store	1 space per 400 sq. ft.
General Retail, Less than 10,000 Square Feet	1 space per 300 sq. ft.
General Retail, 10,000 Square Feet or More	1 space per 250 sq. ft.
Liquor Store	1 space per 300 sq. ft.
Marijuana Establishment, Medical	1 space per 300 sq. ft.
Marijuana Establishment, Retail	1 space per 300 sq. ft.
Nursery or Garden Supply Store	1 space per 300 sq. ft.
Lodging Facilities	
Bed and Breakfast	
Boarding or Rooming House	1 space per bedroom; plus 1 space for the owner/operator
Hotel/Motel	
Short-Term Rental	0.5 spaces per guestroom
Transportation	
Rail Yard	None
Transit Terminal or Station	Determined by Transit Authority
Vehicles and Equipment	
Auto Wash	1 space per detailing bay (if self service) or 1 space per employee (if full service or drive-thru)
Automotive Fuel Sales	1 space per 350 sq. ft.; fuel pump spaces and any parking spaces under the canopy shall not count toward meeting the minimum required parking
Automotive Repair, Major	
Automotive Repair, Minor	1 space per 500 sq. ft. of indoor sales/leasing/office area; plus 1 space per service bay
Automotive Sales and Leasing	
Equipment and Machinery Sales and Rental	Indoor: 1 space per 500 sq. ft. Outdoor: 1 space per 1,000 sq. ft.
Parking Facility	None

Table 4-6-A: Minimum Off-Street Parking

sq. ft. = square feet gfa = gross floor area

Use Type	Minimum Parking Requirement
Industrial Uses	
Manufacturing and Processing	
Food Processing	1 space per 1,000 sq. ft. production area; plus 1 space per 200 sq. ft. indoor seating/tasting area; plus 350 sq. ft. outdoor seating/tasting area
Oil and Gas Operations	See 11-4-6(e)(6)
Manufacturing, Artisan	1 space per 500 sq. ft.
Manufacturing, Light	1 space per 1,000 sq. ft.; plus 1 space per commercial vehicle generally stored on-site
Mining and Extraction	None
Storage and Warehousing	
Contractor Office or Showroom	1 space per 300 sq. ft. office area; plus 1 space per commercial vehicle generally stored on-site
Outdoor Storage	None
Self-Service Storage	1 space per 500 sq. ft. of office; plus 1 space per 30 storage units
Warehousing and Wholesale Facility	1 space per 1,000 sq. ft.; plus 1 space per commercial vehicle generally stored on-site
Public and Semi-Public Utility Uses	
Utilities	
Public Utility, Major	
Public Utility, Minor	None
Water Storage Facility	
Wireless Telecommunications Facilities	
See Section 11-3-3(g)(3)	None
Accessory Uses	
Accessory Dwelling Unit	1 per dwelling unit
Caretaker Dwelling Unit	1 per dwelling unit
Drive-Through Facility	None
Home Occupation	1 space per non-resident employee
Outdoor Dining	
Outdoor Sales and Display	See parking requirement for primary use
Outdoor Storage, Accessory	
Sale of Produce and Plants Raised on Premises	1 space per 500 sq. ft. of retail area
Temporary Uses	
Construction Support Activity	
Farmer's Market or Open Air Market	
Mobile Food Vending	None, unless required by temporary use permit
Seasonal Sales	
Special Event	

(6) Director Determination Based on Demand Study

Uses in Table 4-6-A: *Minimum Off-Street Parking* that reference this paragraph have varied parking and loading demands, making it difficult to specify a single standard for off-street parking or loading requirements. With an application for a use that is subject to this paragraph, the Director shall apply the off-street parking and loading standards on the basis of a demand study prepared by the applicant. Such study shall estimate the parking and loading demand based on recommendations of the Institute of Traffic Engineers, Urban Land Institute, the International Council of Shopping Centers, the American Association of State Highway and Transportation Officials, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

(7) Unlisted Uses

For uses not listed in Table 4-6-A: *Minimum Off-Street Parking*, the Director is authorized to:

- (A)** Apply the minimum off-street parking space requirement specified in Table 4-6-A: *Minimum Off-Street Parking*, for the listed use that is deemed most similar to the proposed use; or
- (B)** Establish the minimum off-street parking space requirement by reference to standards in parking resources published by the National Parking Association, American Planning Association, Institute of Traffic Engineers (ITE) or other acceptable sources of parking data; or
- (C)** Establish the minimum off-street parking space requirement based on local or national best practices; or
- (D)** Establish the minimum off-street parking space requirement based on a demand study prepared by the applicant. Such a study shall be prepared according to Subsection 11-4-6(e)(6).

(8) Accessible Parking

The number and design of accessible parking spaces shall be pursuant to the International Building Code (IBC) as adopted in the City of Northglenn Municipal Code and the American Disabilities Act (ADA), as amended.

(f) Minimum Bicycle Parking

(1) Required Bicycle Parking

Unless exempted by 11-4-6(f)(2), *Bicycle Parking Reduction*, all multifamily and nonresidential development shall provide off-street bicycle parking spaces at a ratio of one bicycle parking space per 20 required vehicle parking spaces, with no development providing less than two bicycle parking spaces.

(2) Bicycle Parking Reduction

Subject to the approval of the Director, the number of bicycle parking spaces may be reduced due to specific land use challenges, building site characteristics, and/or the location of development.

(3) Bicycle Parking Location and Design

(A) Location

Required off-street bicycle parking spaces shall be provided with bike racks, bike lockers, or similar parking facilities that comply with the following standards:

- (i)** Located in a visible, well-lit ground-level area;
- (ii)** Conveniently accessible to the primary entrances of a development's principal building(s);
- (iii)** Does not interfere with pedestrian traffic; and
- (iv)** Is protected from conflicts with vehicular traffic.

(B) Multiple Building Developments

For developments with multiple buildings, bicycle parking shall be distributed evenly among principal buildings.

(C) Design

Bicycle parking spaces shall be installed using standard bicycle racks that are effective for storage and are permanently anchored to a hard surface.

(g) Parking Alternatives

The Director may approve parking alternatives that result in a cumulative reduction not to exceed 25 percent of the minimum off-street parking spaces required by Table 4-6-A: *Minimum Off-Street Parking*, in accordance with the following standards.

(1) Shared and/or Off-Site Parking

The Director may approve shared parking and/or off-site parking subject to a demand study pursuant to Subsection 11-4-6(e)(6), *Director Determination Based on Demand Study*, and pursuant to the following standards:

(A) Location of Shared and/or Off-Site Parking

- (i)** For nonresidential uses, every shared and/or off-site parking space shall be located within 500 feet (measured along a legal pedestrian route) of the entrance to each building for which the shared and/or off-site parking is provided.
- (ii)** For multifamily uses, every shared and/or off-site parking space shall be located within 300 feet (measured along a legal pedestrian route) of the entrance to each building for which the shared and/or off-site parking is provided.
- (iii)** Shared and/or off-site parking is not permitted for single-family detached, single-family attached, and duplex dwelling uses.

(B) Ineligible Activities

Accessible parking (ADA parking) shall not be permitted off-site.

(C) Shared Parking Agreement Required

- (i)** The owners of record involved in the joint use of shared parking facilities shall submit written documentation of the continued availability of the shared parking agreement to the Director for review.
- (ii)** The Director may approve the shared parking agreement if the Director determines that the documentation demonstrates the continued availability of the shared parking facility for a reasonable period of time. No zoning or use approval shall be issued until the Director has approved the shared parking documentation.
- (iii)** If the shared parking agreement is later terminated or modified and the Director determines that the termination or modification has resulted in traffic congestion, overflow parking in residential neighborhoods, or threats to pedestrian, bicycle, or motor vehicle safety, the property owners involved in the shared parking agreement may be held in violation of this UDO.

(2) On-Street Parking

On-street parking may be counted toward the minimum number of required off-street parking spaces on a one-to-one basis, subject to the following standards:

- (A)** On-street parking may not be used to meet the minimum off-street parking requirements for single-family detached, single-family attached, and duplex dwelling uses;
- (B)** On-street parking that is subject to residential parking permit restrictions or other time restrictions shall not be used to meet any off-street minimum parking requirements for any use;
- (C)** Only those street parking spaces abutting any lot line of the subject property, and with over one-half the length of a parking space located between the imaginary extension of the side property lines into the street right-of-way, may be counted.
- (D)** Areas within the vision triangle requirements pursuant to Section 11-2-19(d), or within five feet of a fire hydrant, shall not be counted toward required parking. Allowable configurations for on-street parking are provided in the Public Works Standards and Specifications.
- (E)** Each on-street parking space may only be counted once toward the parking requirements of the abutting lot, regardless of the number of individual buildings or tenants on the lot.

- (F) No development or use approved with an on-street parking credit shall be considered nonconforming if the on-street parking is later removed by City action and the remaining off-street parking does not meet the minimum off-street parking requirements of this section.
- (G) On-street parking spaces shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces shall be permitted.

(3) Proximity to Transit

Except for single-family detached, single-family attached, and duplex dwelling uses, the minimum number of required off-street parking spaces required in Table 4-6-A: *Minimum Off-Street Parking* for uses on any portion of a site that is within one-half mile of a fixed transit station or served by frequent bus service, may be reduced by up to 25 percent.

(4) Affordable and Senior Housing

The minimum number of off-street parking spaces required in Table 4-6-A: *Minimum Off-Street Parking* shall be reduced by 25 percent for multifamily residential structures that satisfy the following:

- (A) Have a minimum of 10 dwelling units; and
- (B) At least 25 percent of the dwelling units are restricted for purchase or occupancy at below-market rate levels approved by the Director; or
- (C) At least 75 percent of the dwelling units are restricted for purchase or occupancy by persons 65 years of age or older.

(5) Electric Vehicle Charging Stations

(A) Eligible Parking Reductions

The minimum number of off-street parking spaces required in Table 4-6-A: *Minimum Off-Street Parking* may be reduced at the following rates for electric vehicle charging stations:

Table 4-6-B: Parking Reduction Maximums for Electric Vehicle Charging		
Electric Vehicle (EV) Charging Infrastructure	EV Charging Spaces Provided (min)	Parking Reduction (max)
EV-ready spaces (basic infrastructure installed that would allow for future wiring)	5 to 9.99 percent of required parking spaces	5 percent
	10 percent or more of required parking spaces	10 percent
EV charging spaces (fully functional)	5 to 9.99 percent of required parking spaces	10 percent
	10 percent or more of required parking spaces	20 percent

(B) Calculation

The EV charging spaces provided and the parking reduction maximum shall be calculated as the percentage of the required parking pursuant to Table 4-6-A: *Minimum Off-Street Parking*.

Example: A 20,000 square foot office building is required to provide 67 parking spaces (1 space per 300 sf). If the applicant provides 4 EV-ready spaces (5 percent of 67 is 3.35 spaces), the required parking spaces may be reduced by 4 spaces. With such authorization, the developer could provide 63 total parking spaces (59 regular spaces plus 4 EV-ready spaces).

(6) Low-Impact Development Parking Reductions

Applicants proposing Low-Impact Development (LID) options as part of a development application may be eligible for a reduction in the number of parking spaces required, pursuant to 11-4-4(e).

(7) Modification of Parking Requirements by Director

- (A) If an applicant submits a parking demand study pursuant to Subsection 11-4-6(e)(6) demonstrating that anticipated off-street parking demand for the proposed development, use, or combination of uses will be less than that calculated from Table 4-6-A: *Minimum Off-Street Parking*, and the Director determines that the information and assumptions used in the study are reasonable and that the study accurately reflects

anticipated off-street parking demand for the proposed development, use, or combination of uses, the Director may authorize a reduction in required off-street parking spaces based on that study.

- (B)** The Director may also authorize an increase in the maximum amount of off-street parking allowed based on a parking demand study pursuant to Subsection 11-4-6(e)(6), provided that:
- (i)** The proposed development has unique or unusual characteristics that typically does not apply to comparable uses, such as high sales volume per floor area, multifamily parking challenges, or low parking turnover, that create a parking demand that exceeds the maximum ratio;
 - (ii)** The site is being redeveloped and strict compliance would require removal of parking; and/or
 - (iii)** Any parking provided above the maximum allowed is constructed with approved pervious surfaces.

(h) Parking and Loading Area Use and Design

(1) Use of Parking and Loading Areas

Except for single-family detached, single-family attached, and duplex dwelling uses, no required off-street parking or loading space shall be used for any purpose other than the parking of vehicles. Off-street parking spaces provided in excess of the minimum number required may be used for any legal purpose within the respective zoning district. If a mandatory required off-street parking space is converted to another use or can no longer be used for off-street parking, it shall be deemed a violation of this UDO.

(2) Location of Parking and Loading Areas

(A) Parking Areas

(i) Single-Family Residential

Parking may be located in the front or side yard, provided such parking complies with surfacing requirements in Subsection 11-4-6(h)(6), and driveway and access requirements in Section 11-4-5. Parking may be located in the rear yard for alley-loaded lot configurations or for front-loaded garages located within the rear yard.

(ii) Multifamily, Mixed-Use, and Nonresidential

Off-street parking areas shall be located to the side and rear of the front building line to the maximum extent practicable.

(iii) Proximity to Structure and/or Use

For multifamily dwellings and nonresidential uses, off-street parking spaces shall be located within 200 feet of the nearest building entrance, as measured by pedestrian access from the nearest building entrance to the parking spaces. Off-site parking with greater distances from entrances may be approved by the Director subject to the requirements in Subsection 11-4-6(g)(1), *Shared and/or Off-Site Parking*.

(B) Design of Parking Areas within or Adjacent to Residential Districts

Whenever off-street parking lots for more than six vehicles are located within or adjacent to a residential district, the following standards shall apply:

- (i)** All sides of the lot abutting the residential district shall be enclosed with an opaque, ornamental fence, wall, dense evergreen hedge, or landscaped berm having a height of not less than six feet measured from the parking lot surface. Such fence, wall, hedge, or berm shall be maintained in good condition.
- (ii)** Lighting facilities shall not exceed 25 feet in height, pursuant to Subsection 11-4-9(d)(2), *Parking Lot Lighting*.

(C) Location of Loading Areas

- (i)** Except in the IN zoning district, required off-street loading spaces shall not be permitted in any front yard or in any required street side yard.
- (ii)** Off-street loading spaces may occupy all or any part of a required rear yard where visibility from public streets and windows of neighboring buildings will be minimized.
- (iii)** Loading areas shall not interfere with parking lot maneuvering areas.

(iv) City streets or rights-of-way shall not be utilized for loading and unloading purposes.

(3) Number and Size of Loading Berths Required

(A) The number and size of loading berths shall be provided pursuant to Table 4-6-C below:

Gross Floor Area	Minimum Number of Loading Berths	Minimum Size of Each Loading Berth		
		Length	Width	Height
Less than 10,000 square feet	None	--	--	--
10,000 to 24,999 square feet	1	20 feet	10 feet	15 feet
25,000 to 100,000 square feet	2	35 feet	12 feet	15 feet
More than 100,000 square feet	2, plus 1 additional loading berth for every 100,000 square feet beyond the first 100,000 square feet	50 feet	14 feet	15 feet

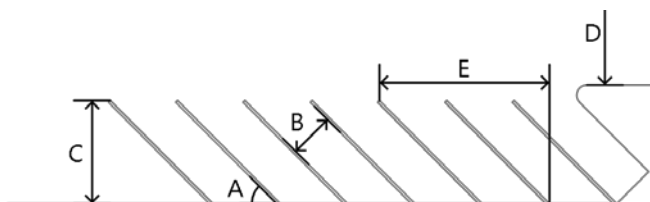
(B) The Director may approve a variation from the required loading space requirements if warranted by the building use.

(4) Parking Stall and Aisle Design

Parking areas shall be designed according to Table 4-6-D: *Parking Stall and Drive Aisle Layout*, and Figure 4.A. Parking stalls shall be designed to prevent vehicles from overhanging required walkways or landscaped areas. Additional parking stall and aisle designs may be considered by the City Engineer provided they meet the intent of these standards and any other applicable engineering standards.

Table 4-6-D: Parking Stall and Drive Aisle Layout				
All dimensions in feet				
A Parking Angle (in degrees)	B Stall Width	C Length of Stall to Curb	D Aisle Width	E Curb Length per Stall
0° (parallel)	8.5	8.5	12.0	23.0
30°	9	16.9	11.0	17.0
45°	9	19.4	13.0	12.0
60°	9	20.7	18.0	9.8
90°	9	19.0	23.0	8.5

Figure 4.A: Parking Stall and Drive Aisle Layout



(5) Compact Parking

Up to 25 percent of a parking area may be dedicated to head-in 90-degree compact parking spaces with a reduced width less than nine feet but equal to or greater than eight feet and a length less than nineteen feet but

equal to or greater than 15 feet. A higher percentage of compact parking, and/or further reduced stall dimensions may be allowed at the discretion of the Director.

(6) Parking and Loading Area Surfacing

All parking and loading areas shall be paved with an impervious surface such as concrete or asphalt unless using a green infrastructure option such as porous pavers or another surface material approved by the City Manager. Permanent surfacing shall be installed prior to receiving a certificate of occupancy unless otherwise approved by the Director.

(7) Access to Garages and Carports

Driveways to garages and carports shall comply with parking and loading area surfacing requirements above. Asphalt shall not be used as a hard surface material for single-family residential driveways or parking surfaces.

(8) Parking Area Landscaping

See Subsection 11-4-7(i), *Parking Area Landscaping*.

(9) Parking Area Lighting

See Subsection 11-4-9(d)(2), *Parking Lot Lighting*.

(10) Pedestrian and Bicycle Circulation

See Subsection 11-4-5(g), *Pedestrian and Bicycle Circulation*.

(i) Drive-Through Facilities

(1) Number of Stacking Spaces Required

All drive-through facilities shall provide at least the number of on-site stacking spaces indicated in Table 4-6-E: *Required Vehicle Stacking Spaces*, in addition to any required vehicle and bicycle parking spaces required by Subsections 11-4-6(e) and 11-4-6(f).

Table 4-6-E: Required Vehicle Stacking Spaces	
Use	Minimum Number of Stacking Spaces
Automotive Fuel Sales	1 per fuel pump
Auto Wash	3 per washing bay
Financial Institution or Automated Teller Machine (ATM)	2 per teller window/ATM
Other Uses with Drive-Through Facilities	3 per service lane
Personal Services	3 per service lane
Restaurant	4 per service lane
Retail Sales	3 per service lane

Note: Each stacking space shall be 20 feet long unless otherwise approved by the Director.

(2) Location and Design of Drive-Through Facilities

- (A)** Each stacking space shall be 20 feet long unless otherwise approved by the Director. Required stacking distances shall be measured from the end of the queuing lane or property line to the point of service.
- (B)** Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles.
- (C)** Drive-through service windows shall be oriented away from residentially-zoned areas to the maximum extent practicable.
- (D)** In the MC and MR zoning districts, drive-through lanes shall not be located between the front façade of the primary building and the front lot line or within five feet of a side lot line.
- (E)** Audible electronic devices such as loudspeakers, vehicle service order devices, and similar instruments shall not be audible beyond the property line of the site.

APPENDIX E: Nonconforming Section

- (4) No lot of record that did not exist on the effective date of this UDO shall be created by subdivision or otherwise that does not comply with this UDO.

(c) Conflicts with Other Ordinances

Whenever the standards in this UDO conflict with those required in the municipal code or other ordinances or regulations, as determined by the Director, stricter standards shall govern.

(d) Private Covenants

Nothing in this UDO shall be construed to render inoperative any restrictions established by covenants running with the land unless such restrictions are prohibited by or are contrary to the provisions of this UDO.

11-1-5 Nonconformities

(a) Purpose

The purpose of this section is to regulate and limit the development and continued existence of legal uses (including accessory uses), structures, lots, and site features established prior to the effective date of this UDO, and any future amendments, that no longer conform to the requirements of this UDO. All such situations are collectively referred to in this section as “nonconformities.” While nonconformities may continue, the intent of this Section is to curtail substantial investment in nonconformities to bring about their eventual elimination and to preserve the integrity of this UDO and the stated policies of the City of Northglenn.

(b) Regulations Applicable to All Nonconformities

(1) Determination of Nonconformity Status

The burden of establishing the existence of a legal nonconformity shall be solely on the owner of property containing the nonconformity.

(2) Maintenance and Minor Repair

(A) Minor repairs or maintenance of nonconformities are permitted and encouraged, provided that the repairs and/or maintenance do not increase the nonconformity of any structure, use, or lot. Maintenance and repairs that qualify as “minor” include the following:

- (i) Repairs necessary to maintain and to correct any damage or deterioration to the structural soundness of, or the exterior or interior appearance of, a building or structure, without expanding the building or structure;
- (ii) Maintenance of land to protect against and mitigate health and environmental hazards;
- (iii) Repairs that are required to remedy otherwise unsafe conditions; and
- (iv) Repairs necessary to comply with current building code requirements.

(B) Minor repairs and maintenance shall only be conducted in compliance with building code requirements and shall obtain the necessary permits pursuant to Chapter 10, *Building Regulations*.

(3) Cumulative Enlargements, Expansions, Repairs, and Replacements

Requests, applications, or permits to enlarge, expand, repair, and/or replace uses, buildings, structures, and site features after the effective date of this UDO shall remain on record with the City. Any subsequent application or permit to enlarge, expand, repair, and/or replace uses, buildings, structures, and site features on the same property shall be cumulative to any prior request, application, or permit. The total square footage of such enlargements, expansions, repairs, and replacements shall be used to determine the applicability of the standards in this Section.

(4) Change of Ownership or Tenancy

Changes of ownership, tenancy, or management of property with an existing nonconformity may occur, but such nonconformities shall continue to be subject to the standards of this Section.

(5) Violation of Law Not Allowed

Nothing in this section shall be construed as authorizing violation of any law.

(c) Nonconforming Uses

(1) Applicability

This section applies to land uses that were legally established but do not comply with one or more standards in this UDO.

(2) Continuation of Use

Existing lawful uses of land that are no longer permissible under the terms of this UDO as enacted or amended may be continued subject to the following:

- (A)** No nonconforming use shall be enlarged, increased, or extended to occupy a greater area of land than occupied on the effective date of this UDO.
- (B)** No nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date this UDO.

(3) Expansion of an Unpermitted Use Not Permitted

Enlargement, increase, or extended occupancy of a use not allowed in the zoning district in which it is located shall be prohibited.

(4) Change in Use

A use not currently allowed in the zoning district in which it is located may be converted to an allowable use in the applicable zoning district pursuant to the following:

- (A)** The change in use shall not create any additional nonconforming situations or increase any existing nonconformity;
- (B)** Any new improvements necessitated by the change in use shall conform to all district-specific standards of the applicable zoning district, and use-specific standards applicable to the new use;
- (C)** Any expansion associated with a proposed change in use shall comply with the applicable provisions of this UDO; and
- (D)** Any change in use that requires a special use permit, temporary use permit, PD approval, and/or rezoning shall only be allowed if the proposed use and site improvements, other than existing nonconforming structures, comply with applicable provisions of this UDO.

(5) Discontinuance of Use

- (A)** A nonconforming use not used for 180 consecutive days shall not be reestablished, and any subsequent use of the land, building, or structure shall comply with this UDO.
- (B)** The Director shall notify the property owner in writing if a nonconforming use has not been used for 180 consecutive days.
- (C)** A property owner whose nonconforming use has not been used for a period of 180 consecutive days may request an administrative determination from the Director whether or not the nonuse of the property was due to some conduct within the control of and attributable to the property owner or a previous property owner. If the nonuse is determined not to be due to conduct within the control of and attributable to the property owner or a previous owner, then the nonconforming use may be reestablished.

(d) Nonconforming Structures

(1) Applicability

This section applies to structures that were legally established but do not comply with one or more standards in this UDO.

(2) Damage or Destruction

- (A)** When a nonconforming structure is damaged to the extent of 50 percent or more of its assessed value at the time of damage, it shall not be restored except in compliance with this UDO.

(B) When a nonconforming structure is damaged to the extent of less than 50 percent of its assessed value at the time of damage, it may be restored provided any restoration is started within 180 days and is completed within two years from the date of damage.

(3) Expansion of a Nonconforming Structure

An expansion of a nonconforming structure may be allowed if the expansion complies with all provisions of this UDO. An expansion shall not increase the level of any nonconformity.

(4) Movement of a Nonconforming Structure

A nonconforming structure shall only be moved if such movement places the structure in a location that complies with the provisions of this UDO.

(e) Nonconforming Lots

(1) Applicability

This section applies to lots that were legally established but do not comply with one or more standards in this UDO.

(2) Nonconforming by Virtue of Enactment

If a lot is made nonconforming by virtue of enactment of this UDO, the lot may be developed provided that the proposed development complies with all requirements of this UDO except for lot size and/or lot dimensional standards.

(3) Change in a Conforming Use or Structure when Lot Size is only Nonconformity

If a modification to a use or structure is proposed on a property where the only nonconformity is the lot size, then the use or structure shall be allowed without requiring a special use permit as long as the new proposed use complies with any applicable use-specific standards pursuant to Section 11-3-3.

(f) Nonconforming Site Features

(1) Applicability

(A) For purposes of this section, the term “nonconforming site feature” includes any stormwater and drainage facility, driveway, off-street parking or loading area, landscaping, buffer, screening, or exterior lighting that lawfully existed before becoming noncompliant with the development standards in this UDO, as well as the lack of any such feature required by subsequently enacted City development standards.

(B) A nonconforming site feature may continue to exist even though it does not conform to current applicable standards of this UDO, subject to the requirements of this section.

(C) No action shall be taken that increases the degree or extent of a nonconforming site feature unless the site feature is brought into conformance with this UDO or otherwise approved through an application allowing such increase in nonconformity pursuant to the procedures in Article 6: *Administration and Procedures*.

(2) Nonconforming Parking

(A) Continuation of Nonconforming Parking

Any parking spaces or access to public rights-of-way lawfully existing on the effective date of this UDO that are made nonconforming by virtue of enactment of this UDO shall be allowed to continue, provided that:

(i) Any change in use or expansion of any use or structure shall only be permitted if the additional number of parking spaces required by the expansion or change in use is provided according to Section 11-4-6(e).

(ii) Nonconforming parking areas shall not be expanded. When additional parking is required by this UDO, all new parking areas shall comply with this UDO.

(B) Upgrading Nonconforming Parking

Nonconforming off-street parking facilities shall be upgraded to achieve full compliance with this UDO’s off-street parking standards in conjunction with the following development of the site containing the nonconforming parking:

- (i) An addition to or expansion of one or more structures that, over a two-year period, would increase the total gross floor area of the structures (as shown by Building Permit applications) by more than 50 percent; or
- (ii) A remodeling of one or more structures that, over a two-year period, would cost (as shown by Building Permit applications) more than 50 percent of the current assessed value of the structures.

(3) Upgrading Nonconforming Buffers, Landscaping, Screening, and Outdoor Lighting

Except for properties with single-family, duplex, or manufactured home dwellings, nonconforming buffers, landscaping, screening, and outdoor lighting shall be upgraded to achieve full compliance with this UDO's buffer, landscaping, screening, and outdoor lighting standards if the site containing those nonconforming site features is proposed for any of the following:

- (A) An increase in the total square footage of vehicular use area;
- (B) A structural addition that increases the combined total gross floor area of all existing structures on a lot by more than 25 percent;
- (C) Building elevation changes involving 50 percent or more of the exterior walls of a roofed structure on the property within a two-year period, excluding minor cosmetic items such as painting, lighting fixtures, and awnings. A modification to only part of an elevation shall constitute a change in the entire elevation of that exterior wall; or
- (D) An expansion of outdoor operations, storage, or display areas on a site containing nonconforming buffers or screening that increases the gross square footage of such areas.

(4) Upgrading Nonconforming Fencing

- (A) Nonconforming fencing shall be upgraded to achieve full compliance with the UDO if repairs or replacement of such fencing involves 25 percent or more of the total linear feet of that portion of the fence that is nonconforming.
- (B) Minor maintenance of fencing such as painting, refinishing, or replacing minor components shall not be considered repair or replacement requiring conformance with this standard.

(5) Compliance to the Maximum Extent Practicable

Where full compliance with the requirements of this subsection is precluded by a lack of sufficient developable area due to the size of the lot, the layout of existing development, or the presence of significant wetlands, floodplains, watercourses, or other significant environmental constraints, the applicant shall comply with the requirements of this section to the maximum extent practicable, as determined by the Director. In making such determination, the Director shall consider the following:

- (A) The application meets the overall intent of the UDO; and
- (B) The application imposes no greater impacts on adjacent properties than would occur through strict compliance with the UDO.

11-1-6 Enforcement

(a) Purpose

This section identifies violations of this UDO and establishes procedures for the City to ensure compliance with this UDO and to correct violations. This section also sets forth the remedies and penalties for violations of this UDO.

It shall be unlawful for any person to erect, construct, reconstruct, alter, maintain, or use any building or structure or to use any land in violation of the provisions of this UDO. Also, it shall be unlawful for any person to violate any of the provisions of this UDO, any condition, restriction, exclusion, or regulation established by or under the authority of this UDO, or any of the terms, conditions, provisions, or directions of any license or permit issued under the authority of this UDO.

APPENDIX E: Definitions

Article 7: Definitions and Rules of Construction

11-7-1 General Rules of Construction

The following shall apply for construing or interpreting the terms and provisions of this UDO.

(a) Meanings and Intent

All provisions, terms, phrases, and expressions in this UDO shall be construed according to the general purpose set forth in Section 11-1-2 and the specific purpose statements elsewhere in this UDO. If a specific section provides a different meaning of a term defined for general purposes in this Article, the specific section's meaning and application shall control.

(b) Headings, Illustrations, and Text

In case of any difference of meaning or implication between the text of this UDO and any heading, caption, figure, illustration, table, or map, the text shall control.

(c) Lists and Examples

Unless otherwise indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar are intended to provide examples and are not exhaustive lists of all possibilities.

(d) Computation of Time

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday, the deadline shall be the next day that is not a Saturday, Sunday, or holiday. References to "days" are calendar days unless otherwise stated.

(e) Public Officials and Agencies

All public officials, bodies, and agencies referred to in this UDO are those of the City of Northglenn unless otherwise stated.

(f) Mandatory and Discretionary Terms

The words "shall," "must," and "will" are mandatory in nature, establishing an obligation to comply. The words "may" and "should" are permissive in nature.

(g) Conjunctions

Unless the context clearly suggests otherwise, conjunctions shall be interpreted as follows:

- (1) "And" indicates that all connected items apply; and
- (2) "Or" indicates that one or more of the connected items apply.

(h) Tenses, Plurals, and Gender

- (1) Words used in the present tense include the future tense, unless the context clearly indicates otherwise.
- (2) Words used in the singular number include the plural number, and words used in the plural number include the singular number, unless the context clearly indicates otherwise.

- (3) Words used in the masculine gender shall include the feminine gender, and works used in the feminine gender shall include the masculine gender.

11-7-2 Definitions of Use Categories and Specific Use Types

(a) Residential Uses

Household Living

Uses in the category are characterized by residential occupancy of a dwelling unit by a "family." Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, personal gardens, personal storage buildings, hobbies, and resident parking. Specific use types include:

Dwelling, Co-Housing

A residential development that combines small individually-owned units on a single lot with common open space and sometimes including a larger community kitchen and dining room intended for communal use on a regular basis. The residents in a co-housing development agree to share in the provision of communal services such as cooking meals, maintenance of grounds, and child care.

Dwelling, Duplex

A building with two dwelling units located on a single lot designed or arranged to be occupied by two families living independently of each other.

Dwelling, Live/Work

A dwelling unit containing an integrated living and working space in different areas of the unit.

Dwelling, Multifamily

A building, group of buildings, or portion of a building that contains three or more dwelling units located on a single lot.

Dwelling, Single-Family Attached

Two or more dwelling units where each dwelling unit is located on its own separate lot, but attached to other units, and is designed for occupancy by one family.

Dwelling, Single-Family Detached

A building located on one lot containing one dwelling unit not physically attached to any other primary structure that is designed to be occupied by one family.

Manufactured Home Park, HUD-Code

A unified development of two or more manufactured home spaces arranged on a tract of land under private ownership meeting all requirements of this UDO. Accessory uses may include supervisory, managerial or other office facilities for control of the park, subdivision, and facilities. For floodplain regulations in Section 11-4-3, "manufactured home park" shall be defined pursuant to Section 11-7-4.

Group Living

Uses in this category are characterized by residential occupancy of a structure by a group of people who do not meet the definition of "household living." Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a "family". Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. Specific use types include:

Assisted Living Facility

A facility licensed by the Colorado State Department of Public Health, that provides living accommodations and medical services for the aged who, due to illness or disability, require care similar to that provided to persons who are 55 years or over. Services like transportation, housekeeping, dietary supervision, and recreational activities may also be offered.

Group Home

A structure providing residential, non-institutional housing for a group of unrelated individuals not meeting the definition of “family,” where assistance and/or supportive services are provided by professional support person(s). a group home shall have no more than 12 residents, including professional support persons. Group homes are further defined as “Group Home, FHAA,” or “Group Home, Supportive Housing,” according to the residence type.

Group Home, FHAA

A residence that provides a community living environment for those protected by the provisions of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Colorado, including, but not limited to:

- (A) **Group Home for Persons with Intellectual and Developmental Disabilities.** A residence that provides state-licensed non-institutional housing for not more than eight persons living a single housekeeping unit for the exclusive use of persons with intellectual and developmental disabilities, as defined by Section 25.5-10-202 C.R.S., as amended.
- (B) **Group Home for the Aged.** A residence that provides non-institutional housing for not more than eight persons living as a single housekeeping unit for the exclusive use of persons who are 60 years of age or older, as defined by Section 31-23-303(2)(b)II) C.R.S., as amended.
- (C) **Group Home for Persons with Mental Health Disorders.** A residence that provides state-licensed non-institutional housing for no more than eight persons living as a single housekeeping unit for the exclusive use of persons with mental health disorders, as that term is defined by Section 27-65-102 C.R.S., as amended.

Group Home, Supportive Housing

A residence other than a “Group Home, FHAA” that provides a community living environment for no more than eight persons requiring correctional supervision, custodial care, medical treatment, or specialized social services for persons. Supportive housing includes, but is not limited to:

- (A) An owner-occupied or nonprofit residential dwelling for the exclusive use of at least two but not more than eight persons, who together with support services staff, live as a single housekeeping unit but do not require 24-hour medical or nursing care.
- (B) A shelter for persons experiencing temporary homelessness.
- (C) A shelter for domestic violence victims, which is a public or private building or structure housing residents for the purpose of the rehabilitation for victims of domestic violence or emotional or mental abuse. The term includes battered women’s shelter.

Independent Living Facility

A multi-family dwelling restricted to adults at least 55 years of age or older, that includes central dining facilities and provides residents with access to meals and other services such as housekeeping, transportation, and social and recreational activities. Independent living facilities do not provide skilled medical and residential care and assistance such as provided at a group care institution.

(b) Public, Institutional, and Civic Uses

Community and Cultural Facilities

Uses in this category include buildings, structures, or facilities that provide a service to the public. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

Assembly

A structure used by a religious organization or other congregation for regular organized activities. Accessory uses may include columbariums in association with an established religious institution. Other accessory uses may include those customarily associated with assembly uses such as educational programming, childcare, and community services.

Cemetery or Interment Facility

Land used or intended to be used for the burial of the dead and dedicated for such purposes and includes columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such premises.

Club or Lodge

A meeting place for an incorporated or unincorporated association of persons organized for some common purpose, including social, educational, literary, political, or charitable purpose, operated by a private nonprofit or noncommercial organization.

Community Center

A structure or group of structures for a community's governmental, social, educational, and/or recreational activities. Community Service facilities include federal, state, county, and local government activities including libraries, museums, and other similar uses.

Daycare

A facility licensed, certified, or registered by the State of Colorado that provides care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day.

Emergency or Community Operations Facility

A facility or property used for police, fire, and/or medical equipment or other emergency services and personnel.

Funeral Facility

An establishment for the care, preparation, or disposition of the deceased for burial and the display of the deceased and rituals connected with, and conducted before, burial or cremation. This use includes funeral homes and mortuaries, which are facilities in which dead bodies are prepared for burial or cremation, but shall not include crematoriums or other interment facilities.

Park and Open Space, Active

Areas for recreational uses that require constructed facilities for organized activities including playing fields, playgrounds, and ball courts. Accessory uses may include group picnic facilities, hard surfaced pathways, restrooms, parking lots, and similar facilities.

Park and Open Space, Passive

Areas for recreational uses related to the functions and values of a nature area including bike or running trails; natural areas with limited development for fishing, hiking, walking, or biking; wildlife preserves; lakes for fishing with accessible walks, conservation easements on agricultural land; environmental education programs; lands and waterways as community buffers; river and stream corridor land; unimproved flood plains; and wetlands. Accessory uses may include picnic facilities, restrooms, parking lots, and similar facilities.

Educational Facilities

Uses in this category include public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or vocational or trade schools. Accessory uses commonly include cafeterias, indoor and outdoor recreational and sport facilities, auditoriums, and day care facilities. Specific use types include:

School, Public or Private

A public or private institution that offers general academic instruction at preschool, kindergarten, elementary, secondary, and collegiate levels, including graduate schools, universities, nonprofit research and religious institutions.

School, Vocational or Trade

A secondary school offering instruction in a professional, vocational, or technical field. This use includes public or private schools providing domestic, recreational and other types of instruction, such as dance, gymnastics, cooking, music, martial arts and handicrafts.

Healthcare Facilities

Uses in this category are characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease,

injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building.

Hospital

An institution designed for the diagnosis, treatment, and care of human illness or infirmity and providing health services, primarily for inpatients, and including as related facilities, laboratories, outpatient departments, training facilities and staff offices.

Medical or Dental Clinic

An establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of licensed health care practitioners, dentists, or licensed health care practitioners and dentists in practice together. This use includes health spas, alternative care and holistic healing centers. Accessory uses may include incidental retail sales of products incidental to the services provided.

(c) Commercial Uses

Agriculture and Animal Uses

This category includes agricultural and farming activities, including nurseries and facilities for processing and selling agricultural products. Agricultural uses involve farming, dairying, pasturage, beekeeping, horticulture, floriculture, viticulture, animal husbandry, and animal-related uses include the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include:

Agriculture, General

The land use of animal husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, aquaculture, hydroponics, together with necessary accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products. This definition includes grain and feed elevators and associated dwellings for those involved in agricultural uses. Accessory uses may include incidental sales by the producer of products raised on the farm. This use excludes marijuana cultivation, slaughterhouses, commercial feedlots, or stockyards, fat rendering, meatpacking, tanning, cutting, curing, cleaning or storing of green hides or skins, and slaughtering or meatpacking of animals not raised on the premises.

Agriculture, Urban

The raising, keeping or production of fruits, vegetables, flowers, and other crops, poultry, and bees; composting; and the processing of those agricultural products. Accessory uses may include incidental sales of produce, plants, or products raised on the premises, preparing, treating, and storing agricultural products, equipment and machinery, but does not include marijuana cultivation or the dressing of animals not raised on the premises. This definition does not include the keeping or raising of swine, goats, sheep, cattle, horses, or other farm animals.

Community Garden

A public facility for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

Kennel, Commercial

Any establishment where three or more domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity.

Stable, Commercial

A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity. The definition includes accessory uses such as riding lessons, clinics, and similar activities.

Veterinary Hospital or Clinic

Facility for the diagnosis, treatment, or hospitalization of domestic animals, operated under the supervision of a licensed veterinarian. The incidental temporary overnight boarding of animals that are recuperating from treatment is included in this definition.

Recreation and Entertainment

This category includes indoor and outdoor recreation and entertainment activities. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

Indoor Recreation Facility

A commercial recreational use conducted entirely within a building, including bowling alley, pool hall, dance hall, gymnasium, swimming pool, skating rink, art gallery or studio, miniature golf course, kiddie park, theater, health club, athletic club, exhibit hall, and other similar amusement centers. Accessory uses may include limited retail, concessions, and maintenance facilities.

Outdoor Recreation Facility

Uses in this category provide recreation and entertainment activities operated by a commercial enterprise that is mostly outdoors or partially within a building, including picnic area, outdoor swimming pool, skateboard park, tennis court, basketball court, baseball diamond, soccer and football field, amphitheater, outdoor arena, outdoor theater, drive-in theater, golf course, golf driving range, or other similar outdoor recreational uses. Accessory uses may include limited retail, concessions, and maintenance facilities.

Food and Beverage Services

Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include:

Bar, Tavern, or Lounge

An eating and drinking establishment providing or dispensing by the drink for on-site consumption fermented malt beverages, and/or malt, special malt, vinous, or spirituous liquors, and in which the sale of food products is secondary. A bar, lounge, or tavern may include live entertainment and/or dancing; however, shall not include any adult entertainment.

Catering Establishment

An establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. No business consumption of food or beverages is allowed on the premises.

Microbrewery, Distillery, or Winery

A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant, provided the beer, wine, or liquor is sold for consumption onsite or off the premises.

Restaurant

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and consumed within the primary building, or off the premises as carry-out orders; or in an outdoor seating area on the premises. Accessory uses may include an outdoor dining area or sidewalk café. This definition may include drive-through establishments, pursuant to Table 3-2-A.

Office, Business, and Professional Services

Uses in this category provide executive, management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to an allowed use. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

Administrative, Professional, and Government Office

A building in which services are provided and/or business is conducted including administrative, professional, governmental, or clerical operations. Typical examples include fire station, police station, judicial court or government offices, post office, real estate, radio and television broadcasting station, call center, insurance, property management, investment, financial, employment, travel, advertising, law, architecture, design, engineering, accounting, and similar offices. This use includes accessory uses such as restaurants, coffee shops, health facilities, parking, limited retail sales, or other amenities primarily for the use of employees in the firm or building.

Financial Institution

An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses, and including check-cashing facilities. Accessory uses may include automatic teller machines, offices, and parking.

Research and Development

A facility primarily engaged in conducting scientific research, experimental design, and prototype development of devices or products in the physical, engineering, or life sciences, such as agriculture, electronics, biology, biotechnology, chemistry, geology, medicine, pharmacy, veterinary, and other allied subjects. This use excludes marijuana cultivation and the manufacturing, servicing or sale of consumer products. Accessory uses may include incidental sales of goods produced on site, such as dentures, eyeglasses, contact lenses, and prosthetic devices, to the public.

Personal Services

Uses in this category provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Specific use types include:

Laundry Facility, Commercial

An establishment that cleans clothing, carpeting, drapes, and other cloth or synthetic fiber materials using a chemical process. This definition includes uses such as dry cleaning facilities; rug cleaning or repair service; pressing of garments or fabrics; carpet or upholstery; power laundry; industrial launderers; and linen supply.

Laundry Facility, Self-Service

An establishment providing washing, drying, or dry-cleaning machines on the premises for rental use to the general public. This definition includes automatic, self-service only, or hand laundries.

Personal Services, General

An establishment that provides repair, care, maintenance or customizing of wearing apparel or other personal articles or human grooming services and includes such uses as beauty/barber shops, shoe repair, laundry services, dry cleaning pick-up establishments, alterations, spas, tanning salons, tattoo parlors, photography studios, printing establishments, house cleaning services, small appliance repair, weight reduction centers, florist, or pet grooming shops. This use does not include commercial laundry facilities.

Retail Sales

Uses involving the sale, lease, or rent of new or used products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Accessory uses may include offices, parking, storage of goods, assembly, repackaging, or repair of goods for on-site sale. Specific use types include:

Auction House

A place where the property of others, such as objects of art, furniture, and other goods (except livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events.

Building Materials and Supply Store

A business involved in the sale, storage, and distribution of structure supplies and services including lumber, brick, tile, cement, insulation, floor covering, lighting, plumbing supplies, electrical supplies, cabinetry and roofing materials. This definition includes retail hardware stores. Accessory uses may include repair or delivery services, outside sale of plants and gardening supplies, and incidental wholesale trade.

General Retail, Less than 10,000 Square Feet

Retail sales, not otherwise included in a definition for a specific use type within the retail sales use category, containing less than 10,000 square feet of gross floor area.

General Retail, 10,000 Square Feet or More

Retail sales, not otherwise included in a definition for a specific use type within the retail sales use category, containing 10,000 square feet of gross floor area or greater.

Marijuana Establishment, Medical

A medical marijuana center, optional premises cultivation operation, medical marijuana transporter, or medical marijuana-infused products manufacturer as defined in the Colorado Medical Marijuana Code.

Marijuana Establishment, Retail

A retail marijuana store, a retail marijuana cultivation facility, a retail marijuana transporter, or a retail marijuana products manufacturing operation.

Nursery or Garden Supply Store

An establishment, including a building, part of a building, or open space for the growth, display and/or sale of plants, trees, and other materials used for planting for retail sales and incidental wholesale trade.

Lodging Facilities

For-profit facilities where lodging, meals, and the like are provided to transient visitors and guests for a defined period.

Bed and Breakfast

A detached dwelling that is owner-occupied or occupied by a resident manager in which rooms are rented and meals may be served to transient guests on an overnight basis.

Boarding or Rooming House

A building or portion of a building, other than a hotel/motel or multifamily dwelling, within which non-transient lodging and/or meals are provided for compensation. Meals may be provided if cooking is done in a central kitchen and not in individual rooms or suites.

Hotel/Motel

A structure or group of structures on the same lot containing individual guest units for rental on a daily rate to transients and consisting of individual sleeping quarters, detached or in connected rows, with or without cooking facilities. Accessory uses may include additional services such as restaurants, meeting rooms, and recreational facilities.

Short-Term Rental

The rental of an entire dwelling unit, or any portion of a dwelling unit, for monetary consideration for a period of time less than 30 consecutive days, not including a bed and breakfast, boarding or rooming house, or hotel/motel. This definition does not include offering the use of one's property where no fee is charged or collected.

Transportation

Uses in this category are primarily associated with train, bus, and aircraft facilities. Examples include depots, terminals, or other facilities which serve as a hub.

Rail Yard

An area for storing or switching of freight and passenger trains. Necessary and allowed functions include but are not limited to the switching, storing, assembling, distributing, consolidating, repairing, weighing, or transferring of cars, trains, engines, and rolling stock.

Transit Terminal or Station

A facility where public transit vehicles load and unload patrons, and where patrons may transfer from between public transit lines, when that is the primary use of the property. This use may include park & ride or ride-sharing facilities, but does not include public transit vehicle repair or maintenance facilities.

Vehicles and Equipment

This category includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices. Specific use types include:

Auto Wash

The use of a site for washing, cleaning, and detailing of passenger vehicles, recreational vehicles, or other light-duty equipment. This use includes any auto wash facility attended by an employee and self-service and coin-operated washes.

Automotive Fuel Sales

A lot or portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer for sale motor oil, automobile lubricants, travel aids and other convenience items to the motoring public and may also include a freestanding, automatic car wash. Outside storage of automobiles or materials such as tires, auto parts, etc., is prohibited.

Automotive Repair, Major

An establishment primarily engaged in providing vehicle repair, body work, mechanical servicing, and/or painting.

Automotive Repair, Minor

An establishment primarily engaged in providing minor vehicle repair services such as lubrication, oil and tire changes, tune-ups, brake repair, tire replacement, and detailing and polishing, provided it is conducted within a completely enclosed building. Major repairs such as vehicle bodywork or painting, mechanical repair of engines or drive trains is prohibited.

Automotive Sales and Leasing

The sale, display, lease, rental, or storage of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition shall not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

Equipment and Machinery Sales and Rental

An establishment engaged in the display, sale and rental of equipment, tools, supplies, machinery or other equipment used for building construction, manufacturing, farming or agriculture. This use includes the sale of farm-specific vehicles such as tractors, tillers, farm trailers, back hoes, graders, boom lifts, front-end loaders, truck tractors, and truck tractor trailers.

Parking Facility

As a primary use, the ownership, lease, operation, or management of a commercial surface parking lot, above-ground structure, or below-ground structure. This definition excludes park & ride or ride-sharing facilities associated with a transit terminal or station.

Sexually Oriented Businesses

Sexually oriented businesses includes: adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented business shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

Sexually Oriented Business

This definition includes the following terms and definitions:

(A) Adult Arcade

An establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

(B) Adult Bookstore, Adult Novelty Store, or Adult Video Store

(i) A commercial establishment which

- a. Devotes more than 50 percent of its interior floor space to the sale, rental, or viewing (in exchange for anything of value) of books, magazines, periodicals or other printed material, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas;" or
 - b. Displays on site any message or communication visible from any public street right-of-way or any other property which advertises the availability on site of merchandise characterized by the depiction or description of "specified sexual activities" or "specified anatomical area."
- (ii) An establishment may have other primary business purposes that do not involve the offering for sale, rental, or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas," and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishment from being categorized as an adult bookstore, adult novelty store or adult video store, so long as the provisions of 11-7-2(c)(B)(i) are otherwise met.

(C) Adult Cabaret

A nightclub, bar, or similar commercial establishment which features:

- (i) Persons who appear nude or in a state of nudity or semi-nudity;
- (ii) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities," or
- (iii) Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

(D) Adult Motel

A motel, hotel, or similar commercial establishment which:

- (i) Offers public accommodations for any form of consideration, and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, or
- (ii) Offers a sleeping room for rent for a period of time less than 10 hours; or
- (iii) Allows a tenant or occupant to sub-rent a sleeping room for a time period of less than 10 hours.

(E) Adult Motion Picture Theater

A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions rated "X" or "XXX" by the Motion Picture Association of America, or advertised on or off premises as rated "X" or "XXX" or "Adult," are regularly shown in exchange of anything of value.

(F) Adult Theater

A theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of "specified anatomical area" or by "specified sexual activities."

(G) Nude Model Studio

Any place where a person, who appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons.

(H) Sexual Encounter Establishment

A business or commercial establishment, that as one of its primary business purposes, offers, for any form of consideration, a place where two or more persons may congregate, associate, or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas" or activities when one or more of

the persons is in a state of nudity or semi-nudity. An adult motel will not be classified as a sexual encounter establishment by virtue of the fact that it offers private rooms for rent.

Lawful Age

As used in 11-3-3(e)(26), and in Article 12 of Chapter 18, lawful age shall mean any person who has attained the age of 18 years for purposes of patronage or employment at a sexually oriented business. Except, however, the lawful age for patronage or employment at a sexually oriented business which offers live entertainment shall be at least 21 years of age.

Nudity or State of Nudity

- (1) The appearance of human anus, male or female genitals, or the areola or nipple of the female breast; or
- (2) A state of dress which fails to opaquely and fully cover a human anus, male or female genitals, pubic region or areola or nipple of the female breast.

Peep Booth

Any enclosed or semi-enclosed space within the premises of a "sexually oriented business" within which a film, video cassette or other video reproduction is shown, or within which live nude models appear in any state of nudity or display any "specified anatomical areas" or simulate any "specified sexual activities."

Private Room

A room in an adult motel that has a bed and bath in the room or adjacent room, and is used primarily for lodging.

Semi-Nude

A state of dress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.

Specified Anatomical Areas

Includes any of the following:

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

Specified Sexual Activities

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, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- (3) Masturbation, actual or simulated; or
- (4) Human genitals in a state of sexual stimulation, arousal or tumescence;
- (5) Excretory functions as part of or in connection with any of the activities set forth in A through D.

(d) Industrial Uses

Manufacturing and Processing

Uses in this category includes the excavation, transporting, manufacture, fabrication, processing, reduction, destruction or any other treatment of any article, substance or commodity, in order to change its form, character or appearance. Accessory uses may include retail sales, offices, storage, cafeterias, employee amenities, parking, warehousing, and repair facilities. Specific use types include:

Food Processing

A facility where food for human consumption in its final form, such as candy, baked goods, tortillas, and ice cream is produced, and the food is distributed to retailers or wholesalers for resale on or off the premises.

Oil and Gas Operations

Exploration for oil and gas, including the conduct of seismic operations and the drilling of test bores; the siting, drilling, deepening, 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 systems; the generation, transportation, storage, treatment or disposal of exploration and production wastes; and any construction, site preparation or reclamation activities associated with such operations.

Manufacturing, Artisan

An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation and may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other industrial uses and processes such as welding and sculpting.

Manufacturing, Light

Industrial operations relying on the assembly, distributing, fabricating, manufacturing, packaging, processing, recycling, repairing, servicing, storing, or wholesaling of goods or products, using parts previously developed from raw material. This definition includes uses that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly, fabrication, or processing takes place.

Mining and Extraction

The extraction of minerals, sand, gravel, and ores, from their natural occurrences on affected land and distribution of extracted materials.

Storage and Warehousing

Uses in this category are engaged in the storage or movement of goods for themselves or other businesses. Goods are generally delivered to other businesses or the final consumer, except for some will-call pickups. There are typically few customers present. Accessory uses may include offices, truck fleet parking, and maintenance areas. Specific use types include:

Contractor Office or Equipment Storage Yard

A building and related outdoor areas used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor. This use may include showrooms and shops for the display and sale of electrical, plumbing, heating, air conditioning, sheet metal, and other material in connection with contracting services.

Outdoor Storage

As a primary use, a property or area used for the long term (more than 24 hours) storage of materials, merchandise, products, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, or personal property of any nature that are not kept in a structure having at least four walls and a roof. Automobile sales and rental display and parking shall not be defined as outside storage.

Salvage Yard

A primary use where junk, waste, discarded, or salvaged materials are bought, sold, exchanged, baled, stored, packed, disassembled or handled, including auto wrecking activities, building wrecking activities, used lumber places, and places for storage of salvaged building materials and equipment. This use does not include facilities where such uses are conducted within an entirely enclosed building.

Self-Service Storage

A building or group of buildings consisting of individual, self-contained units that are leased to individuals, organizations, or businesses for self-service storage of personal property.

Warehousing and Wholesale Facility

A building or area for storage, wholesale, and/or distribution of goods and materials, supplies, and equipment that are manufactured or assembled off-site. This definition excludes the bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions. Accessory uses may include retail and office uses.

(e) Public and Semi-Public Utility Uses

Uses including all lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level. Specific use types include:

Public Utility, Major

A facility used to convert electric power, natural gas, telephone signals, cable/fiber optic communications, and water services from a form appropriate for transmission over long distances to a form appropriate for residential household or commercial use, or vice versa. This use includes but is not limited to: electric substations, natural gas regulator stations, telephone switching stations, water pressure control facilities, and sewage lift stations, regional stormwater drainage facilities, and water and sewer treatment facilities. Major public utilities are of a size and scale found only in scattered sites throughout the City.

Public Utility, Minor

A facility used for the collection and distribution of public utilities, including without limitation water, sewer, storm drainage, electric, and gas service, by a regulated utility or a public or quasi-public entity, of a size and scale commonly found in all areas of the city. This use includes accessory structures and storage facilities for public service providers but does not include wireless telecommunications facilities or water storage facilities.

Water Storage Facility

A tower or other facility for the storage of water for supply to a water system.

Wireless Service Facility

See Section 11-3-3(g)(3)(B).

(f) Accessory Uses

A use that is incidental and subordinate to the primary use of the lot, building, or another structure on the same lot. Specific use types include:

Accessory Dwelling Unit

A subordinate dwelling unit added to, created within, or detached from a single-family residence, that contains a dwelling that is subordinate to a primary single-family detached dwelling and that provides basic requirements for living, sleeping, cooking, and sanitation. A mobile home or HUD-Code manufactured home shall not be considered an accessory dwelling unit.

Accessory Structure

A detached subordinate structure or building located on the same lot as the primary structure or building, the use of which is incidental to the primary structure, building or use of the lot. A detached garage and a detached carport are included as accessory structures.

Caretaker Dwelling Unit

An accessory dwelling on a nonresidential property occupied by a caretaker, security guard, or other person charged with oversight or protection of the primary use.

Drive-Through Facility

Any building or structure used to provide or dispense products or services, through an attendant, a window or an automated machine, to persons remaining in vehicles in a designated stacking lane. A drive-through facility may be in combination with other uses, such as banks, credit unions, loan associations, automated teller machines (ATM's), dry cleaners, drug stores, pharmacies, restaurants, or similar uses. This definition excludes auto wash, automotive repair facility, or automotive fuel sales.

Home Occupation

An occupation or profession which is conducted within a dwelling or on the premises where a dwelling is located, and is clearly incidental and secondary to the use of the dwelling for dwelling purposes.

Outdoor Storage, Accessory

The incidental keeping of goods, materials, equipment, or personal property of any nature that are not kept in a structure having at least four walls and a roof. Automotive sales and leasing display and parking shall not be defined as outside storage. Donation receiving areas and associated equipment are included as accessory outside storage.

Outdoor Sales and Display

The outdoor sale and display area of retail goods, produce, handcrafts, and the like conducted on the same lot or parcel as the primary business with which such activities are associated. This use does not include mobile food vending. Vending machines, service kiosks, and online retail storage lockers are included as outside sales and display.

Sale of Produce and Plants Raised on Premises

The incidental on-site sale of feed, grain, fruits, flowers, vegetables, ornamental plants, or similar goods.

(g) Temporary Uses

Temporary uses are uses that occur for a specified time period only. Such uses shall not include the frequent occurrence of an activity at short intervals or events repeated on a regular basis, such as every weekend or every other weekend.

Construction Support Activity

A temporary construction yard, building, or structure located on the same lot as the construction site it serves until the given construction work is completed. This use does not include concrete or asphalt batching plants.

Farmer's Market or Open Air Market

The seasonal selling or offering for sale at retail directly to the consumer of fresh fruits, vegetables, flowers, herbs, or plants, processed food stuffs and products such as jams, honey, pickled products, sauces, baked goods, crafts, and art, clothing and other goods, occurring in a pre-designated area, where the vendors are generally individuals who have raised the produce or have taken the same or other goods on consignment for retail sales.

Mobile Food Vending

A vehicle, typically a van, truck, or towed trailer, from which food and/or beverages are sold.

Seasonal Sales

The temporary sale of goods or products associated with the season or a cultural event, such as the sale of Christmas trees, pumpkins, or seasonal produce. Such sales typically take place in locations not devoted to such sales for the remainder of the year.

Special Event

A temporary use on public or private property that extends beyond the normal uses and standards allowed by the Northglenn Unified Development Ordinance. "Special events" include, but are not limited to, fundraising activities, educational, historic, religious and patriotic displays or exhibits, circuses, carnivals, grand openings, amusements, outdoor concerts, festivals, revivals, street fairs, arts and crafts fairs, and other organized events. These activities may include the use of tents, semi-trailers and other vehicles, temporary stands or kiosks, food service, entertainment, performers, or displays.

11-7-3 Definitions related to Oil and Gas Regulations

- (1) All terms used in Section 11-3-6 that are defined in the Oil and Gas Conservation Act of the State of Colorado ("Act"), or in Oil and Gas Conservation Commission ("COGCC") regulations and are not otherwise defined in the regulations in this UDO, are defined as provided in the Act or in such regulations as of the effective date of this UDO.
- (2) All other words used in Section 11-3-6 are given their usual, customary and accepted meaning, and all words of a technical nature, or peculiar to the oil and gas industry, shall be given that meaning which is generally accepted in said oil and gas industry. When not clearly otherwise indicated by the context, the following words and phrases used in Section 11-3-6 have the meanings as described below.

Act

The Oil and Gas Conservation Act of the State of Colorado.

Applicant

The person making an application for an oil and gas permit on behalf of the Operator or Owner of a well.

Approved Plan

The totality of the material contained in the application for an oil and gas approved by the City Council following a public hearing or, in the case of an existing use site plan order, the totality of the materials contained in the application for an existing use site plan order approved administratively by the City.

Building Unit

A building or structure intended for human occupancy. A dwelling unit is equal to one building unit; every guest room in a hotel/motel is equal to one building unit; and every 5,000 square feet of building floor area in commercial facilities, and every 15,000 square feet of building floor area in warehouses, or other similar storage facilities, is equal to one building unit.

Commission or COGCC

The Oil and Gas Conservation Commission of the State of Colorado.

Completion

An oil well shall be considered completed when the first new oil is produced through wellhead equipment into lease 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 rules of the COGCC. 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, 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.

Day

A period of 24 consecutive hours.

Director

The Director of the Oil and Gas Conservation Commission of the State of Colorado.

Drill Pad Site

The areas are directly disturbed during the drilling and subsequent operation of, or affected by, production facilities directly associated with one or more oil well, gas well or injection well(s).

Flow Lines

Those segments of pipe from the wellhead downstream through the production facilities ending at the gas metering equipment or the oil loading point.

Gas Well

A producing well with natural gas as the primary commercial product. Most gas wells frequently produce some condensate (natural gas liquids such as propane and butane) and occasionally produce some water.

Gathering Line

A pipeline that transports gas from a current production facility to a transmission line or main.

High-Density Area Rules for Building Units

A high-density area shall be determined at the time the well is permitted on a well-by-well basis by calculating the number of occupied building units within the seventy-two-acre area defined by a 1,000 foot radius from the wellhead or production facility. If 36 or more actual or platted building units (as defined in the COGCC 100 Series rules) are within the 1,000 foot radius or 18 or more building units are within any semicircle of the 1,000 foot radius (i.e., an average density of one building unit per two acres), it shall be deemed a high-density area. If platted building units

are used to determine the density, then 50 percent of said platted units shall have building units under construction or constructed.

Injection Well

Any hole drilled into the earth into which fluids are injected for the purposes of secondary recovery, storage or disposal pursuant to authorizations granted by the Commission.

Mineral Owner

Any person having title or right of ownership in subsurface oil, gas, or other hydrocarbon and/or, where context dictates, any leasehold interest therein.

Multiple Oil and Gas Operations Permit

A permit issued by the City if more than one well or production facility is being applied for and approved at the same time by the same applicant.

Multiwell Site

A common well pad from which multiple wells may be drilled to various bottomhole locations.

Oil and Gas Operations

Exploration for oil and gas, including the conduct of seismic operations and the drilling of test bores; the siting, drilling, deepening, 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 systems; the generation, transportation, storage, treatment or disposal of exploration and production wastes; and any construction, site preparation or reclamation activities associated with such operations.

Oil Well

A producing well with oil as its primary commercial product. Oil wells almost always produce some gas and frequently produce water. Most oil wells eventually produce mostly gas or water.

Operating Plan

A general description of a well site or a production site identifying the purpose, use, typical staffing, seasonal or periodic considerations, routine hours of operation, source of services/infrastructure and any other information related to the regular functioning of the facility.

Operator

The person designated by the owner or lessee of the mineral rights as the operator of oil and gas operations or a production facility and so identified in the Colorado Oil and Gas Conservation Commission applications.

Person

Both the singular and plural and means a natural person, a corporation, association, guardian, partnership, receiver, trustee, administrator, executor and/or fiduciary, any other legal entity or representative of any kind.

Production Facilities

All storage, separation, treating, dehydration, artificial lift, power supply, compression, pumping, metering, monitoring, flow lines and other equipment directly associated with oil wells, gas wells or injection wells.

Production Site

The area containing production facilities, exclusive of gathering lines.

Reentering

Accessing an existing well bore for either the original or amended purpose, provided that such well has not been abandoned.

Separator

A cylindrical or spherical vessel used to separate oil, gas and water from the total fluid stream produced by a well. Separators can be either horizontal or vertical.

Sidetracking

To drill a secondary well bore away from an original well bore. A sidetracking operation may be done intentionally or may occur accidentally. Intentional sidetracks might bypass an unusable section of the original well bore or explore a geologic feature nearby. In the bypass case, the secondary well bore is usually drilled substantially parallel to the original well, which may be inaccessible due to an irretrievable fish, junk in the hole or a collapsed well bore.

Surface Owner

Any person having the title or right of ownership in the surface estate of real property and/or, where context dictates, any leasehold interest therein.

Surface Use Agreement

Any agreement entered into between a mineral owner and a surface owner in order to conduct oil and gas operations.

Twinning

The drilling of wells within 50 feet of each other.

Well

An oil well, gas well or injection well.

Well Site

The areas which are directly disturbed during the drilling and subsequent operation of, or affected by production facilities directly associated with, any oil well, gas well or injection well.

Wellhead

The mouth of the well at which oil and gas is produced, and any appurtenant above-ground facilities.

Wildlife and Natural Area Hall

Include, but not be limited to, floodplains and floodways; natural drainage and waterways; significant native trees and vegetation; wildlife travel corridors; special habitat features such as raptor nests, key nesting, breeding or feeding areas for birds; fox and coyote dens; prairie dog colonies more than 25 acres in size; remnant native prairie habitat; plains cottonwood galleries; natural or man-made lakes and ponds and any wetland greater than one-quarter acre in size.

11-7-4 Definitions Related to Floodplain Regulations

The following definitions pertain to the Regulations to Minimize Flood Losses in Section 11-4-3.

100-Year Flood

A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (One-Percent-Annual-Chance Flood). The terms "one-hundred-year-flood" and "one percent chance flood" are synonymous with the term "100-Year Flood." The term does not imply that the flood will necessarily happen once every 100 years.

100-Year Floodplain

The area of land susceptible to being inundated as a result of the occurrence of a one-hundred-year flood.

500-Year Flood

A flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-annual-chance flood). The term does not imply that the flood will necessarily happen once every 500 years.

500-Year Floodplain

The area of land susceptible to being inundated as a result of the occurrence of a 500-year flood.

Addition

Any activity that expands the enclosed footprint or increases the square footage of an existing structure.

Appeal

A request for a review by the Board of Adjustment of the floodplain administrator's interpretation of any provision of this Ordinance or a request for a variance.

Base Flood Elevation (BFE)

The elevation shown on a FEMA Flood Insurance Rate Map for zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Basement

Any area of the building having its floor sub-grade (below ground level) on all sides.

Conditional Letter of Map Revision (CLOMR)

FEMA's comment on a proposed project, which does not revise an effective floodplain map, that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

Critical Facility

A structure or related infrastructure, but not the land on which it is situated, as specified in the provisions for flood hazard reduction, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

Development

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment, vehicles or materials located within the Area of Special Flood Hazard.

Development Permit

For the purposes of this ordinance only, an application to the floodplain administrator on forms supplied by the floodplain administrator, for permission to develop land and/or construct any structure within any area of special flood hazard.

DFIRM Database

A database (usually spreadsheets containing data and analyses that accompany DFIRMS). The FEMA mapping specifications and guidelines outline requirements for the development and maintenance of DFIRM databases.

Digital Flood Insurance Rate Map (DFIRM)

The FEMA Digital Floodplain Map. These digital maps serve as "regulatory floodplain maps" for insurance and floodplain management purposes.

Elevated Building

A non-basement building (I) built in the case of a building in zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water; and (II) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "Elevated Building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

FEMA

The Federal Emergency Management Agency, the agency responsible for administering the National Flood Insurance Program.

Flood or Flooding

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (A) the overflow of water from channels and reservoir spillways;
- (B) the unusual and rapid accumulation or runoff of surface waters from any source; or

- (C) mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

Flood Insurance Rate Map (FIRM)

The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study (FIS)

The official report entitled, the Flood Insurance Study for Adams County, Colorado and Incorporated Areas, dated January 20, 2016, with accompanying flood insurance rate maps and/or flood boundary floodway maps (FIRM and/or FBFM) in which the Federal Emergency Management Agency has provided flood profiles, the Floodway Map, and the water surface elevation of the base flood, and any subsequent additions, updates, revisions or modifications to said study.

Floodplain or Flood-Prone Area

Any land area susceptible to being inundated by water from any source (See definition of flooding).

Flood Profile

A graph of a longitudinal profile showing the relationship of the water surface elevation of a flood event to location along a stream or river.

Flood Proofing

A combination of structural and non-structural additions, provisions, changes, or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damage to properties, water and sanitary facilities, structures, and contents of buildings in a flood hazard area.

Floodway (Regulatory Floodway)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half foot (six inches). Letters of map revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

Floodway and Floodplain Zoning Administrator

The City Manager of the City of Northglenn or the City Manager's authorized representative.

Freeboard

The vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

Highest Adjacent Grade

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure

Any structure that is:

- (A) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (B) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (C) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

- (D) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (i) By an approved state program as determined by the Secretary of the Interior; or
 - (ii) Directly by the Secretary of the Interior in states without approved programs.

Letter of Map Revision (LOMR)

FEMA's official revision of an effective flood insurance rate map (FIRM), or flood boundary and floodway map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations (BFEs), or the special flood hazard area (SFHA).

Letter of Map Revision Based on Fill (LOMR-F)

FEMA's modification of the special flood hazard area (SFHA) shown on the flood insurance rate map (FIRM) based on the placement of fill outside the existing regulatory floodway.

Lowest Floor

The lowest floor of the lowest enclosed area (including basement). Any floor used for living purposes which includes working, storage, sleeping, cooking and eating, or recreation or any combination of uses for living purposes. This includes any floor that could be converted to such a use such as a basement or crawl space. The lowest floor is a determinate for the flood insurance premium for a building, home or business. An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 60.3 of the National Flood Insurance Program Regulations.

Manufactured Home

A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. This term also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. The term "Manufactured Home" does not include a "Recreational Vehicle".

Manufactured Home Park or Subdivision

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean Sea Level

The National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations are referenced.

National Flood Insurance Program (NFIP)

FEMA's program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

New Construction

Structures for which the start of construction commenced on or after the effective date of this Ordinance, as amended.

No-Rise Certification

A record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A no-rise certification must be supported by technical data and signed by a registered Colorado professional engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the flood insurance rate map (FIRM) or flood boundary and floodway map (FBFM).

Obstruction

Sandbars formed by the natural flow of a watercourse, temporary structure, planks, snags, and debris in and along an existing channel which cause a flood hazard.

Physical Map Revisions (PMR)

FEMA's action whereby one or more map panels are physically revised and republished. A PMR is used to change flood risk zones, floodplain, and/or floodway delineations, flood elevations, and/or planimetric features.

Recreational Vehicle

A vehicle that is:

- (A) Built on a single chassis;
- (B) 400 square feet or less when measured at the largest horizontal projection;
- (C) Designed to be self-propelled or permanently towable by a light duty truck; and
- (D) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Special Flood Hazard Area

The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, i.e., the 100-year floodplain.

Start of Construction

Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure

A walled and roofed building or manufactured home, or a gas or liquid storage tank that is principally above ground.

Substantial Damage

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement

Any repair, reconstruction, or improvement to a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (A) Before the improvement or repair is started; or
- (B) If the structure has been damaged and is being restored, before the damage occurred.

This term does not, however, include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are necessary to assure a safe living condition. Nor shall this term include any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places, provided that the alteration will not preclude the structure's continued designation of a "historic structure".

Threshold Planning Quantity (TPQ)

A quantity designated for each chemical on the list of extreme hazardous substances that triggers notification by facilities to the state that such facilities are subject to emergency planning requirements.

Violation

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence

of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) of the National Flood Insurance Regulations is presumed to be in violation until such time as that documentation is provided.

Water Surface Elevation

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

11-7-5 Definitions Related to Sign Regulations

The definitions in this section apply to the sign regulations in Section 11-4-10, *Signs*.

Abandoned

Any sign and/or its supporting sign structure which remains without a message or whose display surface remains blank for a period of 90 days or more, or any sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Signs applicable to a business temporarily suspended because of a change in ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of 90 days or more. Any sign remaining after demolition of a principal structure shall be deemed to be abandoned.

Abandonment

See abandoned.

Animated Sign

Any sign or part of a sign which changes physical position by any movement or which gives the illusion of such change of physical position.

Architectural Feature

Any construction attendant to, but not an integral part of, the sign, which may consist of landscape, building or structural forms on the site in general; also, graphic stripes and other architectural painting techniques applied to a structure, when the stripes or other painting techniques are applied to a building, provided that such treatment does not include lettering, logos or pictures.

Area of Sign

See sign area.

Awning

A roof-like cover, often of fabric, plastic, metal or glass designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure primarily over a window, walk, or the like.

Awning Sign

A sign or graphic printed on or in some fashion attached directly to the awning material.

Banner

Any sign of lightweight fabric or similar material that is mounted to a pole or structure.

Building Directory Sign

A sign established to communicate to tenants their location within a building.

Building Façade

The total area of the horizontal and vertical dimensions of that side of a building which is adjacent to a dedicated street and architecturally finished to match the principal building façade, or which has a public entrance to the building and abuts a street, parking area, or other circulation area open to the general public. In shopping centers, any outside architecturally finished wall of a first-floor use shall be considered building facade.

Building Marker

Any sign cut into a masonry surface or made of bronze or other permanent material and which relates to its construction.

Canopy

A roof-like cover, often of fabric, plastic, metal, or glass on a support, which provides shelter.

Canopy Sign

Any sign, which is a part of or attached to an awning or canopy; or any other entrance, window, or outdoor service area. A canopy sign is not a marquee and is different from service area canopy signs.

Changeable Copy Sign

A sign or portion of a sign with characters, letters, or illustrations that can be changed or rearranged, by physical means, without altering the face or the surface of the sign.

Commercial

Predominantly related to economic interests or commerce.

Commercial Message

Any sign wording, logo, or other representation directly or indirectly, which advertises or directs attention to a business, product, service or other commercial activity.

Comprehensive Sign Plan (CSP)

Provides a means for the flexible application of sign regulations for developments that require multiple signs due to multiple tenants or lots; CSPs are used to provide incentive for latitude in the design and display of multiple signs.

Directional Sign

Any sign used to primarily communicate navigational information.

Display Area

The area or display surface used for the graphic message.

Duration

The time during which something exists or lasts.

Edge of Curb

Stone or concrete edging to a street defining the furthest extent of the improved roadway surface.

Election Season

Sixty days prior to and five days after any City regular or special election, any county or special district election or any state or federal primary or general election.

Electronic Message Center (EMC)

A sign capable of displaying words, symbols, figures, or images that can be periodically changed by manual, electronic, remote or automatic means.

Entrance or Exit Sign

A sign located at the driveway entrance or exit and intended to provide for safe ingress and egress.

Erect

The activity of constructing, building, raising, assembling, placing, affixing, attaching, creating, painting, drawing or any other way of bringing into being or establishing.

Exemptions

Signs do not require a sign permit, but still subject to regulations and maintenance requirements of Section 11-4-10, *Signs*.

Flag

Any fabric or similar lightweight material attached at one end of the material, usually to a staff or pole, so as to allow movement of the material by atmospheric changes and which contains distinctive colors, patterns, symbols, emblems, insignia, or other symbolic devices.

Flow Line

The transition between the gutter and the face of the curb within a public road right-of-way. Where no curb exists, the flow line will be considered the edge of the pavement or roadway of the outside traveled lane.

Freestanding Sign

Any sign which has supporting framework that is placed on, or anchored in, the ground and which is independent from any building or other structure.

Grade

The average elevation of the ground at the base of the sign after construction. Earth mounding criteria for landscaping and screening is part of the final grade for sign height computation.

Good Structural Condition

A qualification of the structural integrity of an existing sign. For this UDO, these definitions defer to the definition provided by the adopted International Building Code at the time of interpretation.

Height of Sign

The height of the sign shall be computed as the vertical distance measured from the base of the sign at grade to the top of the highest attached component of the sign.

High Wall Sign

Sign allowed on multiple-tenant buildings of three stories or greater and shall be located in the area between the bottom of the top floor and the top of the parapet wall.

Holiday Lights and Decorations

Displays, including lighting, which are a nonpermanent installation celebrating national, state, and local legal holidays or holiday seasons.

Illuminated Sign

Any sign which contains an element designed to emanate artificial light internally or externally.

Illumination

Direct: lighting by means of an unshielded light source which is effectively visible as a part of the sign. Neon lighting is considered direct lighting.

Indirect

Lighting which illuminates the front of a sign or the entire building façade upon which the sign is displayed, the source of the light being shielded from public view and from surrounding properties. Indirect illumination does not include lighting which is primarily used for purposes other than sign illumination, such as parking lot light.

Internal

Lighting by means of a light source which is within a sign having a translucent background and which silhouettes opaque letters or designs, or lighting within or behind letters or designs which are themselves made of translucent or opaque material.

Joint Identification Sign

A sign which serves as a common or collective identification. A joint identification sign is required if two (2) or more businesses share a building.

Lot

See parcel.

Maintenance

The replacing, repairing, or repainting of a portion of a sign or sign structure, and watering, weeding, mowing, trimming and similar activities on any landscaped area in which the sign is located.

Marquee

A rigid, roof-like structure attached to a wall or walls of a building or structure and supported entirely by the building or structure.

Marquee Sign

Any sign attached to, in any manner, or made part of a marquee.

Monument Sign

A low-profile freestanding sign that is anchored to the ground, designed to generally complement the building on the premises, and which has a height not exceeding eight feet.

Multi-faced Sign

Any sign with more than one display area visible from any point at the same time.

Multiple-Tenant Building

Any building which is intended to have more than one tenant. A building which has multiple units, of one (1) or more of which are vacant, is still considered a multiple-tenant building.

Multiple Tenant Unit

A unit within a multiple-tenant building.

Non-Residential Use

Any principal use other than dwelling, such as office buildings, shopping centers, industrial, institutional, or hotel.

Nonconforming Sign

Any sign, the area, dimensions or location of which were lawful at the time the sign was erected, but which fails to conform to the current standards and regulations of this Ordinance due to adoption, revision or amendment.

Off-Premise Commercial Advertising Sign

Sign advertising a commercial establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located. These signs are commonly referred to as billboards.

Parcel

The area of land necessary for a use to be in compliance with this UDO. The term lot may also be referring to a parcel.

Pennant

Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, string or pole, usually in series, designed to move in the wind. See also wind blade.

Permanent Sign

Any sign with a structure that is permanently placed or affixed to a structure or in the ground.

Permitted

Sign which has received an approved sign permit.

Portable Sign

A sign that is not permanently attached to the ground or other permanent structure, or a sign designed to be transported on wheels, skids, a bench, runners, brackets, or has a frame to which wheels, skids, runners, brackets, or similar mechanical devices can be attached to or support the sign. A portable sign includes inflatable devices and mobile signs such as parked trailers, which include signs which are visible from the public right-of-way unless such vehicle is used in the normal day-to-day operations of the business. A portable sign also includes a sign displaying a commercial message held by, attached to, or affixed on an individual who is exhibiting such sign for the predominant purpose of conveying the commercial message on such sign. A portable sign shall not include a sign considered to be an A-frame or a sign displaying a noncommercial message held by, attached to, or affixed on an individual.

Prohibited Sign

Any sign not allowed by these standards and regulations.

Projecting Sign

Any sign affixed to a structure or wall in such a manner so that its leading edge extends more than eighteen (18) inches beyond the surface of such structure or wall. Signs affixed to the structure that extend less than eighteen (18) inches beyond the surface are considered to be wall signs.

Residential Use

Pertaining to an area that is primarily for family residences. A building used or suitable to be used as a dwelling, including ones that are being built or adapted to be used as a dwelling.

Right-Of-Way

Any public street, way, place, alley, sidewalk, trail, path, easement, park, square, median, parkway, boulevard or plaza that is dedicated to public use.

Roof Sign

Any sign painted, erected, or constructed wholly on and over the roof of a structure, supported by the roof structure, or extending vertically above the highest portion of the roof.

Search Light

Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate, flash, or move.

Sequential Messaging

A selection technique in which messages are recorded in a preset order and played back individually upon each activation of the device.

Setback of Sign

The required minimum distance between placement of a sign and the right-of-way.

Sight Distance

The length of roadway ahead visible to the driver.

Sign

An object or device or any part of such object or device situated outdoors or indoors which is used to advertise, identify, display, direct, or attract attention to an object, place, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, designs, logos, fixtures, colors, motion, illumination, or projected images. If, for any reason, it cannot be readily determined whether or not an object is a sign, the Director of Planning and Development shall make such determination. Also known as an outdoor advertise sign device.

Sign Area

The entire sign face, including the advertise sign surface of any framing, trim, or molding, but not including the supporting structure. The sign area shall be measured using a regular geometric shape (rectangle, circle, trapezoid, triangle, etc.) or a combination of regular geometric shapes.

Sign Structure

Any supports, uprights, braces, or framework of the sign, excluding the sign face.

Single-Tenant Building

A building with one unit and/or is intended for one tenant without regard to vacancies.

Site

A lot or combination of contiguous lots which are intended, designated, and/or approved to function as an integrated unit.

Street Frontage

The area of a property or site that includes building facades facing a public street, a primary parking area, or containing public entrances to the building or units.

Temporary Display Structure

Any structure used only for display of retail sales items and does not require a building permit.

Temporary Sign

Any sign used only temporarily and is not permanently mounted.

Traffic Sign

An official sign erected, mounted, displayed, maintained or remodeled by the City, the State or the Federal Governments at the side of or above roads to provide information to road users.

Vehicle Sign

A sign that is mounted, placed, written or painted on a vehicle or trailer, whether motor driven or not.

Wall

Any structure which defines the exterior boundaries or courts of a building or structure and which has a slope of 60 degrees or greater with the horizontal plane.

Wall Sign

Any sign attached parallel to, but within 18 inches of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any structure, which is supported by such wall or structure, and which displays only one sign surface.

Weekend Sign

Small temporary signs allowed without a permit for a constrained period of time.

Wind Blades

A sign typically made from a piece of cloth, varying in size, shape, color, and design, usually attached at an edge to a staff or cord, and used as a means of conveying a message.

Window Sign

Any sign, picture, symbol, or combination of any sign, picture, or symbol, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the windowpane or glass and is visible from the exterior of the window.

Work of Art

A hand produced work of visual art that is tiled or painted by hand directly upon, or affixed directly to an exterior wall of a building with the permission of the property owner.

11-7-6 Other Terms Defined

A

Acreage, Gross

The total area contained within any defined set of boundaries.

Acreage, Net

Gross acreage less the area contained within dedicated public rights-of-way.

Administrative Adjustment

A development approval authorizing limited deviations from certain provisions of this UDO's dimensional or numerical development standards that is reviewed pursuant to Section 11-6-7(b).

Administrative Manual

A manual containing details regarding the development review process, information for potential applicants, and development review forms.

Alley

A street or way, other than a footpath, within a block set apart for public use, vehicular travel, and local convenience, primarily for the purpose of secondary vehicular access to the rear or side of lots.

Apartment

A room or suite of rooms used for living and sleeping purposes, including separate kitchen and bathroom facilities.

Appeal

A request for review of an administrative official's or decision-making body's interpretation or decision made under this UDO. For floodplain regulations in Section 11-4-3, "appeal" shall be defined pursuant to Section 11-7-4.

Applicant

A person who submits a development application requesting a development permit or approval authorized by this UDO. For Oil and Gas Regulations in Section 11-3-6, "applicant" shall be defined pursuant to Section 11-7-3.

Arterial Street

A street for the primary purpose of carrying through traffic but also for the secondary purpose of access to abutting lots. An arterial street is also a through street.

B

Basement

That portion of a building between the floor and ceiling which is partly above and partly below grade but so located that the vertical distance from grade to the floor below is more than the vertical distance from grade to the ceiling.

Building

Any permanent structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, or property of any kind, having an enclosed space and a permanent roof supported by columns or walls.

Building Code

The adopted Building Code of the City of Northglenn pursuant to the Northglenn Municipal Code.

Building Coverage

All areas under roof or projections from buildings on a lot.

Building Envelope

The area within the setback lines required by this UDO where a building may be located on a site.

Building, Height of

The vertical distance measured from the average elevation of the finished grade (the mean elevation of the lowest and highest corners of a structure) to the highest point of the roof. See 11-2-19(e)(1).

Building Line, Front

A line parallel to the front lot line at the rear of the required front yard.

Building, Principal

That building in which the principal use is conducted including any attachments to that building such as a garage or carport. (A.K.A. "primary building.")

Building Permit

An official document or certification issued by the Chief Building Official pursuant to the Building Code and that authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving, or repair of a building or structure as being in compliance with Building Code standards.

C

Centerline

A line painted or otherwise marked on a roadway for the purpose of separating traffic flowing in opposite directions. If no such line is painted or otherwise marked on a roadway, the centerline is a putative line an equal distance between the curb lines or lateral lines of a roadway.

Certificate of Occupancy

A document issued by the Chief Building Official pursuant to the Building Code that allows the occupancy and use of building(s) and structure(s) and certifying that said building(s) and structure(s) and use(s) have been constructed and will be used in compliance with all applicable municipal codes.

Change in Use

Any use that differs from the previous use of a building or land as determined by the table of allowed uses in Section 11-3-2.

City

The City of Northglenn, Colorado.

City Manager

The City Manager of the City of Northglenn, Colorado, or his/her designee.

Comprehensive Plan

The official Comprehensive Plan for the City of Northglenn, stating goals, recommendations, and policies used to guide physical development of the City, as formally adopted by the Planning Commission.

CONEX (intermodal or shipping container)

A CONEX box is a large shipping container built for intermodal freight transport. Such containers are mostly constructed from steel. In the UDO, CONEX boxes are in reference to their repurposing for other uses such as on-site storage, housing, or other structural uses.

Cul-de-Sac

A short, local street terminating in a vehicular turnaround.

D

Dead-End Street

A street, other than a cul-de-sac, having only one outlet for vehicular traffic.

Detached

Any structure or building having no party wall or common wall with another structure. Bridges, tunnels, breezeways, and other means of connecting one structure to another shall not constitute a party wall or common wall.

Density

A ratio of dwelling units to land area.

Detached

Any structure or building having no party wall or common wall with another structure. Bridges, tunnels, breezeways, and other similar means of connecting one structure or building to another shall not, for the purposes of this Ordinance, be considered to constitute a party wall or a common wall.

Developer

Any person, firm, partnership, joint venture, limited liability company, association, or corporation who participates as owner, promoter, developer, or sales agent in the planning, platting, development, promotion, sale, or lease of a subdivision or development.

Development

The construction of a building or structure, any clearing, grading, excavation, or other movement of land, or the subdivision of land unless expressly excluded in this UDO. For floodplain regulations in Section 11-4-3, "development" shall be defined pursuant to Section 11-7-4.

Development Review Committee

A committee consisting of representatives from various City departments, including Planning and Development, Public Works, Parks and Recreation, Water, and any other applicable City department. The Development Review Committee is responsible for review of most development applications as indicated in Article 6.

Diameter Breast Height

The diameter of a tree measured at four and one-half feet above the existing grade at the base of the tree.

Director

The Director of the Planning and Development Department, or his designee. For Oil and Gas Regulations in Section 11-3-6, "Director" shall be defined pursuant to Section 11-7-3.

Distinct Elevation

As it applies to building variety, distinct elevation means a different roof line, different wall planes, and use of different exterior finish materials.

Driveways

An area of pavement, or other approved surfacing designed and intended for driveways that provides vehicle access from a public right-of-way to a parking area, garage, or house.

Dwelling/Dwelling Unit

A structure or portion of a structure that provides living, sleeping, eating, cooking, and sanitation accommodations.

E

Easement

A grant by a property for use of land for designated private or public purposes by another agency.

F

Façade

The exterior wall on the front, side, or rear elevation of a building or structure.

Family

Either of the following shall be deemed "family" by definition:

- (1) An individual, or two or more persons related by blood, marriage, or adoption, excluding domestic servants, plus an additional two persons per dwelling unit, used as a single housekeeping unit.
- (2) A group of unrelated persons not to exceed two persons per bedroom plus an additional two persons per dwelling unit used as a single housekeeping unit.

Fence

A free-standing structure resting on or partially buried in the ground and rising above ground level used for confinement, screening, partition purposes, or enclosures.

Fence, Privacy

A continuous, solid fence used to prevent view across the fence line.

Floor Area

For residences, the floor area is the total number of square feet of floor space contained within the exterior walls of the structure, not including space in the basements, carports, or garages. For commercial buildings, the floor area is the total floor area of all stories of the building including garages, but excluding basements.

Flowline

The transition point between the gutter and the face of the curb. For a cross or valley pan, the flowline shall be the center of the plan. For Oil and Gas Regulations in Section 11-3-6, "flowline" shall be defined pursuant to Section 11-7-3.

Frontage

The length of the property line of any parcel along each street or other right-of-way that it borders and/or faces.

Full Cutoff Fixture

A light fixture that prevents distribution of light above a horizontal plane through the lowest point of the bulb or lens, diffuser, reflective passing enclosure, or other parts intended to distribute light.

G

Reserved

H

Hard Surfaced

Hard surfaced shall mean surfaced with asphalt, concrete, paving stone or surfaces as approved by the City Manager or his designees; provided however that asphalt shall not be used as a surface for single-family residential driveways or parking surfaces.

I

Impervious Coverage

Any surface on a lot that cannot effectively absorb or infiltrate rainfall as specified in Section 11-2-19(g)(2).

Improvements Agreement Guarantee

Any security which may be accepted by the City in lieu of a requirement that certain improvements be made by the subdivider before the plat is approved, including performance bonds, escrow agreements, and other similar collateral or surety agreements.

Intersection

The area embraced within the prolongation of the lateral curb lines or the lateral boundary lines of two or more streets which join one another at an angle whether or not one such street crosses the other. If a street includes two roadways 30 feet or more apart, then every crossing of each roadway of such divided street by an intersecting street shall be regarded as a separate intersection. If such intersecting street also includes two roadways 30 feet or more apart, then each crossing of two roadways of such streets shall be regarded as a separate intersection.

Island

Space within a street, indicated by construction, signs, paint, or other marks on the surface of a street so as to be plainly visible and prohibited for use by motor vehicle.

J

Reserved

K

Reserved

L

Landscaped Area

The area of a site devoted to and maintained for the growing of living plants, trees, ground covers, and in some cases nonliving material as allowed by this UDO.

Landscaping Screen

Plant materials used to create a visual barrier which are planted center-to-center no further apart than two-thirds of the mature spread; are no smaller than the minimum sizes allowed by the landscape regulations when planted; and are of a type or species approved by the Director of Community Development and normally expected to reach a minimum height of 6 feet within 3 years.

Legislative Rezoning

Broad-based changes to zoning district classifications applied to land by the Zoning Map in the nature of policy making by the City Council.

Loading or Unloading Space

An off-street space or berth on the site of a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Lot

A portion of a subdivision or other parcel or tract of land intended as a unit for the transfer of title and/or for development.

Lot Lines

The property lines bounding a lot.

Lot Line, Front

The line separating such lot from any street. In cases where two lot lines face streets, then the Commission shall designate the front lot line or may designate more than one front lot line.

Lot Line, Rear

Any boundary of a lot which abuts an alley. If there is no alley abutting the lot, then the rear line shall be the boundary opposite the front lot line if there is one front lot line. If the Commission designates the front lot line or lines, the Commission shall also designate the rear lot line or lines.

Lot Lines, Side

Any boundary of a lot which is neither a front lot line nor a rear lot line.

Lot Width

Lot width refers to the horizontal distance between side lot lines as measured at the front setback line.

M

Manufactured Home, HUD-Code

A pre-constructed building unit or combination of pre-constructed building units constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and

includes the plumbing, heating, air conditioning and electrical systems. The term does not include a recreational vehicle or mobile homes.

Manufactured Home Space/Site

A plot of ground within a manufactured home park designed for the accommodation of one manufactured home, together with its accessory structures including carports and other off-street parking areas, storage lockers, ramadas, cabanas, patios, patio covers, awnings, and other appurtenances.

Mature Tree

A tree on the City's approved plant list with a diameter at breast height (dbh) of six inches or more.

Mature Spread

The distance measured across the widest diameter of a plant when it is fully grown.

Maximum Extent Practicable

Under the circumstances, reasonable efforts have been taken to comply with the requirement, the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the project, and reasonable steps have been taken to minimize adverse impacts resulting from noncompliance with the requirement.

Median

An area other than a centerline marked or constructed on a roadway or between two adjacent roadways for the purpose of separating traffic flowing in opposite directions.

Minor Subdivision

Any subdivision meeting the applicability standards in Section 11-6-6(a)(2).

Mobile Home

A structure that was constructed before June 15, 1976, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 400 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems.

N

Nature Area

An area established primarily as a conservation district to preserve the environment and natural character of the landscape within the district. Land within the district shall be protected from development, but may also be used for unimproved trails, buffering between land uses, defining the edges of urbanization and the preservation of valuable natural features and ecosystems. Utilities and existing improvements located in a nature area may be maintained as necessary, but reasonable efforts should be used to minimize environmental impacts.

Negative Impact

Any adverse external effect, such as noise, glare, hazardous condition, visual intrusion, or physical intrusion.

Nonconforming Lot

A legally-established lot that does not comply with the minimum lot requirements or subdivision regulations of this UDO.

Nonconforming Site Feature

Any stormwater and drainage facility, driveway, off-street parking and loading, landscaped area, buffer, screening, or exterior lighting that legally existed before adoption of this UDO but does not comply with the driveway, off-street parking and loading, landscaped area, buffer, screening, or exterior lighting standards of this UDO.

Nonconforming Structure

A legally-established building or structure that does not comply with the area, height, or placement regulations of this UDO.

Nonconforming Use

A use that legally existed before adoption of this UDO, but does not comply with the terms of this UDO.

O

Off-Street Parking Space

The space required to park one passenger vehicle which space shall be not less than two hundred (200) square feet in area, exclusive of access drives.

P

Parking Area

An area, other than a street or alley, designed or used primarily for the temporary parking of vehicles.

Pervious Coverage

Any surface on a lot not defined as impervious coverage.

Planned Development

A development designed to accommodate varied types of development in patterns or layouts not otherwise permissible in other zoning districts of this UDO. Planned Developments are designed to provide additional amenities or benefits to the City in return for flexibility in the design, layout, and dimensions of the development.

Plat

A map delineating the subdivision of land, commonly showing lots, blocks, streets, and other features relevant to the development of land pursuant to this UDO.

Porch

A covered or uncovered structure projecting from any wall of a principal building and supported by piers, posts, or columns and typically unenclosed and open to the elements.

Primary Use

The primary purpose for which a lot or the main building on a lot is designed, arranged, or intended to be used.

Property Owner

The owner or titleholder of any fee, leasehold, or possessory interest in property subject to the requirements of this UDO, and shall include any agent, representative, person, or entity authorized to act on the owner's behalf.

Public Hearing

A formal meeting held under public notice, intended to inform and obtain public input.

Public Right-of-Way

That portion of land dedicated to public use for street and utility purposes.

Q

Quorum

The minimum number of board, commission, or council members that must be present at a meeting to conduct official business or take official actions.

R

Recreational Vehicle

See "Recreational Vehicle" in Section 11-7-4.

Redevelopment

Replacement of any existing primary building or expansion of any existing primary building in excess of 50 percent of the existing gross floor area or 10,000 square feet, whichever is less.

Reverse Frontage Lots

Lots which front on one public street and back on another. Also called "double frontage lots."

Rezoning

A change in the zoning district classification applied to land by the Zoning Map, reviewed and decided by the City Council under Section 11-6-4(a).

Rooming Unit

A room rented as sleeping and living quarters but without cooking facilities and with or without an individual bathroom. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one rooming unit for purposes of this Code.

S

Screen

A protective or ornamental device, fence, wall, hedge, or landscaping that shields an area from view or negative impacts.

Setback

The minimum distance that a building or structure must be located from a lot line, public right-of-way, or private street, as required by this UDO.

Site Plan

A plan drawn to scale showing uses and structures proposed for a lot.

Site Plan Approval

Approval procedures pursuant to Section 11-6-5(a).

Special Use Permit

A permit issued pursuant to Section 11-6-5(b) for uses designated in the Table of Allowed Uses (Table 3-2-A) as requiring special use permit approval.

Staff

Employees of the City of Northglenn.

Stoop

A small porch, typically with a small platform at the top of a staircase leading to the entry of a building.

Story

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, or unused underfloor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered as a story.

Stop Work Order

An order issued by the Director that directs the person responsible for an activity in violation of this UDO to cease and desist such activity.

Street

A dedicated way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, or otherwise designated.

Street, Front

A street on which the lots of a block or subdivision generally front. The Commission shall designate front streets.

Street, Side

A street intersecting a front street. The Commission shall designate side streets.

Street Improvements

Street grading, street surfacing and paving, curbs, gutters, and sidewalks.

Street Tree

Trees located in the public right-of-way between the edge of the street and the edge of private or common property, and trees located in street medians. Street trees can also be located on private property abutting the street right-of-way.

Structure

Anything constructed, erected, or placed with a more or less fixed location on the ground or attached or resting on something having a fixed location on the ground. For floodplain regulations in Section 11-4-3, "structure" shall be defined pursuant to Section 11-7-4.

Stub Street

A street or road extending from within a subdivision boundary and terminating there with no permanent vehicular turn around. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later with adjacent connecting street system.

Subdivider

Any person, partnership, joint venture, association, corporation, or legal representative capacity, or other legal entity or legal representative who shall participate in any manner in the dividing of land for the purpose, whether immediate or future, of sale or building development.

Subdivision

The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or building development, whether residential, industrial, office, business, or other use. The term shall also include and refer to any division of land previously subdivided or platted but shall not include nor refer to a transaction or transactions which is or are exempt under the provisions of Section 11-6-6.

T

Temporary Use Permit

A permit issued pursuant to the provisions of Section 11-6-5(c) of this UDO.

Through Street

A street or portion of a street where vehicular traffic has the right-of-way and where vehicular traffic from intersecting streets by law must yield the right-of-way in obedience to either a stop sign or a yield sign.

U

Unimproved Street

Any street or portion of any street on which the street improvements have not been installed and constructed.

Use

The utilization of property as allowed by this UDO. Allowable uses for each zoning district are shown in Table 3-2-A: *Table of Allowed Uses*.

V

Variance

A development permit authorizing a deviation from the standards of this UDO where strict application of the standard creates a hardship due to circumstances particular to a lot and that is reviewed and decided by the Board of Adjustment pursuant to Section 11-6-7(a). For floodplain regulations in Section 11-4-3, "variance" shall be defined pursuant to Section 11-7-4.

Vision Triangle

The vision triangle (a.k.a. “sight triangle”) is a triangle measured from the point of intersection of the flow lines, abutting the two points of access, a certain distance along each based on travel speeds of the adjacent roadway.

Vestibule

An enclosed exterior entryway into a building.

W

Width of Lot

The distance parallel to the front lot line measured between side lot lines through that part of the building or structure where the lot is narrowest.

X

Reserved

Y

Yard

An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, existing or required on the same lot with a principal building.

Yard, Front

A yard between the front building line and the front lot line of the site and extending the full width of the site.

Yard, Rear

A yard between the rear lot line of the site and the nearest point of the primary building, extending the full width of the site.

Yard, Side

A yard between side lot lines of the site and the nearest point of the primary building, extending from the front yard to the rear yard.

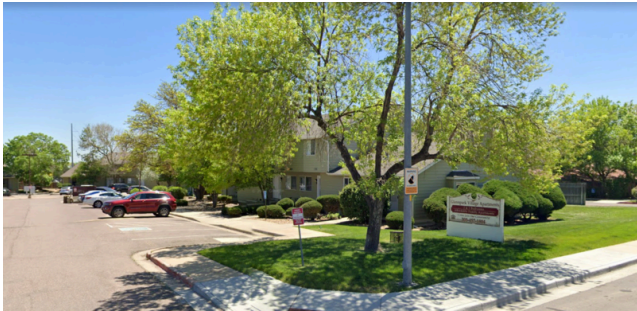
Z

Zoning District

A specifically delineated area within which uniform standards govern the use, placement, spacing, size, and form of land and buildings.

Zoning Map

The official zoning map as adopted by the City of Northglenn.



1. Street View



Nova
Group

Carbon Neutral Report

novagroupgbc.com/carbonneutral

EXHIBIT A

EXHIBIT B

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

Lot 2,
Block 1,
Minor Subdivision of the Berg Tract,

County of Adams,
State of Colorado.

Assessors	Parcel	No.	R0031057
-----------	--------	-----	----------

81306A (6/06)
ALTA Owner's Policy (6/17/06)

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Scope of Work and Budget

EXHIBIT C

Scope of Work and Budget				
Kitchens	Qty.	Meas.	Unit Cost	Total Cost
Replace wall & base cabinets	50	unit	\$ 5,000	\$ 250,000
Replace countertops with 2cm solid surface stone w/ 4" splash guard	50	unit	\$ 1,700	\$ 85,000
Install stainless steel sink	50	unit	\$ 350	\$ 17,500
Install new garbage disposal	50	unit	\$ 175	\$ 8,750
Install faucet (including new water lines & p-traps)	50	unit	\$ 250	\$ 12,500
Replace ceiling light(s)	50	unit	\$ 250	\$ 12,500
Install new appliance package	50	unit	\$ 2,400	\$ 120,000
Bathrooms	Qty.	Meas.	Unit Cost	Total Cost
Install new shower pan & three-piece fiberglass surround	50	unit	\$ 3,500	\$ 175,000
Install new vanity	50	each	\$ 850	\$ 42,500
Install new humidistat exhaust	50	each	\$ 250	\$ 12,500
Install bathroom accessories (towel bar, towel ring, toilet paper holder)	50	each	\$ 200	\$ 10,000
Install mirror/medicine cabinet	50	each	\$ 250	\$ 12,500
Install shower rod	50	unit	\$ 100	\$ 5,000
Install/replace toilet	50	each	\$ 500	\$ 25,000
Replace lighting	50	each	\$ 200	\$ 10,000
Front Door				
Replace all unit front door hardware, lever handles, locksets, door viewer	50	unit	\$ 300	\$ 15,000
General Interior				
Allocated general demo (task level demo built into each line item)	50	unit	\$ 500	\$ 25,000
Interior door replacement	25	Allow	\$ 1,600	\$ 40,000
Replace sliding closet doors with swing doors	50	unit	\$ 800	\$ 40,000
Replace all interior door knobs with matching lever style handles	50	unit	\$ 240	\$ 12,000
Replace all smoke detectors & CO2 detectors	50	unit	\$ 100	\$ 5,000
Replace all outlets, switches, GFCI, low voltage and covers	50	unit	\$ 625	\$ 31,250
Install new door stops	50	unit	\$ 18	\$ 900
Install new vinyl floors, glue down LVP	50	unit	\$ 3,600	\$ 180,000
Install new baseboards	50	unit	\$ 1,200	\$ 60,000
Paint entire unit (walls, ceilings, doors, trim and baseboards)	50	unit	\$ 2,700	\$ 135,000
Replace existing angle stops with new quarter-turn angle stops	50	unit	\$ 300	\$ 15,000
Install new window blinds (2" faux wood)	124	ea.	\$ 150	\$ 18,600
Drywall, TBT allowance (sheetrock repair)	50	unit	\$ 500	\$ 25,000
Clean entire unit	50	unit	\$ 300	\$ 15,000
Converted ADA units	4	unit	\$ 25,000	\$ 100,000
Converted HVI units	1	unit	\$ 5,000	\$ 5,000
Replace lighting	50	unit	\$ 600	\$ 30,000
Install grab bars	50	unit	\$ 250	\$ 12,500
Install pendant nurse call system	50	unit	\$ 2,500	\$ 125,000
Mechanical				
Install ducted PTAC's in all units, (5) have through all, rest are window	50	unit	\$ 6,800	\$ 340,000
Install PTAC's in leasing office to replace window units	2	ea.	\$ 6,800	\$ 13,600
Upgrade thermostats to baseboard heaters	50	unit	\$ 150	\$ 7,500
Plumbing				
Replace (4) buildings boilers with Tankless HWH	8	ea.	\$ 60,000	\$ 480,000
Replace boiler holding tanks	5	ea.	\$ 5,000	\$ 25,000
Common Area Amenities				
Update leasing office	1	Allow	\$ 7,500	\$ 7,500
Upgrade community room and adjoining kitchen	1	Allow	\$ 17,000	\$ 17,000
Community bathroom light refresh	2	Allow	\$ 1,500	\$ 3,000
Upgrade laundry room	1	Allow	\$ 5,000	\$ 5,000
Building Envelope				
Replace (2) roofs	9100	sqft	\$ 6	\$ 54,600
Replace gutters	2000	lnft	\$ 10	\$ 20,000
Replace all windows	112	ea.	\$ 850	\$ 95,200
Install sleeve to allow for installation of new PTAC units, associated façade work	52	ea.	\$ 1,700	\$ 88,400
Paint all exterior siding, trim & fascia	1	Allow	\$ 25,000	\$ 25,000
Upgrade exterior lighting, new must be LED	1	Allow	\$ 8,000	\$ 8,000
Site Improvements				
Replace property signage including monument sign	1	Allow	\$ 30,000	\$ 30,000
Replace pedestal mailboxes	4	ea.	\$ 5,000	\$ 20,000
General landscaping and tree trimming	1	Allow	\$ 10,000	\$ 10,000
Misc. concrete and path-of-travel	1	Allow	\$ 15,000	\$ 15,000
Mill & 2" overlay asphalt, restripe	24000	sqft	\$ 3	\$ 72,000
Total Hard Cost Budget				\$ 3,025,800
Full Rehabilitation Budget				
General Conditions	6%			\$ 181,548
Overhead	2%			\$ 60,516
Profit	6%			\$ 181,548
Hard Cost Contingency	10%			\$ 344,941
Total Rehabilitation Budget				\$ 3,794,353

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-77
Series of 2025

Series of 2025

A RESOLUTION AUTHORIZING ASSIGNMENT TO THE COLORADO HOUSING AND FINANCE AUTHORITY OF A PRIVATE ACTIVITY BOND ALLOCATION OF THE CITY OF NORTHGLENN PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND CEILING ALLOCATION ACT

WHEREAS, the City of Northglenn is authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of financing qualified residential rental projects for low- and moderate-income persons and families;

WHEREAS, the City of Northglenn is authorized and empowered under the laws of the State of Colorado to issue revenue bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families;

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to provide such mortgage loans and for certain other purposes; and

WHEREAS, pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Colorado Housing and Finance Authority (the "Authority") and other governmental units in the State, and further providing for the assignment of such allocations from such other governmental units to the Authority;

WHEREAS, pursuant to an allocation under Section 24-32-1706 of the Allocation Act, the City of Northglenn has an allocation of the 2025 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to **September 15, 2025** (the "2025 Allocation");

WHEREAS, the City of Northglenn has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families within the City of Northglenn and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the 2025 Allocation;

WHEREAS, the City of Northglenn has determined that the 2025 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Authority to issue Private Activity Bonds for the purpose of financing one or more multi-family rental housing projects for low- and moderate-income persons and families or to issue Private Activity Bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families ("Revenue Bonds") or for the issuance of mortgage credit certificates; and

WHEREAS, the City Council of the City of Northglenn has determined to assign \$2,460,746.00 of its 2025 Allocation to the Authority, which assignment is to be evidenced by an Assignment of Allocation between the City of Northglenn and the Authority (the "Assignment of Allocation").

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

Section 1. The assignment to the Authority of \$2,460,746.00 of the City of Northglenn's 2025 Allocation be and hereby is approved.

Section 2. The form and substance of the Assignment of Allocation be and hereby are approved; provided, however, that the City Council be and hereby are authorized to make such technical variations, additions or deletions in or to such Assignment of Allocation as they shall deem necessary or appropriate and not inconsistent with the approval thereof by this resolution.

Section 3. The City Council of the City of Northglenn be and hereby are authorized to execute and deliver the Assignment of Allocation on behalf of the City of Northglenn and to take such other steps or actions as may be necessary, useful or convenient to effect the aforesaid assignment in accordance with the intent of this resolution.

Section 4. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 5. This resolution shall be in full force and effect upon its passage and approval.

DATED at Northglenn, Colorado this _____ day of _____, 2025.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney



assignment of allocation - city

Multifamily Housing Facility Bonds/Single Family Mortgage Revenue Bonds

This Assignment of Allocation (the "Assignment"), dated this _____ day of _____, 2025, is between the City of _____, Colorado (the "Assignor" or the "Jurisdiction") and Colorado Housing and Finance Authority (the "Assignee").

WITNESSETH:

WHEREAS, the Assignor and the Assignee are authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to finance such projects and for certain other purposes (the "State Ceiling"); and

WHEREAS, pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Assignee and other governmental units in the State, and further providing for the assignment of allocations from such other governmental units to the Assignee; and

WHEREAS, pursuant to an allocation under Section 24-32-1706 of the Allocation Act, the Assignor has an allocation of the 2025 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2025, (the "2025 Allocation"); and

WHEREAS, the Assignor has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families within the Jurisdiction, Colorado and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the 2025 Allocation; and

WHEREAS, the Assignor has determined that the 2025 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Assignee to issue Private Activity Bonds for the purpose of financing one or more multifamily rental housing projects for low- and moderate-income persons and families or to issue Private Activity Bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families ("Revenue Bonds"), and the Assignee has expressed its willingness to attempt to issue Revenue Bonds with respect to the 2025 Allocation assigned herein; and

WHEREAS, the City Council of the Assignor has determined to assign to the Assignee all or a portion of its 2025 Allocation, and the Assignee has agreed to accept such assignment, which is to be evidenced by this Assignment.

NOW, THEREFORE, in consideration of the premises and the mutual promises hereinafter set forth, the parties hereto agree as follows:

1. The Assignor hereby assigns to the Assignee \$_____ of its 2025 Allocation (the "Assigned Allocation"), subject to the terms and conditions contained herein. The Assignor represents that it has received no monetary consideration for said assignment.
2. The Assignee hereby accepts the assignment to it by the Assignor of the Assigned Allocation, subject to the terms and conditions contained herein. The Assignee agrees to use its best efforts to issue and sell Revenue Bonds in an aggregate principal amount equal to or greater than the Assigned Allocation, in one or more series, and to make proceeds of such Revenue Bonds available from time to time for a period of one (1) year from the date of this Assignment to finance multi-family rental housing projects located in the Jurisdiction, or to issue Revenue Bonds for the purpose of providing single-family mortgage loans to low- and moderate income persons and families in the Jurisdiction.
3. The Assignor hereby consents to the election by the Assignee, if the Assignee in its discretion so decides, to treat all or any portion of the Assigned Allocation as an allocation for a project with a carryforward purpose or to make a mortgage credit certificate election, in lieu of issuing Revenue Bonds.
4. The Assignor and Assignee each agree that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Assignment.
5. Nothing contained in this Assignment shall obligate the Assignee to finance any particular multi-family rental housing project located in the Jurisdiction or elsewhere or to finance single-family mortgage loans in any particular amount or at any particular interest rate or to use any particular percentage of the proceeds of its Revenue Bonds to provide mortgage loans or mortgage credit certificates to finance single-family housing facilities in the Jurisdiction, provided that any Revenue Bond proceeds attributable to the Assigned Allocation shall be subject to paragraph 2 above.
6. This Assignment is effective upon execution and is irrevocable.
7. Counterparts. This Assignment may be executed in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Delivery of an executed counterpart of a signature page of this Assignment by electronic image scan transmission will be effective as delivery of a manually executed counterpart of the Assignment.

IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment on the date first written above.

City of _____, Colorado

By: _____

Name: _____

Title: _____

COLORADO HOUSING AND FINANCE
AUTHORITY

By: _____

Name: _____

Title: _____

CERTIFICATE OF THE CITY OF NORTHGLENN, COLORADO
CONCERNING ASSIGNMENT OF
PRIVATE ACTIVITY BOND VOLUME CAP ALLOCATION

I, the undersigned, hereby certify that I am a duly chosen, qualified and City Attorney of the City of Northglenn, Colorado (the “City”), and that:

1. The City is a public body politic and corporate, duly organized and existing under the constitution and laws of the State of Colorado.

2. The City has been previously notified that, pursuant to Section 24-32-1706 of the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the “Allocation Act”), it has an allocation of the State ceiling (as defined in the Allocation Act) for 2025 in the amount of \$2,460,746.00 (the “2025 Allocation”).

3. Attached hereto as Exhibit A is a true and correct copy of a resolution and the related minutes thereto (the “Resolution”) authorizing the assignment to the Colorado Housing and Finance Authority (the “Authority”) of all or a portion of the 2025 Allocation in an amount equal to \$2,460,746.00 (the “Assigned Allocation”), and authorizing the execution and delivery of an Assignment of Allocation dated as of August 11, 2025 (the “Assignment of Allocation”) between the City and the Authority in connection therewith, which Resolution was duly adopted by the City Council of the City (the “City Council”) at a meeting thereof held on August 11, 2025, at which meeting a quorum was present and acting throughout and which Resolution has not been revoked, rescinded, repealed, amended or modified and is in full force and effect on the date hereof.

4. The meeting of the City Council at which action has been taken with respect to the Assignment of Allocation was a regular meeting properly called and open to the public at all times.

5. With respect to the Assigned Allocation, the City has not heretofore: (a) issued private activity bonds; (b) assigned the Assigned Allocation to another “issuing authority,” as defined in the Allocation Act; (c) made a mortgage credit certificate election; or (d) treated the Assigned Allocation as an allocation for a project with a carryforward purpose, as defined in the Allocation Act.

6. The Assignment of Allocation, attached hereto as Exhibit B, is in the form presented to and approved by the City Council at the meeting thereof held on August 11, 2025.

7. On or before the date hereof, counterparts of the Assignment of Allocation were officially executed by the Mayor and the City Clerk of the City. On the date of such signing, such persons were the duly sworn, qualified and acting officers of the City authorized to execute the Assignment of Allocation and holding the offices of the Mayor and City Clerk, respectively.

8. The City has authorized the execution, delivery and due performance of the Assignment of Allocation, and the execution and delivery of the Assignment of Allocation and the compliance by the City with the provisions thereof, will not, to the best of my knowledge, conflict with or constitute on the part of the City a breach of or a default under any existing Colorado law, City resolution, court or administrative regulation, decree or order or any agreement or other instrument to which the City is subject or by which it is bound.

9. To the best of my knowledge, there does not exist any action, suit, proceeding or investigation pending, or threatened against the City, contesting (a) the corporate existence of the City, (b) the title of its present officers or any of them to their respective offices, including, without limitation, the members of the City Council, (c) the validity of the Assignment of Allocation or (d) the power of the City to execute, deliver or perform the Assignment of Allocation.

10. No referendum petition has been filed concerning the Resolution; and to the best of my knowledge none is being circulated or planned for circulation.

WITNESS my hand and the seal of the City this ____ day of _____ 2025.

COREY Y. HOFFMANN
City Attorney

(SEAL)

EXHIBIT A
RESOLUTION

EXHIBIT B
ASSIGNMENT OF ALLOCATION