

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

NO. CB-2038
Series of 2026

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

A PUBLIC HEARING WILL BE HELD ON CB-2038 SERIES OF 2026, ENTITLED "A BILL
FOR AN ORDINANCE AMENDING CHAPTER 11 OF THE NORTHGLENN MUNICIPAL
CODE AMENDING VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT
ORDINANCE" ON JUNE 8, 2026 AT 6:00 P.M. AT CITY HALL COUNCIL CHAMBERS,
11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 11th day of May, 2026.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, MMC
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-2038 was posted at the authorized posting places in
the City of Northglenn this 12th day of May, 2026.


City Clerk's Office

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S BILL

ORDINANCE NO.

No. CB-2038
Series of 2026

Series of 2026

A BILL FOR AN ORDINANCE AMENDING CHAPTER 11 OF THE NORTHGLENN MUNICIPAL CODE AMENDING VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE

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

Section 1. MN Lot and Building Standards in Section 11-2-8, subsection (b) of the Northglenn Municipal Code are hereby amended to require a minimum front setback of ten (10) feet.

MN Lot and Building Standards

Lot Standards (minimum)		
	Lot area, single-family detached	3,500 sq. ft.
	Lot area, all other uses	7,000 sq. ft.
	Lot width	35 feet
Setbacks		
A	Front, minimum	5 10 feet
	Front, maximum	15 feet [1]
B	Side, minimum	5 feet
C	Rear minimum/Rear (detached accessory)	10 feet/5 feet
Building and Site Standards (maximum)		
D	Building height, primary	35 feet
	Building height, accessory	20 feet
	Building coverage	60 percent
	Impervious coverage	90 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

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
Notes: [1] Existing single-family detached dwellings, or conversions of existing single-family detached dwellings into nonresidential uses shall be exempt from the maximum front setback requirement.	

Section 2. MC Lot and Building Standards in Section 11-2-9, subsection (b) of the Northglenn Municipal Code are hereby amended to require a minimum front setback of ten (10) feet.

MC Lot and Building Standards

Lot Standards (minimum)		
	Lot area	None
	Lot width	None
Setbacks		
A	Front, minimum	5 10 feet
B	Front, maximum	25 feet
C	Side, minimum	5 feet
	Rear, with alley, minimum	None
D	Rear, without alley, minimum/Rear (detached accessory)	10 feet/5 feet
Building and Site Standards (maximum)		
E	Building height, primary	60 feet
	Building height, accessory	20 feet
	Building coverage	60 percent
	Impervious coverage	80 percent

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

Section 3. Table 2-18-B Mixed-Use and Commercial Districts Lot and Building Standards in Section 11-2-18, subsection (b) of the Northglenn Municipal Code is hereby amended to reflect 10' Front Setbacks in MN and MC Zoning Districts.

Table 2-18-B: Mixed-Use and Commercial Districts Lot and Building Standards

Zoning District	MN	MC	MR	CG	CA
Lot Standards (minimum)					
Lot area		None	None	None	None
Lot area, single-family detached	3,500 sf				
Lot area, all other uses	7,000 sf				
Lot width	35 feet	None	None	None	None
Setbacks					
Front, minimum	5- 10 feet	5 10 feet	20 feet	15 feet	25 feet
Front, maximum	15 feet	25 feet			
Side, minimum	5 feet	5 feet	10 feet		
Side, minimum (detached accessory)			5 feet		
Side, interior, minimum				None	10 feet
Side, abutting street, minimum				15 feet	15 feet
Rear, minimum	10 feet		10 feet	15 feet	15 feet
Rear, detached accessory, minimum	5 feet	5 feet	5 feet	5 feet	5 feet
Rear, with alley, minimum		None			
Rear, without alley, minimum		10 feet			
Building and Site Standards (maximum)					
Building height, primary	35 feet	60 feet	No maximum	60 feet	60 feet
Building height, accessory	20 feet	20 feet	20 feet	20 feet	20 feet
Building coverage	60%	60%	60%	60%	60%
Impervious coverage	90%	80%	80%	80%	80%

Section 4. Section 11-3-3, subsection (c)(5)(E) of the Northglenn Municipal Code is hereby amended to read as follows:

(E) Service Areas. Service, utility and recreational buildings and appurtenances, garbage and trash containers, racks and rack locations, rodent and insect control, and water and sewage standards must meet with the approval of the ~~Tri-County District~~ ADAMS COUNTY Health Department and the Colorado State Department of Health.

Section 5. Section 11-3-3, subsection (h) of the Northglenn Municipal Code is hereby amended to read as follows:

(h) Natural Medicine.

(1) Authority and Purpose. The Colorado Natural Medicine Code, C.R.S. § 44-50-101, *et seq.* (the "CNMC") specifically authorizes the City to regulate the time, place and manner of the operation of licenses issued pursuant to the CNMC. The purpose of this Article is to regulate the time, place and manner where natural medicine and natural medicine healing centers are provided.

(2) Definitions.

Natural medicine means psilocybin or psilocyn and other substances described in the CNMC as natural medicine.

Natural medicine business means any of the following entities licensed under the CNMC: a natural medicine healing center, a natural medicine cultivation facility, a natural medicine products manufacturer, or a natural medicine testing facility, or another licensed entity created by the State licensing authority.

Natural medicine healing center means a facility where an entity is licensed by the State licensing authority that permits a facilitator, as defined by the CNMC, to provide and supervise natural medicine services for a participant, as defined by the CNMC, which includes a participant consuming and experiencing the effects of regulated natural medicine or a regulated natural medicine product under the supervision of a facilitator.

Natural medicine product means a product infused with natural medicine that is intended for consumption, as provided by the CNMC.

Natural medicine services means a preparation session, administrative session, and integration session, as provided by the CNMC.

Participant means an individual who is twenty-one (21) years of age or older who receives natural medicine services prescribed by and under the supervision of a facilitator, as provided by the CNMC.

Regulated natural medicine means natural medicine that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed, as provided by the CNMC.

Regulated natural medicine product means a natural medicine product that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed, as provided by the CNMC.

State licensing authority means the authority created under the CNMC for the purpose of regulating and controlling the licensing of the cultivation, manufacturing, testing, storing, distribution, transfer, and dispensation of regulated natural medicine and regulated natural medicine product, as provided by the CNMC.

(3) Operation of Natural Medicine Businesses.

(A) *Hours:*

(I) Natural medicine businesses may open no earlier than 8:00 a.m. and shall close no later than 10:00 p.m., seven (7) days a week.

(II) NATURAL MEDICINE HEALING CENTERS MAY OPEN NO EARLIER THAN 7:00 A.M. AND SHALL CLOSE NO LATER THAN 11:59 PM, SEVEN (7) DAYS A WEEK.

(B) *Public view:* All doorways, windows and other openings of a natural medicine business shall be located, covered, or screened in such a manner to prevent a view into the interior from any exterior public or semipublic area. All activities shall occur indoors.

(C) *Location.*

(i) Natural medicine businesses shall be a use permitted by right in only the Industrial (IN), Commercial Auto-Oriented (CA) or Commercial General (CG) zoning districts.

(ii) No natural medicine business shall be located at the following locations:

~~1. within 200 feet of any single or multi-family residential structure or unit, or parcel or lot;~~

~~2.~~ 1. within 500 feet of a licensed childcare center; preschool; elementary, middle, junior or high school; or a residential child care facility;

- ~~3.~~ 2. within 500 feet of any ~~public park~~, public pool; or public recreational facility;
- ~~4.~~ 3. within 1000 feet of any halfway house or correctional facility;
- ~~5.~~ 4. within one-half (1/2) mile of any other natural medicine business;
- ~~6.~~ 5. within any building or structure that contains a residential unit; or
- ~~7.~~ 6. upon any City of Northglenn owned property.
- ~~8.~~ 7. The distances described in this subsection (C)(ii) shall be computed by use of a radius from the property lines of the locations set forth in subsection (C)(ii) to the unit within a building or structure housing the natural medicine business.

(D) *Lighting*: Primary entrances, parking lots and exterior walkways of a natural medicine business shall be clearly illuminated with downward facing security lights to provide after-dark visibility for facilitators, participants, and employees.

(E) *Storage*: All storage of natural medicine shall be located within a permanent building, and not a trailer, tent, or motor vehicle.

(F) *Odor*: Natural medicine businesses shall use an air filtration and ventilation system designed to ensure that the odors from natural medicine, natural medicine products, natural medicine healing, and natural medicine healing products are confined to the premises and are not detectable beyond the property boundaries on which the business is located.

(G) *Disposal*: Natural medicine businesses shall provide secure disposal of natural medicine and natural medicine product remnants or by-products. Natural medicine and natural medicine product remnants or by-products shall not be placed in an exterior refuse container.

(H) *Processing*:

- i. The processing of natural medicine that includes the use of hazardous materials, including without limitation flammable and combustible liquids, carbon dioxide, and liquified petroleum gases, such as butane, is prohibited.
- ii. Nonhazardous materials used to process natural medicine shall be stored in a manner so as to mitigate

and ensure odors are not detectable beyond the property boundaries on which the processing facility is located, or the exterior walls of the processing facility associated with the processing of natural medicine or natural medicine healing products.

- iii. The processing of natural medicine shall meet the requirements of all adopted City building Codes and other applicable law.

Section 6. Table 6.B: Notice of Requirements in Section 11-6-3 of the Northglenn Municipal Code is amended to read as follows:

Table 6.B: Notice Requirements						
Procedure		Section	Type of Notice Required			Timing (# of days before hearing)
			Published	Written	Posted	
Ordinance Amendments						
Rezoning		11-6-4(a)	✓	✓	✓	15
Rezoning to Planned Development (PD) District		11-6-4(b)	✓	✓	✓	15
PD District Amendment	Minor	11-6-4(b)(3)(F)(v)a	NR			NR
	Major	11-6-4(b)(3)(F)(v)b	✓	✓	✓	15
UDO Text Amendment		11-6-4(c)	✓	NR	NR	15
Development Permits						
Site Plan Review	Minor	11-6-5(a)(4)	NR			
	Major	11-6-5(a)(3)	✓	✓	✓	15
Special Use Permit		11-6-5(b)	✓	✓	✓	15
Temporary Use Permit		11-6-5(c)	NR			NR
Change of Use Permit		11-6-5(d)	NR			NR
Oil and Gas Permit		Pursuant to Section 11-3-6, Oil and Gas Operations				
Comprehensive Sign Plan		Pursuant to Section 11-4-10(j), Comprehensive Sign Plans				
Wireless Service Facility		Pursuant to Section 11-3-3(g)(3), Wireless Service Facilities				
Subdivision						
Minor Subdivision		11-6-6(a)	NR			NR
Preliminary Plat		11-6-6(b)	✓	✓	✓	15
Final Plat	Not requiring infrastructure improvement or SIA	11-6-6(c)	NR			NR
	Requiring infrastructure improvement or SIA	11-6-6(c)	✓	✓	✓	15
Vacation of ROW or easement		11-6-6-(d)	✓	✓	✓	15
VACATION OF EASEMENTS		11-6-6(d)	NR			NR
Flexibility and Relief						
Variance		11-6-7(a)	✓	✓	✓	15
Administrative Adjustment		11-6-7(b)	NR			NR
Vested Rights		11-6-7(c)	Pursuant to the applicable site-specific development plan			NR
Appeal		11-6-7(d)	✓	✓	✓	15
UDO Interpretation		11-6-7(e)	NR			NR

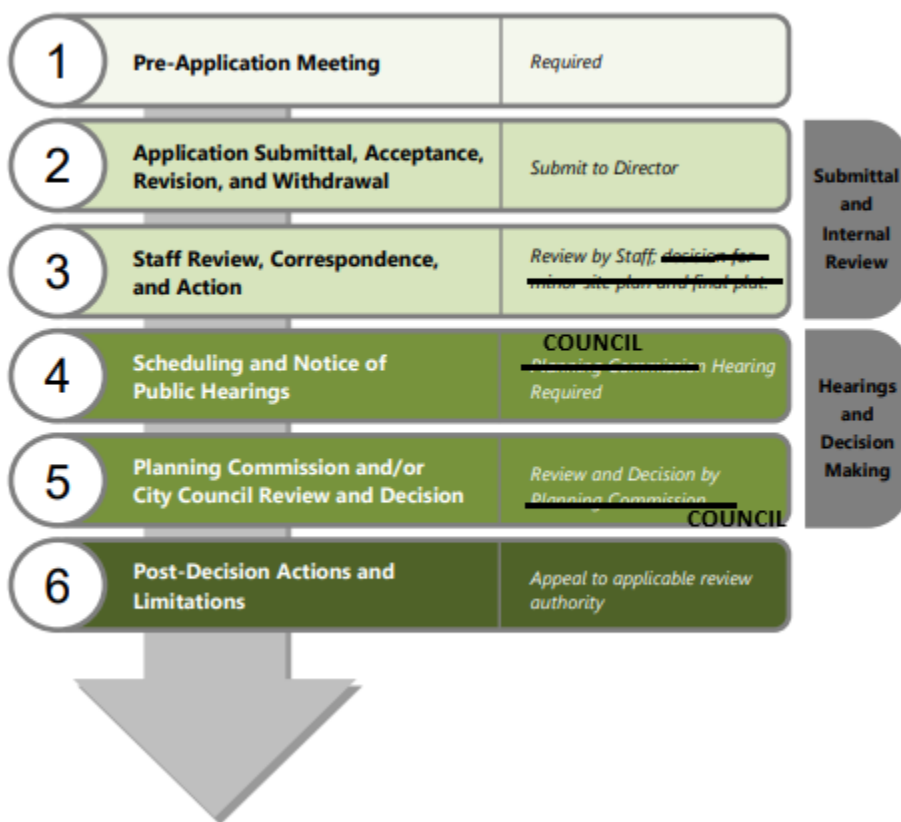
Section 7. Section 11-6-5, subsections (a)(4)(D)(i) and (a)(4)(D)(ii) of the Northglenn Municipal Code are hereby amended to read as follows:

(i) No Building Permit without Approval. No building permit shall be issued until the ~~major~~ MINOR site plan has been approved pursuant to this article.

(ii) Expiration of Approval. Site plan approval shall expire if the authorized use or construction is not substantially underway within two years after the date of the ~~major~~ MINOR site plan approval, or an extension is granted pursuant to Subsection 11-6-3(h)(3)(C).

Section 8. Figure 6.P: Summary of Vested Rights Procedure in Section 11-6-7, subsection (c)(3) of the Northglenn Municipal Code is hereby amended to read as follows:

Figure 6.P: Summary of Vested Rights Procedure



Section 9. Section 11-6-7, subsection (c)(3)(C) of the Northglenn Municipal Code is hereby amended to read as follows:

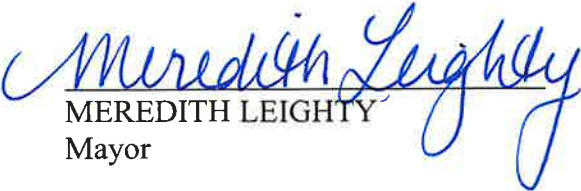
(C) Staff Review, Correspondence, and Action.

(+) The Director shall review the vested rights application and prepare a staff report and recommendation in accordance with Subsection 11-6-3(d). The

recommendation for vested rights may be incorporated directly into the staff report for the applicable site-specific development plan.

(ii) ~~For applications decided by the Director, vested rights shall be included with the official decision per the applicable site specific development plan procedure.~~

INTRODUCED, READ AND ORDERED POSTED this 11th day of May, 2026.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, MMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2026.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney