



**PLANNING & DEVELOPMENT DEPARTMENT MEMORANDUM  
#47-2019**

**DATE:** September 9, 2019

**TO:** Honorable Mayor Antonio B. Esquibel and City Council Members

**THROUGH:** Heather Geyer, City Manager 

**FROM:** Brook Svoboda, Director of Planning and Development   
Becky Smith, Planning Manager  
Eric Ensey, Senior Planner  
Alan Sielaff, Planner I

**SUBJECT:** Unified Development Ordinance Amendments

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**PURPOSE**

To present draft revisions to the Unified Development Ordinance (UDO) ahead of finalizing ordinance language for adoption.

**BACKGROUND**

In February 2019, the City adopted the UDO which replaced Chapters 11 (Zoning), 12 (Subdivision Regulations), and 21 (Signs) of the Municipal Code within a single development ordinance and concurrently adopted a correlating Zoning District Map. At that time, it was communicated that staff would collect revisions as the UDO was implemented and would bring forward identified amendments at regular intervals as needed. With the UDO having been in effect for about six months, staff is presenting a collection of identified updates ahead of formal ordinance adoption.

For reference, the full UDO is available on the City's website here: <https://www.northglenn.org/Departments/Planning%20&%20Development/Planning/UDO/Unified%20Development%20Ordinance.pdf>

Staff held a study session with the Planning Commission on August 20, 2019 to review in detail the various identified updates. Following presentation of all items and discussion, staff has organized the proposed updates into three groupings to aid in discussion with City Council. Please refer to Attachment 1 for an index of the proposed amendments. The index serves as a summary of the identified issues and includes an item number to reference for discussion, topic name, UDO section reference, page number, a description of the issue, and a description of the suggested revision.

Staff will be seeking direction on two specific items, included on page 3 of Attachment 1, and will review 5 items with Council on page 2 of Attachment 1 wherein the Planning Commission had consensus to amend based on additional information to be provided prior to adoption. Staff will be prepared to discuss any additional items in the erratum if Council so desires.

Page 1 of Attachment 1 includes items that serve as corrections to identified errors or clarification of language to existing standards. These items were summarized to Planning Commission with no further discussion requested.

Page 2 of Attachment 1 includes items that propose revisions to a standard, and include an additional column that summarizes discussion and direction by the Planning Commission if applicable. Items on Page 2 received consensus to move forward with revisions, but in 5 instances, the Commission requested additional information or consideration of standards to bring forward with adoption.

Page 3 of Attachment 1 includes two items that propose revisions to a standard that Planning Commission did not reach consensus. The items staff is seeking direction from Council on are:

- Item #25 – Size of accessory structures
- Item #26 – Single family residential building materials

The UDO includes approval criteria with which to consider proposed amendments as outlined in Section 11-6-4(c)(3)(D)(iii) and provided below.

**UDO Amendment Approval Criteria:** A UDO amendment is a legislative decision by the City Council. Prior to recommending approval or approving a proposed UDO amendment, the Planning Commission and City Council shall consider whether and to what extent that the proposed amendment:

- a. Is consistent with the Comprehensive Plan;
- b. Does not conflict with other provisions of the UDO or other provisions in the Northglenn Municipal Code;
- c. Is necessary to address a demonstrated community need;
- d. Is necessary to respond to changing conditions or policy; and
- e. Is consistent with the purpose and intent of the zoning districts in the UDO, would improve compatibility among land uses within the City, or would result in an orderly and logical development pattern.

Attachment 2 is provided as a catalog of the suggested revisions within the UDO itself. Each Item listed in Attachment 1 is included and has an identifying Item # header. In order to better streamline discussion of identified issues, only the impacted code sections are included. Some topics span multiple pages or appear in multiple code sections and are provided in reference order for the topic rather than sequential page order. Highlights are used in situations where multiple issues are present on a single UDO page to point the reader to the correct issue in the summary index. Staff can also provide the full redlined version of the UDO upon request.

### **STAFF RECOMMENDATION**

Staff is seeking direction on the items presented, and recommends the proposed revisions to the UDO be considered by Council following the formal recommendation from the Planning Commission.

### **BUDGET/TIME IMPLICATIONS**

There are no anticipated direct budgetary impacts from the suggested UDO revisions. Staff anticipates presenting final amendment language to the Planning Commission for review and recommendation at their October 1 regular meeting. The amendments will then be scheduled for City Council's consideration on first reading on October 14, with a public hearing and second reading scheduled for October 28.

### **STAFF REFERENCE**

If City Council members have any comments or questions they may contact Brook Svoboda, Director of Planning and Development, at 303.450.8937 or [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org).

### **ATTACHMENTS**

1. Proposed UDO Amendments – Issue Index
2. Proposed UDO Amendments – Suggested Revisions
3. Presentation

**Proposed UDO Amendments - Issue Index**

Items addressing reference errors or language clarification

| Item | Topic   | UDO Section Reference      | Page                           | Issue   | Suggested Revision  |
|------|---|----------------------------|--------------------------------|---|---|
| 1    | Zoning Map  | 11-2-1(b)                  | NA                             | Jaycee Park/Dog Park mistakenly assigned IN Industrial. Previously was Open Space and should have continued as OS Open Space.   | Update Zoning Map as described.   |
| 2    | Zoning Districts table  | 11-2-1(a), Table 2-1-A     | 9                              | OS District listed as Open Space and Recreation in Table 2-1-A: Zoning Districts Established. "And Recreation" is not included in the full name in 11-2-16. Also, Table 2-1-A updated to remove "Proposed" from column title.   | Updated table as described.   |
| 3    | Mixed-Use and Commercial Districts Lot and Building Standards table | 11-2-18(b), Table 2-18-B   | 28                             | Maximum height of MC lists 45', should be 60' to be consistent with district standards in 11-2-9.   | Updated table as described.   |
| 4    | Use of Accessory Structure and Accessory Building terminology       | 11-3-4, 11-7-2(f), 11-7-6  | 34, 43, 59, 190, 213, 221, 228 | Need to consolidate terminology in definitions and standards between accessory buildings and accessory structures which were both used in the UDO. Outgrowth of discussion on the "little free library" policy item in #17.   | Consolidate duplicate definitions of Accessory Buildings found in 11-7-2 and 11-7-6. Remove "Building, Accessory" from 11-7-6 due to appropriate placement of general definition for "Building" and "Structure" there. Rename definition of "Accessory Building" in 11-7-2(f) Accessory Uses to "Accessory Structure" to better align with terminology of 11-3-4 Accessory Use and Structures, and add the word structure to previous definition indicating standards apply to building or structures. Update other references in UDO from Accessory Building to Accessory Structure as this is the more common use throughout the code (see pages 34, 43, 190, 213). |
| 5    | Parking standard for uses with only outdoor seating                 | 11-4-6(e), Table 4-6-A     | 98                             | Parking ratio for restaurants leaves a gap in required parking for uses with no indoor seating, but with outdoor seating.   | Clarified that any uses without indoor seating have a ratio of 1 per 200 SF. This would account for drive-thru only uses with or without patio seating.   |
| 6    | Definition of Impervious  | 11-7-6(l)                  | 108, 231                       | Definition of Impervious missing in relation to allowable ground coverages for purposes of calculating maximum impervious coverage of a site. However, calculation standards covered in 11-2-19(g).   | Added definition of Impervious Coverage to 11-7-6 that references measurement calculation. Also added cross reference to zone district standard and measurement calculation in site landscaping section 11-4-7(d).  |
| 7    | Fence standards   | 11-4-7(l)(2)(A)            | 112/113                        | Fence regulations omitted requirement for framing and posts to face internal to property when facing a street, or for pickets to be rounded or blunted.   | Added Framing and Picket standards, largely copied from previous zoning code.   |
| 8    | Architectural standards - Massing Reduction Elements                | 11-4-8(d)(3)(D) and (e)(4) | 120, 121/122                   | Potential ambiguity in ability to consider multiple examples of a single element as satisfying more than one of the required number of elements within the given building segment.  | Adjusted language to include use of elements from each category of options.   |
| 9    | Mixed-Use and Nonresidential Site and Building Design               | 11-4-8(e)(4)(B)            | 121/122                        | Reference to "paragraph 3 below". Should be to subsection (C) for Massing Reduction Elements.   | Updated text as described.  |
| 10   | Election Season Signs table   | 11-4-10(g), Table 4-10-D   | 136/137                        | Election Seasons Signs in Table 4-10-D: Temporary Nonresidential Sign Requirements includes two standards for Max Area per Sign Face and Number Permitted. Appears to be an omission from previous Sign Code (pre-2017 update).   | Updated table to include freestanding election season signs and wall-mounted banners.   |
| 11   | Temporary Residential Signs   | 11-4-10(i)(1)(B)           | 138/139                        | Temporary Residential Election Season Signs is missing a referenced maximum height and setback standard.  | Added a 6' height limitation and requirement to not obstruct the vision triangle.   |
| 12   | Summary of Development Review Procedures table                      | 11-6-2, Table 6.A          | 149, 163                       | Error in Review and Decision-Making Bodies for Minor PD District Amendments. Table indicated approval by Planning Commission, Section 11-6-4(b)(3)(F)(v) indicates approval by Director if compliant with criteria.   | Updated table to reflect procedure as described.  |
| 13   | Allowable Administrative Adjustments                                | 11-6-7(b), Table 6.C       | 190                            | Table 6.C Allowable Administrative Adjustments includes a 10% adjustment for Separation between buildings, minimum. This is in reference to minimum building separation requirements under the old zoning code. These requirements have been dropped and instead separation requirements are determined by the Building and Fire codes. | Removed as an Allowable Administrative Adjustment.  |
| 14   | Definition of ROW   | 11-4-6(S)                  | 235                            | Inconsistency in definition being "Street Right-of-Way" with usage throughout code of "Public Right-of-Way".  | Renamed definition for consistency.   |

**Proposed UDO Amendments - Issue Index**

Items proposing adjustment to standards

| Item | Topic   | UDO Section Reference                  | Page          | Issue  | Suggested Revision   | Planning Commission Suggestion   |
|------|---|--|---------------|--|--|--|
| 15   | Maximum Height of Primary Building, RS-1 and RS-2 Districts     | 11-2-2, 11-2-3                         | 11, 12        | The height of non-residential uses in the residential zone districts was lowered from 35' to 28'. The intent was to apply to single-family homes, but may have caused a number of non-residential uses such as churches and schools to become non-conforming.  | Allow nonresidential primary uses to return to a maximum height of 35'. Exception notes added to the RS-1 and RS-2 standards, similar to notes in a few other districts.   | None   |
| 16   | Allow "little free libraries"?                                  | 11-4-3(c )(2)(B)                       | 59            | Desire to allow "little free library" book exchanges. Potentially conflicts with prohibition of accessory structures in front yards.   | Propose to allow, along with mailboxes, in front yards, subject to a maximum height of 6' and a maximum size of 6 square feet façade area.   | Directed staff to research any requirements from the USPS for mailboxes.   |
| 17   | Accessory Dwelling Units in basements                           | 11-3-4(d)(1)                           | 60            | Most Perl-Mack homes have building footprints that are larger than the 750 SF maximum for ADU's, effectively prohibiting basement units if the basement matches in size. Staff recommends to waive this maximum but retain all other ADU regs to better facilitate implementation in existing homes.   | Propose to add exception to size regulations in 11-3-4(d)(1).  | Directed staff to consider language that addresses whether exemption applied to proposed expansions to existing basements and to new construction.   |
| 18   | Allowance for Accessory Off-Premise Vending and Storage Lockers | 11-3-4(d)(6)                           | 63, 214       | Clarify allowance for accessory uses for off-site users such as Redbox video rental, propane rental, and Amazon storage lockers.   | Updated definition of "Outdoor Storage, Accessory" and "Outdoor Sales and Display" to explicitly allow or disallow certain uses. Added allowance for vending, kiosks, and storage lockers if directly adjacent to building as "Outdoor Sales and Display" and are considered so if goods and services are normally provided by the business, i.e. retail or convenience uses. Updated definition of "Outdoor Storage, Accessory" to explicitly define any donation receiving bins or areas such as for clothing donation to be classified as outdoor storage, and only allowed if associated with the business or organization on-site and subject to applicable screening requirements in 11-3-4(d)(7). | Directed staff to propose language that would limit the total number or size of such accessory installations. City Attorney also suggested clarifying the intent and application of "explicitly associated with onsite business" in definition of Outdoor Sales and Display. |
| 19   | Landscaping requirements - number of trees and shrubs required  | 11-4-7(e), Table 4-7-A                 | 109           | Some concern from development community that requirement is excessive. Question as to whether it should apply to provided landscaping or just minimum required. May incentivize more impervious area up to district maximum due to maintenance costs. Discuss in terms of community aesthetics vs. low-impact development incentives.  | Change standard to requiring specified amount of trees and shrubs based on minimum amount of pervious area (determined by maximum impervious coverage) rather than additional trees and shrubs for any amount of provided landscaping.   | None   |
| 20   | Screening between residential and nonresidential development    | 11-4-7(l)(1)                           | 111           | Previous code included requirements for screening between residential and non-residential development, and for the non-residential to build and maintain. UDO removed due to thought that individual impacts would be mitigated such as parking and loading area screening. Staff recommends adding back into code for ease of administration and potential gaps in applicability of individual impacts.   | Added the general requirement and language from the previous code in as a new subsection (A). Suggest revising for clarity and to remove subjective standards. Also explicitly stated maintenance responsibility is the nonresidential property owner.   | Directed staff to address how requirement would be applied in a mixed-use development.   |
| 21   | Front yard fence height in multifamily uses                     | 11-4-7(l)(2)(A)                        | 112           | Clarify front yard determination in multifamily developments which have perimeter fencing that would technically violate as being in the front yard as defined as between building line to lot line.   | Added language in Section 11-4-7(l)(2)(A)(i)(b) exempting fences in multifamily developments and limiting height to 6 ft.  | Directed staff to verify if landscape screening can satisfy requirement.   |
| 22   | Architectural standards - transparency requirements             | 11-4-8(e)(8)                           | 121, 123, 124 | Feedback from development community (and the City) that requirements are excessive and non-impactful for certain contexts. Specifically for circumstances that would not be feasible due to internal uses, and not necessary for industrial and public facility uses. Desire to more explicitly allow "faux" windows to count towards requirements by not requiring unobstructed views into building.  | Removed working areas from general transparency requirements to allow to be opaque in 11-4-8(e)(8) as more of a "back-of-house" need for shelving, appliances, and privacy. Added language allowing Faux windows upon request for alternative compliance. Split out commercial districts from other nonresidential and only required 20% of facades facing public ROW.   | None   |
| 23   | Variance appeal process   | 11-6-2 Table 6.A, 11-6-7(a), 11-6-7(d) | 149, 189, 194 | At the request of the City Attorney, appeals of Variances should go directly to the district court   | Update as directed in coordination with the City Attorney  | None   |
| 24   | Accessory structure setbacks in the RS-1 district               | 11-2-2, 11-2-19(c)(5), 11-3-4(c)(2)(B) | 11, 30, 59    | Accessory structures that require a building permit (200 SF or larger) are subject to side setback standards unless otherwise indicated. In the RS-1 district, the 10' side setback is greater than the 5' setback most other single family properties in the City zoned RS-2 are subject to and makes accessory structures such as detached garages more difficult to construct. Also likely created a higher number of non-conforming structures compared to the other zone districts. | Adjust the side setback for accessory structures in the the RS-1 zone district to 5'.  | None   |

**Proposed UDO Amendments - Issue Index**

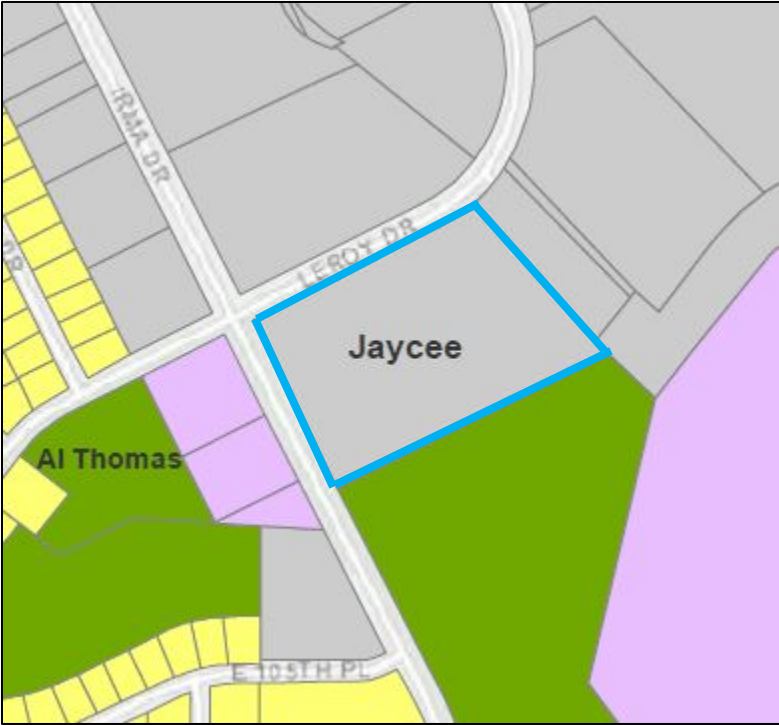
Items proposing adjustment to standards - Direction from City Council requested

| Item | Topic  | UDO Section Reference | Page    | Issue  | Suggested Revision   | Planning Commission Discussion  |
|------|--|-----------------------|---------|--|--|---|
| 25   | Size of Accessory Structures                 | 11-3-4(c)(2)(A)       | 59      | Consider standard requiring size of accessory structures to be less than primary structure.  | Add language limiting accessory structure size to not exceed that of primary building area, while exempting standard in IN, PF, and AG Districts. Also clarify language that 30% rear yard coverage only applies to single family uses.  | Consensus not reached as most members were in favor of limiting the size to that of the footprint of the primary building, but some did not share concern of the size of a single structure if it meant accomodating storage needs that may otherwise be left to outside view or lead to the construction of multiple accessory structures. Those in disagreement suggested a compromise to limit size up to a certain percent to be proposed by staff following additional analysis. |
| 26   | Single family residential building materials | 11-4-8(d)(1)(C)       | 116-119 | Blanket exemption for single family uses in 11-4-8(b)(4)(B) leads to architectural requirements not applicable to home additions, attached garages, carports, or roof material. Possible this was done explicitly due to color discussion but may not have been fully intended. Can suggest language for additions to existing dwellings within 11-4-8(d) to be compatible and/or using like material as in previous code. | Incorporate language and intent from previous code to apply to residential additions facing the street. Decision to rest with the Director, appealable to Planning Commission, similar to "Alternative Equivalent Compliance" discretion afforded for architectural requirements for new construction in Section 11-4-8(c)(2). | In general Planning Commission favored addition of language to address residential additions. Directed staff that standards should apply to portion of addition facing the street. General support of incorporating materials in existing structure to addition, but understanding that materials and/or colors may not be able to match. Directed staff to propose language allowing architectural review by staff with appeal procedure to Planning Commission.                     |

UDO Revisions –  
Suggested Code Language

**ITEM #1**

Zoning Map as adopted in February 2019



# Article 2: Zoning Districts

## 11-2-1 Zoning Districts, Generally

### (a) Zoning Districts Established

Zoning districts are established as shown in Table 2-1-A. Zoning districts are established by the City's adoption of the official Zoning District Map pursuant to Subsection 11-2-1(b).

| Table 2-1-A: Zoning Districts Established |                |
|---|----------------|
| Proposed District                         | Section in UDO |
| <b>Residential Districts</b>              |                |
| RS-1 Single-Family Large-Lot              | 11-2-2         |
| RS-2 Single-Family Standard-Lot           | 11-2-3         |
| RS-3 Single-Family Small-Lot              | 11-2-4         |
| RM-1 Multifamily Limited                  | 11-2-5         |
| RM-2 Multifamily                          | 11-2-6         |
| MH Manufactured Home                      | 11-2-7         |
| <b>Mixed-Use and Commercial Districts</b> |                |
| MN Mixed-Use Neighborhood                 | 11-2-8         |
| MC Mixed-Use Corridor                     | 11-2-9         |
| MR Mixed-Use Regional                     | 11-2-10        |
| CG Commercial General                     | 11-2-11        |
| CA Commercial Auto-Oriented               | 11-2-12        |
| <b>Other Nonresidential Districts</b>     |                |
| IN Industrial                             | 11-2-13        |
| PF Public Facilities                      | 11-2-14        |
| AG Agricultural                           | 11-2-15        |
| OS Open Space and Recreation              | 11-2-16        |
| <b>Planned Development Districts</b>      |                |
| PD Planned Development                    | 11-2-17        |

### (b) Official Zoning District Map

#### (1) Generally

The boundaries of zoning districts are shown on the Zoning District Map attached to and incorporated in this Code. Such map may be examined during office hours at the office of the City Clerk.

#### (2) Zoning District Boundaries

- (A) Unless otherwise stated in this article, the zoning district boundaries are the centerlines of the streets, roads, highways, alleys, and channelized waterways or extensions of such centerlines.
- (B) In the event that a zoning district boundary is unclear or is disputed, the Director shall determine the location of the zoning district boundary. An appeal of such determination shall be heard by the Board of Adjustment pursuant to Subsection 11-6-7(d), *Appeal*.
- (C) Unless otherwise stated in this chapter, changes to the boundaries of any zoning district require an amendment pursuant to the rezoning procedures in Subsection 11-6-4(a), *Rezoning*.

**(b) Mixed-Use and Commercial Zoning Districts**

| Table 2-18-B: Mixed-Use and Commercial Districts Lot and Building Standards |          |            |            |         |         |
|---|----------|------------|------------|---------|---------|
| Zoning District   | MN       | MC         | MR         | CG      | CA      |
| <b>Lot Standards (minimum)</b>  |          |            |            |         |         |
| 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    |
| <b>Setbacks</b>   |          |            |            |         |         |
| Front, minimum  | 5 feet   | 5 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    |            |         |         |
| <b>Building and Site Standards (maximum)</b>                                |          |            |            |         |         |
| Building height, primary  | 35 feet  | 45-60 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%     |

**(c) Other Nonresidential Zoning Districts**

| Table 2-18-C: Other Nonresidential Districts Lot and Building Standards |         |         |                            |         |
|---|---------|---------|----------------------------|---------|
| Zoning District   | IN      | PF      | AG                         | OS      |
| <b>Lot Standards (minimum)</b>  |         |         |                            |         |
| Lot area  | None    | None    | One acre                   | None    |
| Lot width   | None    | None    | 125 feet                   | None    |
| <b>Setbacks (minimum)</b>   |         |         |                            |         |
| Front   | 30 feet | 15 feet | 50 feet                    | 30 feet |
| Side  | 5 feet  | 5 feet  | 15 feet                    | 20 feet |
| Rear  | 15 feet | 10 feet | 25 feet                    | 20 feet |
| Rear, detached accessory  | 5 feet  | 5 feet  |                            |         |
| <b>Building and Site Standards (maximum)</b>                            |         |         |                            |         |
| Building height   | 65 feet | 65 feet | 65 feet (except dwellings) | 30 feet |
| Building height, dwellings  |         |         | 35 feet                    |         |
| Building coverage   | 70%     | 70%     | 30%                        | 15%     |
| Impervious coverage   | 80%     |         |                            |         |



### (e) Public and Semi-Public Utility Uses

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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 ~~buildings-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

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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 ~~Building~~Structure

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

#### 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.

#### 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.

## 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, Accessory~~**

~~A detached subordinate building, the use of which is customarily incidental to that of the primary building use or to the primary use of the land, and which is located on the same lot as the primary building or use.~~

#### **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.

**11-3-4 Accessory Uses and Structures****(a) Purpose**

The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to a primary use. These standards are intended to minimize adverse impacts on surrounding properties and the community.

**(b) Accessory Uses and Structures Allowed**

- (1) All primary uses allowed in a zoning district pursuant to Table 3-2-A shall be deemed to include those accessory uses, structures, and activities typically associated with that use, unless specifically prohibited in this section. Typical accessory uses are identified in definitions of uses.
- (2) Accessory uses and structures not listed in the table require approval under the procedure in Subsection 11-3-2(c), *Classification of New and Unlisted Uses*. All accessory uses and structures are subject to the standards in this Section 11-3-4, *Accessory Uses and Structures*, in addition to any applicable requirements in Section 11-3-3, *Use-Specific Standards*.

**(c) General Standards for All Accessory Uses and Structures****(1) General Standards**

- (A) An accessory use or structure is customarily incidental and secondary to the primary use of a parcel of land or of a building located on the same parcel of land, where said accessory use is operated and maintained under the same ownership and on the same lot as the primary use, and does not include structural features inconsistent with the primary use.
- (B) Accessory uses and structures, including facilities and equipment, are allowed in conjunction with any primary use or structure, provided the accessory use is compatible with the primary use and does not alter the character of the premises. Any reference to an allowed use shall include the accessory use.
- (C) Accessory structures 200 square feet or greater in size shall obtain a building permit pursuant to Chapter 10 of the Northglenn Municipal Code.

**(2) Accessory Structures****(A) Size**

- ~~(i)~~ Except for properties in the IN, PF, and AG districts, accessory structures shall not exceed the building area of the primary structure.
- ~~(ii)~~ The combined square footage of accessory structure(s) shall not exceed 30 percent of the rear yard ~~f-or single family residential uses.~~
- ~~(iii)~~ Accessory structures in a mixed-use or nonresidential district shall not exceed the height of the primary structure.

**(B) Location**

- ~~(i)~~ Accessory structures, with the exception of ~~the uses listed below, non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths,~~ are prohibited in front yards.
  - a. ~~Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths~~
  - b. ~~Mailboxes~~
  - a. ~~Book exchange kiosks or similar subject to a maximum height of six feet and a maximum façade area of six square feet.~~
- (ii) Accessory structures shall comply with 11-2-19(c)(5).
- (iii) There shall be no rear yard setback requirement for detached accessory structures, provided that no portion of an accessory structure may be located in, or encroach upon, any easement.

| Table 2-19-C: Authorized Exceptions to Height Requirements  |   |   |
|---|---|---|
| Type of Exception   | Residential Districts   | Mixed-Use and Nonresidential Districts  |
| Building-mounted antennas (except those covered by the wireless telecommunications regulations in Subsection 11-3-3(g)(3)), bell towers, spires, and steeples | May extend up to five feet above the maximum height requirement   | May extend up to 10 feet above the maximum height requirement.  |
| Chimneys  | May extend up to 5 feet above the maximum height requirement.   |   |
| Incidental architectural features such as cornices, parapets, or similar architectural features   | May extend up to three feet above the maximum height requirement.   | May extend up to five feet above the maximum height requirement.  |
| Mechanical equipment, stair towers, and similar non-habitable structures  | In residential buildings containing two or more dwellings, such equipment may extend up to eight feet above the maximum height requirement provided they do not cover more than 30 percent of the total roof area of the building and are located a minimum of six feet back from the edge of roof. | May extend up to eight feet above the maximum height requirement provided they do not cover more than 30 percent of the total roof area of the building and are located a minimum of six feet back from the edge of roof. |
| Pitched, gable, or hip roof   | May extend up to five feet above the maximum height requirement provided a minimum of 70 percent of the area of the roof has a pitch of a minimum rise over run ratio of 4:12.  |   |
| Rooftop solar equipment   | May extend up to five feet above the maximum height requirement.  |   |

**(f) Floor Area and Square Footage**

- (1) All areas within a structure including interior storage areas, closets, living areas, bathrooms, garages, and interior and exterior walls shall be included in the calculation of floor area of a structure. Private outdoor areas for multifamily structures such as porches, balconies, courtyards, plazas, pergolas, gazebos, or similar facilities shall be excluded from this calculation.
- (2) Gross square footage of a structure shall be measured from the outside of the exterior walls and shall include the area of the walls.

**(g) Building and Impervious Coverage**

**(1) Building Coverage Calculation**

The area of the lot covered by principal buildings, accessory ~~buildings~~structures, parking garages, carports, and utility and storage sheds shall be included in the calculation of building coverage in all zoning districts. The Director shall have the authority to determine if additional types of structures count toward building coverage percentages at their discretion.

**(2) Impervious Coverage Calculation**

The area of the lot covered by the following shall be included in the calculation of total impervious coverage in all applicable zoning districts:

- (A) Principal buildings;
- (B) Accessory ~~structures~~buildings, parking garages, carports, and utility and storage sheds;
- (C) Additional types of structures as determined by the Director;
- (D) Porches, stairways, elevated walkways, paved areas, or areas otherwise covered with materials impervious to water; and
- (E) Parking areas and driveways, regardless of surfacing materials unless an alternative pervious paving system is approved by the Director.

**(4) Dwelling, Single-Family Attached**

- (A) Each individual dwelling unit shall have direct access to a right-of-way.
- (B) Units shall face a public street pursuant to 11-4-8(d)(2)(B).

**(5) Manufactured Home Park, HUD-Code**

The following standards shall apply to manufactured homes located in manufactured home parks. Where these standards are inconsistent with those in the MH district, these standards shall apply.

**(A) Home Site and Building Standards**

| Table 3-3-A: Home Site and Building Standards             |                   |
|---|-------------------|
| Site and Building Standards                               |                   |
| Minimum distance between homes                            | 25 feet           |
| Minimum enclosed storage (separate structure)             | 200 cubic feet    |
| Minimum concrete surface area (for home and parking)      | 1,200 square feet |
| Setbacks (minimum)  |                   |
| From end of home to front of site                         | 8 feet            |
| From end of home to rear of site                          | 8 feet            |
| From opposite side of entry to interior lot line          | 5 feet            |
| From opposite side of entry to abutting street or roadway | 10 feet           |

**(B) Site Layout and Circulation**

- (i) Each park shall be so arranged that all manufactured home spaces and accessory ~~buildings-structures~~ face on an interior roadway or landscaped common area.
- (ii) Entrance and exit roadways shall be connected to a dedicated public right-of-way and shall not be less than 36 feet wide from flowline to flowline.
- (iii) All internal park roadways shall be hard-surfaced and shall be a minimum of 36 feet wide from flowline to flowline.

**(C) Fencing and Screening**

- (i) Each park shall be fenced with an eight foot tall fence and screened and/or planted on the side and rear property lines.
- (ii) For each park, the fencing shall be not less than 72 inches high unless otherwise prohibited by this UDO.
- (iii) Garbage and recycling receptacles shall be screened from public view.

**(D) Amenities**

Each park shall provide the following:

- (i) A minimum of 10 percent of the land area of the park shall be reserved for recreational purposes separate from individual home sites.
- (ii) Storage space for boats, boat trailers, travel trailers, camping trailers, horse trailers, specialized trailers, truck campers, motor homes, all-terrain vehicles, motorcycles, motor carts, buses, detached campers, and mobile homes shall be provided in an amount equal to 100 square feet per individual home site in the park.
- (iii) A minimum of 10 percent of the land area of the park shall be dedicated to the City for public purposes.

**(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 Health Department and the Colorado State Department of Health.

Table 6.C: Allowable Administrative Adjustments

| UDO Standard  | Allowable Administrative Adjustment<br>(maximum percentage) |
|---|---|
| <b>Site Standards</b>                                 |   |
| Lot area, minimum                                     | 15  |
| Lot coverage, maximum                                 | 15  |
| Block length, maximum                                 | 10  |
| Percentage open space required, minimum               | 10  |
| <b>Lot Dimensional Standards</b>                      |   |
| Front setback, minimum                                | 10  |
| Side setback, minimum                                 | 10  |
| Rear setback, minimum                                 | 10  |
| Encroachment into setback, maximum                    | 10  |
| <b>Building Standards</b>                             |   |
| Building height, maximum                              | 10  |
| Accessory building structure height, maximum          | 10  |
| Separation between buildings, minimum                 | <del>10</del>   |
| <b>Development Standards</b>                          |   |
| Number of required parking spaces, maximum or minimum | 15  |
| Number of required bicycle parking spaces, minimum    | 5   |
| Lighting height, maximum                              | 10  |
| Sign height, maximum                                  | 10  |
| Fence or wall height, maximum                         | 1 foot maximum  |
| Minimum landscape requirements                        | 10  |

**(3) Administrative Adjustment Procedure**

This subsection identifies the applicable steps from the common review procedures in Section 11-6-3 that apply to the review of administrative adjustments. Additions or modifications to the common review procedures are noted below.

**(A) Pre-Application Meeting**

An optional pre-application meeting may be held in accordance with Subsection 11-6-3(b) at the applicant’s discretion.

**(B) Application Submittal, Acceptance, Revision, and Withdrawal**

- (i) The administrative adjustment application shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Subsection 11-6-3(c). The application shall include all required information as indicated in the Administrative Manual, and any additional information requested by the Director.
- (ii) An application for an administrative adjustment shall only be submitted and reviewed concurrently with an application for a special use permit, temporary use permit, change of use permit, site plan approval (minor or major), or plat approval (preliminary or final).

**(C) Staff Review, Correspondence, and Action**

**(i) Review and Decision**

- a. Where the concurrently reviewed application is subject to review and approval by the Planning Commission and/or City Council, the Planning Commission and/or City Council shall review and decide the administrative adjustment application based on the criteria below.
- b. The Director shall review all other administrative adjustment applications and shall approve, approve with conditions, or deny the adjustment request based on the criteria below.

**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 ~~buildings~~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

**Table 4-6-A: Minimum Off-Street Parking**  
 sq. ft. = square feet    gfa = gross floor area

| Use Type  | Minimum Parking Requirement  |
|---|--|
| School, Vocational or Trade                         | 1 space per 350 sq. ft.  |
| <b>Healthcare Facilities</b>                        |  |
| Hospital  | 1 space per 3 patient beds design capacity   |
| Medical or Dental Clinic                            | 1 space per 250 sq. ft.  |
| <b>Commercial Uses</b>                              |  |
| <b>Agricultural and Animal Uses</b>                 |  |
| 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.  |
| <b>Recreation and Entertainment</b>                 |  |
|   | Bowling or similar uses:<br>2 spaces per lane  |
|   | Skating Rink or similar uses:<br>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   |
| <b>Food and Beverage Services</b>                   |  |
| Bar, Tavern, or Lounge                              | Indoor Seating Area: 1 space per 150 sq. ft.;<br>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.;<br>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, then additional parking required is 1 space per 350 sq. ft.; |
| Restaurant  | If such use does not have indoor <del>or outdoor</del> seating areas, then the minimum parking required shall be 1 space per 200 sq. ft.   |
| <b>Office, Business, and Professional Services</b>  |  |
| Administrative, Professional, and Government Office | 1 space per 300 sq. ft.  |
| Financial Institution                               |  |



- (2) A landscape plan may be combined with other required application materials if compliance with Section 11-4-7 can be demonstrated in the combined materials.
- (3) For phased projects, the applicant may, at their discretion, submit a partial landscape plan for site development associated with the initial phase of the project provided that development on subsequent phases shall require additional landscape plans demonstrating compliance with this section prior to issuance of a building permit. Each landscape plan associated with a phased development shall demonstrate compliance with this section.

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#### (d) Site Area Landscaping

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Except for areas with native vegetation cover, any part of a site not used for buildings, parking, driveways, walkways, utilities, approved storage areas, or other site improvements [subject to the impervious coverage maximum for the zone district and explained in Section 11-2-19\(g\)](#) shall be landscaped with appropriate materials pursuant to Subsection 11-4-7(e), below.

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#### (e) Landscaping Materials

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##### (1) Appropriate Landscaping Materials

Required landscaped areas pursuant to Subsection 11-4-7(d), above, may include the following landscaping materials:

- (A) Trees, shrubs, and ornamental grasses provided the species complies with the City's approved plant list;
- (B) Live ground cover;
- (C) Turf grass, pursuant to Subsection 11-4-7(f), *Water Conservation*;
- (D) Rock or mulch provided that the combination of such materials do not comprise more than 50 percent of the required landscaped area;
- (E) Artificial ground cover, provided such ground cover is pervious;
- (F) Required stormwater detention areas meeting the standards of this UDO may be used to satisfy the landscaping requirements of this section; and
- (G) In the Mixed-Use and Commercial districts, public amenity areas such as courtyards, plazas, and pedestrian amenities may be counted toward the landscaped area requirements at the discretion of the Director provided such improvements comply with applicable maximum impervious coverage requirements.

##### (2) Type and Amount of Plant Material

- (A) Trees and other plant material shall be provided according to Table 4-7-A.
- (B) Trees and other plant materials shall comply with the City's approved plant list.
- (C) Existing landscape may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 11-4-7(j), *Tree Preservation*.
- (D) Artificial trees, shrubs, or plants shall not be used to satisfy any of the requirements of this section.
- (E) Where fractional number results, the number of trees shall be rounded up to the next whole number.

- (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 pan. 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.

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**G**

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Reserved

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**H**

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**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.

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**I**

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**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.

**(iv) Vision Triangle**

Fences shall comply with the vision triangle requirements in Subsection 11-2-19(d).

**(v) Framing Side of Wood Fence**

The exposed framing of a wood fence shall face the interior yard when the fence abuts a street public right-of-way

**(vi) Picket Fences**

Picket fences less than five feet in height shall have the top of the pickets sawed or rounded to a blunt end.

**(B) Fence Materials**

(i) Fencing material shall be compatible with the overall design of the principal building and site landscape. Acceptable materials include, but are not exclusive of:

- a. Natural stone;
- b. Brick;
- c. Stucco;
- d. Wood;
- e. Plastic and vinyl if manufactured for the purposes of fencing;
- f. Decorative concrete block;
- g. Metal, such as wrought iron;
- h. Chain link, except for along frontages facing the right-of-way of an arterial; and/or
- i. Other materials deemed appropriate by the Director.

(ii) The following fencing materials are prohibited:

- a. Chicken wire along a property perimeter, except those used for internal runs and personal gardens;
- b. Chain link on frontages facing the right-of-way of an arterial;
- c. Plywood;
- d. Corrugated metal;
- e. Barbed wire, unless approved by the Director; and
- f. Electrically-charged fence, except for in the AG district.

**(C) Noise Barrier Fencing Along State Highways**

Where a proposed residential development is adjacent to a State Highway, the Director shall have the authority to evaluate and approve noise barriers installed as part of a Colorado Department of Transportation requirement.

**(D) Fencing and Screening Along Arterial Streets**

- (i) For any existing development or dwelling, any new or replacement fence or screen along a rear or side property line abutting an arterial street shall be no less than six feet high and shall be a privacy fence, a landscaped screen, or a combination of both.
- (ii) When a new fence is constructed along an arterial property line adjacent to and along an existing fence, the existing fence including posts shall be removed.
- (iii) Openings in screens or gates in fences for vehicular access are prohibited except where an arterial is the only access to the property.

**(E) Revocable License for Fencing and Screening on Public Right-of-Way**

Property owners installing or causing to be installed a fence or screen within public right-of-way shall require a revocable license from the City. An application for a revocable license shall be submitted on forms

4. Other site improvements as approved by the Director.

- b. To the maximum extent practicable, buildings shall avoid side-by-side, end-to-end, or "barracks" style building orientation.

**(C) Building Entrances**

- (i) The primary building entrance shall face a public or private street or shall face a common open space, interior courtyard, park, or on-site natural feature with clearly defined and accessible pedestrian circulation.
- (ii) For multi-building developments, at least one building shall be oriented with an entrance facing the primary street or the street providing main access to the site.
- (iii) For buildings on corners, the primary building entrance may be oriented toward the corner for emphasis.
- (iv) Primary building entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other elements approved by the Director. For buildings with multiple tenant entries, each entrance shall be defined and articulated with architectural elements.
- (v) All ground-floor pedestrian entrances shall be covered or inset.

**(D) Building Mass**

Buildings shall not extend more than 50 continuous feet without incorporating at least two of the following elements at least two of the following five elements (items i-v below) for each 50-foot segment:

- (i) Projections, recessions, or reveals such as columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum depth of two feet and has the effect of casting shadows;
- (ii) Changes in materials, colors, patterns, or textures;
- (iii) Changes in roof form pursuant to Subsection 11-4-8(d)(3)(G);
- (iv) Windows, doors, and openings pursuant to minimum transparency requirements in Subsection 11-4-8(d)(3)(H); and/or
- (v) Alcoves, porticoes, awnings, and other architectural features to provide visual interest and relief.

**(E) Exterior Finish Materials**

- (i) All exposed surfaces of principal buildings shall use a variety of durable materials, including:
- a. Brick, stone, or other masonry;
  - b. Stucco;
  - c. Split-face block;
  - d. Composite siding;
  - e. Steel or rust-resistant architectural metal;
  - f. Treated rot-resistant or paint-grade wood; or
  - g. Comparable materials as approved by the Director.
- (ii) Brick, stone, or other masonry materials shall be used on a minimum of 30 percent of all exterior walls. Such materials shall be applied across the façade using a consistent visual design, and not an inconsistent or fragmented application of materials. (See Figure 4.B.)
- (iii) All accessory structures requiring a building permit shall be architecturally compatible with its associated principal structure or screened from view of abutting properties and public rights-of-way. Facades of accessory structures that are facing a public right-of-way and where the principal structure is brick, stone, or other masonry materials, shall use the same materials on an area of at least 30 percent of the accessory structure façade fronting the public right-of-way.
- (iv) The following materials are prohibited as exterior cladding or roofing materials:

**(2) Building Orientation for Large and/or Multi-Building Developments**

Developments with more than 100,000 square feet shall be organized to create pedestrian-friendly spaces and streetscapes. This shall be accomplished by using the buildings to frame and emphasize at least one of the following:

- (A) The corners of street intersections or entries into the development site;
- (B) A "main street" pedestrian or vehicle access corridor within the development site; and/or
- (C) A plaza, pocket park, square, or other outdoor gathering space for pedestrians; and/or
- (D) Other site improvements as approved by the Director.

**(3) Building Entrances**

- (A) The primary building entrance shall face the primary street or the street providing main access to the site. In cases where the primary building entrance does not face the primary street, the entrance shall be connected to the primary street and adjacent parking areas with sidewalks.
- (B) For multi-building developments, at least one building shall be oriented with an entrance facing the primary street or the street providing main access to the site.
- (C) For buildings on corners, an additional entrance shall be provided on the side street frontage, or the primary entrance shall be oriented toward the corner.
- (D) Primary building entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other elements approved by the Director.
- (E) For buildings with multiple tenant entries, each entrance shall be defined and articulated with architectural elements.
- (F) All ground-floor pedestrian entrances shall be covered or inset.
- (G) The Director may consider alternatives to these building entrance standards where strict compliance is impractical due to site conditions, provided the alternative:
  - (i) Achieves the overall intent of the standard to the same degree or higher;
  - (ii) Results in benefits to the community that are the same degree or higher; and
  - (iii) Imposes no greater impacts on adjacent properties than would otherwise occur through strict compliance with this section.

**(4) Building Mass****(A) Mixed-Use Districts**

Buildings shall not extend more than 40 continuous feet without incorporating elements from subsection (C) at least four of the five (items i-v) ~~elements~~ Massing Reduction Elements in subsection (C) in paragraph 3 below for each 40-foot segment.

**(B) All Other Nonresidential**

Buildings shall not extend more than 50 continuous feet without incorporating at least three of the five (items i-v) Massing Reduction Elements in subsection (C) ~~elements in paragraph 3~~ below for each 50-foot segment.

**(C) Massing Reduction Elements**

- (i) Projections, recessions, or reveals such as columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum depth of two feet and has the effect of casting shadows;
- (ii) Changes in materials, colors, patterns, or textures;
- (iii) Changes in roof form pursuant to Subsection 11-4-8(e)(7);
- (iv) Windows, doors, and openings pursuant to minimum transparency requirements in Subsection 11-4-8(e)(8); and/or
- (v) Alcoves, porticoes, awnings, and other architectural features to provide visual interest and relief.

**(2) Building Orientation for Large and/or Multi-Building Developments**

Developments with more than 100,000 square feet shall be organized to create pedestrian-friendly spaces and streetscapes. This shall be accomplished by using the buildings to frame and emphasize at least one of the following:

- (A) The corners of street intersections or entries into the development site;
- (B) A "main street" pedestrian or vehicle access corridor within the development site; and/or
- (C) A plaza, pocket park, square, or other outdoor gathering space for pedestrians; and/or
- (D) Other site improvements as approved by the Director.

**(3) Building Entrances**

- (A) The primary building entrance shall face the primary street or the street providing main access to the site. In cases where the primary building entrance does not face the primary street, the entrance shall be connected to the primary street and adjacent parking areas with sidewalks.
- (B) For multi-building developments, at least one building shall be oriented with an entrance facing the primary street or the street providing main access to the site.
- (C) For buildings on corners, an additional entrance shall be provided on the side street frontage, or the primary entrance shall be oriented toward the corner.
- (D) Primary building entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other elements approved by the Director.
- (E) For buildings with multiple tenant entries, each entrance shall be defined and articulated with architectural elements.
- (F) All ground-floor pedestrian entrances shall be covered or inset.
- (G) The Director may consider alternatives to these building entrance standards where strict compliance is impractical due to site conditions, provided the alternative:
  - (i) Achieves the overall intent of the standard to the same degree or higher;
  - (ii) Results in benefits to the community that are the same degree or higher; and
  - (iii) Imposes no greater impacts on adjacent properties than would otherwise occur through strict compliance with this section.

**(4) Building Mass****(A) Mixed-Use Districts**

Buildings shall not extend more than 40 continuous feet without incorporating elements from subsection (C) at least four of the five (items i-v) ~~elements~~ Massing Reduction Elements in subsection (C) in paragraph 3 below for each 40-foot segment.

**(B) All Other Nonresidential**

Buildings shall not extend more than 50 continuous feet without incorporating at least three of the five (items i-v) Massing Reduction Elements in subsection (C) elements in paragraph 3 below for each 50-foot segment.

**(C) Massing Reduction Elements**

- (i) Projections, recessions, or reveals such as columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum depth of two feet and has the effect of casting shadows;
- (ii) Changes in materials, colors, patterns, or textures;
- (iii) Changes in roof form pursuant to Subsection 11-4-8(e)(7);
- (iv) Windows, doors, and openings pursuant to minimum transparency requirements in Subsection 11-4-8(e)(8); and/or
- (v) Alcoves, porticoes, awnings, and other architectural features to provide visual interest and relief.

shall not exceed 500 NIT (Candelas per square meter) between dusk and dawn as measured by the equivalent "Percentage of Maximum Brightness-Nighttime" setting on the applicant's sign controlling software. Applications for sign permits containing an electronic display shall include the manufacturer's specifications and NIT rating. City officials shall have the right to view the technical specifications of the sign to determine compliance.

**(g) Temporary Nonresidential Signs**

**(1) Temporary Nonresidential Signs**

- (A)** There shall be no more than four permitted temporary signs allowed per parcel at one time.
- (B)** Placement of such signs shall not exceed 120 days per business in a calendar year. Permits shall be issued with a minimum of 15 consecutive days and a maximum of 60 consecutive days used in a time block. The following exceptions apply:
  - (i) Signs on Projects While Under Construction**  
Signs may be displayed for the duration of the construction project or completion of transaction, and shall be removed upon completion of the project.
  - (ii) Election Season Signs**  
Signs may be displayed 60 days prior to the election and must be removed within five days of the election.
  - (iii) Weekend Signs**  
Signs may be displayed from noon on Friday until noon the following Monday.
- (C)** Temporary signs shall not be illuminated.
- (D)** Temporary signs are subject to the following:
  - (i)** Sign(s) shall be set back a minimum of 10 feet from the edge of curb. In no case shall a sign be placed in the right-of-way or obstructing and vision triangle as outlined in Section 11-2-19(d);
  - (ii)** Sign(s) may not be located to interfere with pedestrian, bicycle or vehicle traffic; and
  - (iii)** Sign(s) must be anchored to the ground or weighted sufficiently to prevent movement by wind.
- (E)** Temporary signs are subject to the regulations as depicted in Table 4-10-D:

| <b>Sign Type</b>                            | <b>Max Area per Sign Face</b>         | <b>Max Sign Height</b> | <b>Number Permitted</b> | <b>Permit Required?</b> |
|---|---------------------------------------|------------------------|-------------------------|-------------------------|
| Wall Banner                                 | 36 sq. ft.                            | N/A                    | 2                       | Yes                     |
| Pole Banner/Wind Blade                      | 36 sq. ft.                            | 15 feet                | 4                       | Yes                     |
| Freestanding Banner                         | 36 sq. ft.                            | 8 feet                 | 2                       | Yes                     |
| Portable/A-frame/Sandwich Board             | 8 sq. ft.                             | 8 feet                 | 2                       | Yes                     |
| Sign Spinner                                | 12 sq. ft.                            | 6 feet                 | 2                       | Yes                     |
| Signs on Projects While Under Construction  | 96 sq. ft.                            | 10 feet                | 1 <sup>[1]</sup>        | Yes                     |
| Election Season Signs – <u>Freestanding</u> | <u>3 sq. ft.</u><br><u>18 sq. ft.</u> | 8 feet                 | <u>3</u><br><u>2</u>    | No                      |
| <u>Election Season Signs – Banner</u>       | <u>18 sq. ft.</u>                     | <u>8 feet</u>          | <u>2</u>                | <u>No</u>               |
| Weekend Signs                               | 6 sq. ft.                             | 8 feet                 | No limit                | No                      |

**NOTE:**

[1] One sign for each subcontractor, real estate affiliate, or development partner associated with the project.

**(2) Vehicle Signs**

- (A)** Vehicles that are parked or stored for more than 96 hours with a vehicle mounted sign more than two square feet must acquire a temporary sign permit and shall comply with the following:
  - (i)** Only one vehicle per applicant is allowed to display signage;

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## (i) Temporary Residential Signs

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### (1) Single-Family Temporary Signs

- (A) Temporary signs do not require a permit; however are subject to the provisions outlined below:
- (i) There shall be a maximum of one wall, window, or freestanding sign;
  - (ii) Sign shall not exceed six square feet in area; and
  - (iii) Sign can be in place for up to 90 days or the duration of the event.
- (B) Election season signs do not require a permit; however are subject to the provisions outlined below:
- (i) Election season signs are allowed during election season on a residential parcel in a number equal to the number of ballot issues and ballot candidates; and
  - (ii) Such signs shall not exceed three square feet per face, exceed six feet in height, or obstruct any vision triangle as outlined in 11-2-19(d), in addition to the height and setback restrictions.

### (2) Multifamily Temporary Signs

Temporary signs for multifamily residential are subject to the provisions of temporary non-residential signs found in Table 5, as well as the following:

#### (A) Generally

- (i) There shall be no more than four permitted temporary signs allowed at one time;
- (ii) Placement of such signs shall not exceed 120 days in a calendar year. Permits shall be issued with a minimum of 15 consecutive days and a maximum of up to 60 consecutive days used in a time block;
- (iii) Sign(s) shall be set back a minimum of 10 feet from the edge of curb. In no case shall a sign be placed in the right-of-way or obstructing any vision triangle as outlined in Section 11-2-19(d);
- (iv) Sign(s) may not be located to interfere with pedestrian, bicycle or vehicle traffic;
- (v) Sign(s) shall not be illuminated; and
- (vi) Sign(s) must be anchored to the ground or weighted sufficiently to prevent movement by wind.

#### (B) Dwelling Unit Signs

Individual dwelling unit signs do not require a permit and are subject to the following provisions:

- (i) There shall be a maximum of one sign per dwelling unit;
- (ii) Sign shall be limited to wall, window or balcony type placement;
- (iii) Sign shall not exceed two square feet per sign face; and
- (iv) Sign may be indirectly illuminated.

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## (j) Comprehensive Sign Plans

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### (1) Purpose

This Article is established for the consideration of sign proposals that may require additional flexibility for use in larger scale developments, developments that have unique configurations, or projects that demonstrate unique circumstances. The intent of this provision is to generate continuity and cohesiveness between proposals for various signs associated with development projects and to strike a balance between signage needs and general aesthetics.

### (2) Applicability

The owner of any property, or the owners of multiple contiguous properties, may submit an application for a CSP for any residential or nonresidential use. CSPs are subject to the following:

- (A) Signage which is proposed as part of a CSP may deviate from the standards and requirements of this section including, but not limited to, the following and subject to compliance with the CSP standards set forth in this Article:
- (i) Types and numbers of signs allowed;
  - (ii) Maximum sign area;



**Table 6.A: Summary of Development Review Procedures**  
 KEY: R= Review and Recommendation D= Review and Decision A= Appeal ✓= required

| Procedure                                     | Section  | Pre-Application Meeting  | Review and Decision-Making Bodies |                     |                     |                             |
|---|--|--|-----------------------------------|---------------------|---------------------|-----------------------------|
|   |  |  | Staff                             | Board of Adjustment | Planning Commission | City Council <sup>[1]</sup> |
| <b>Ordinance Amendments</b>                   |  |  |                                   |                     |                     |                             |
| Rezoning                                      | 11-6-4(a)  | ✓  | R                                 |                     | R                   | D                           |
| Rezoning to Planned Development (PD) District | 11-6-4(b)  | ✓  | R                                 |                     | R                   | D                           |
| PD District Amendment                         | Minor  | 11-6-4(b)(3)(F)(v)a  | ✓                                 | RD                  | DA                  | A                           |
|   | Major  | 11-6-4(b)(3)(F)(v)b  | ✓                                 | R                   | R                   | D                           |
| UDO Text Amendment                            | 11-6-4(c)  | Not required   | R                                 |                     | R                   | D                           |
| <b>Development Permits</b>                    |  |  |                                   |                     |                     |                             |
| Site Plan Review                              | Minor  | 11-6-5(a)(4)   | ✓                                 | D                   | A                   |                             |
|   | Major  | 11-6-5(a)(3)   | ✓                                 | R                   | D                   | A                           |
| Special Use Permit                            | 11-6-5(b)  | ✓  | R                                 |                     | D                   | A                           |
| Temporary Use Permit                          | 11-6-5(c)  | Optional   | D                                 |                     | A                   |                             |
| Change of Use Permit                          | 11-6-5(d)  | Optional   | D                                 |                     | A                   |                             |
| Oil and Gas Permit <sup>[2]</sup>             | 11-3-6(e)  | ✓  | R                                 |                     | R                   | D                           |
| Comprehensive Sign Plan                       | 11-4-10(j)                                       | Optional   | R                                 |                     | D                   | A                           |
| Wireless Service Facility                     | 11-3-3(g)(3)                                     | Optional   | D                                 |                     | A                   |                             |
| <b>Subdivision Procedures</b>                 |  |  |                                   |                     |                     |                             |
| Minor Subdivision                             | 11-6-6(a)  | ✓  | D                                 |                     | A                   |                             |
| Preliminary Plat                              | 11-6-6(b)  | ✓  | R                                 |                     | R                   | D                           |
| Final Plat                                    | Not requiring infrastructure improvements or SIA | 11-6-6(c)(3)   | ✓                                 | D                   | A                   |                             |
|   | Requiring infrastructure improvements and/or SIA | 11-6-6(c)(4)   | ✓                                 | R                   | R                   | D                           |
| Vacation of ROW or Easements                  | 11-6-6(d)  | ✓  | R                                 |                     |                     | D                           |
| <b>Flexibility and Relief Procedures</b>      |  |  |                                   |                     |                     |                             |
| Variance                                      | 11-6-7(a)  | ✓  | R                                 | D                   |                     | A                           |
| Administrative Adjustment                     | 11-6-7(b)  | <i>Decision-maker is same as associated application</i>          |                                   |                     |                     |                             |
| Vested Rights                                 | 11-6-7(c)  | <i>Pursuant to the associated site-specific development plan</i> |                                   |                     |                     |                             |
| Appeal  | 11-6-7(d)  | <i>Pursuant to this table</i>                                    |                                   |                     |                     |                             |
| UDO Interpretation                            | 11-6-7(e)  | Not required   | D                                 | A                   |                     |                             |

**NOTES:**

[1] Any application involving public infrastructure and/or a development agreement or subdivision improvement agreement requires approval by the City Council.

[2] Procedures summarized represent permit process for new oil and gas operations, not existing wells.

**(iii) Reconsideration after Five Years of No Development**

If the applicant does not establish vested rights for a PD district pursuant to Subsection 11-6-7(c), and no development has occurred on the site in five years following the approval date of the PD district, the Director may initiate a public hearing process to consider whether the property shall be rezoned to its prior zoning classification or another zoning classification.

**(iv) Recording Required**

Following approval of a PD district, the applicant shall submit final copies of the PD plans to the Director. The Director shall record the PD plan and the zoning amendment map and ordinance with the Adams County Clerk and Recorder as soon as practicable.

**(v) PD District Amendments****a. Minor Amendments to an Approved PD District**

Minor amendments to an approved PD district may be approved by the Director if the proposed amendment complies with the following criteria:

1. The amendment shall not change the overall character or intent of the development;
2. The amendment shall not change the ratio of residential units to square feet of non-residential space by more than 10 percent;
3. The amendment shall not change the allowed uses listed on the approved PD district;
4. The number of residential units to be constructed shall not be increased by more than 10 percent;
5. The gross square feet of non-residential space shall not be increased by more than 10 percent;
6. The number of vehicular access points to the site from public streets shall not be increased nor may the access points be relocated in such a way that negatively impacts public safety or the flow of traffic on the public streets;
7. The maximum allowable height of structures shall not be increased;
8. The setback distance to property lines shall not be reduced by more than 10 percent;
9. The amount of landscape shall not be reduced by more than 10 percent; and
10. The number of required parking spaces shall not be reduced by more than 10 percent unless in accordance with an overall reduction in the total square feet of non-residential space or residential units to be constructed.

**b. Major Amendments to an Approved PD District**

1. Unless a proposed amendment to a PD district meets the eligibility criteria for minor amendments in Subsection 11-6-4(b)(3)(F)(v)a above, all other PD amendments shall be deemed a major amendment and may only be amended by submitting an amended PD district pursuant to Subsection 11-6-3(h)(4).
2. If the Director determines that a minor amendment does not comply with the criteria in Subsection 11-6-4(b)(3)(F)(v)a, then the application can be forwarded on to the Planning Commission for review and the City Council for final decision as an amended PD district pursuant to Subsection 11-6-3(h)(4).

**(vi) Concurrent Subdivision Review**

- a. Subdivision review required under Section 11-6-6 may be reviewed concurrently with PDs. A preliminary plat for a PD district shall only be approved following approval of the rezoning to PD district.

**Table 6.C: Allowable Administrative Adjustments**

| UDO Standard  | Allowable Administrative Adjustment<br>(maximum percentage) |
|---|---|
| <b>Site Standards</b>                                   |   |
| Lot area, minimum                                       | 15  |
| Lot coverage, maximum                                   | 15  |
| Block length, maximum                                   | 10  |
| Percentage open space required, minimum                 | 10  |
| <b>Lot Dimensional Standards</b>                        |   |
| Front setback, minimum                                  | 10  |
| Side setback, minimum                                   | 10  |
| Rear setback, minimum                                   | 10  |
| Encroachment into setback, maximum                      | 10  |
| <b>Building Standards</b>                               |   |
| Building height, maximum                                | 10  |
| Accessory <del>building-structure</del> height, maximum | 10  |
| Separation between buildings, minimum                   | 10  |
| <b>Development Standards</b>                            |   |
| Number of required parking spaces, maximum or minimum   | 15  |
| Number of required bicycle parking spaces, minimum      | 5   |
| Lighting height, maximum                                | 10  |
| Sign height, maximum                                    | 10  |
| Fence or wall height, maximum                           | 1 foot maximum  |
| Minimum landscape requirements                          | 10  |

**(3) Administrative Adjustment Procedure**

This subsection identifies the applicable steps from the common review procedures in Section 11-6-3 that apply to the review of administrative adjustments. Additions or modifications to the common review procedures are noted below.

**(A) Pre-Application Meeting**

An optional pre-application meeting may be held in accordance with Subsection 11-6-3(b) at the applicant’s discretion.

**(B) Application Submittal, Acceptance, Revision, and Withdrawal**

- (i) The administrative adjustment application shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Subsection 11-6-3(c). The application shall include all required information as indicated in the Administrative Manual, and any additional information requested by the Director.
- (ii) An application for an administrative adjustment shall only be submitted and reviewed concurrently with an application for a special use permit, temporary use permit, change of use permit, site plan approval (minor or major), or plat approval (preliminary or final).

**(C) Staff Review, Correspondence, and Action**

**(i) Review and Decision**

- a. Where the concurrently reviewed application is subject to review and approval by the Planning Commission and/or City Council, the Planning Commission and/or City Council shall review and decide the administrative adjustment application based on the criteria below.
- b. The Director shall review all other administrative adjustment applications and shall approve, approve with conditions, or deny the adjustment request based on the criteria below.

**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.

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**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 Public Right-of-Way**

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

**Street, Side**

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

**11-2-2 RS-1 Single-Family Large-Lot**

**(a) Purpose**

The RS-1 district is intended to provide large-lot suburban neighborhoods that accommodate single-family detached homes. The RS-1 district is intended to promote a low-density residential environment and prohibit most commercial activities other than allowed home occupations and limited community and educational uses.

**(b) RS-1 Lot and Building Standards**

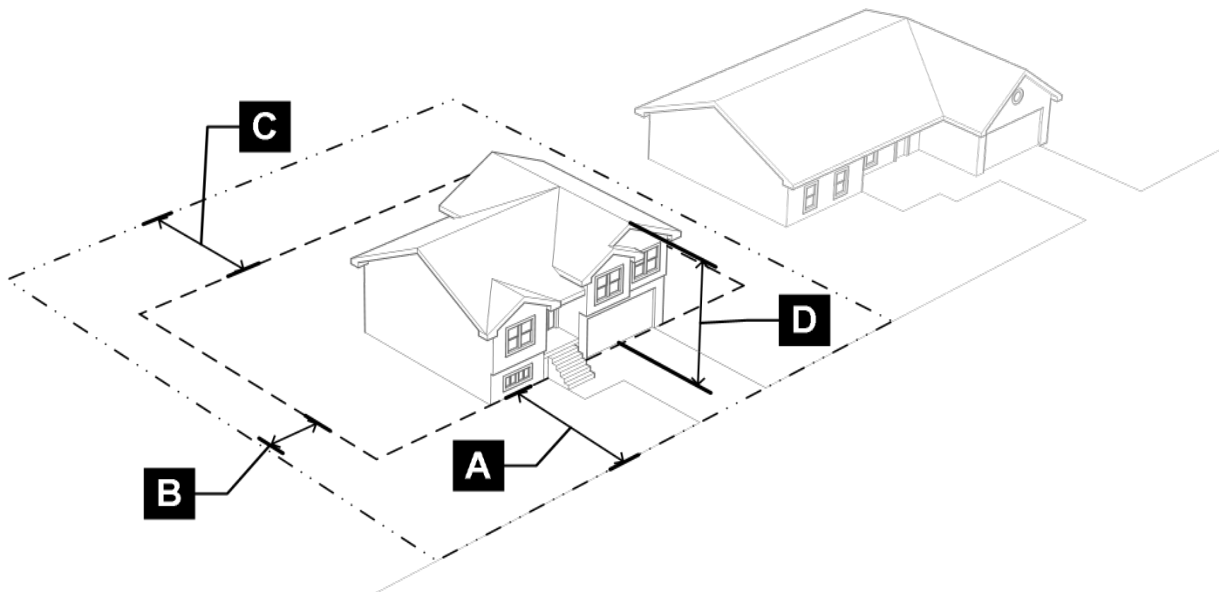
| Lot Standards (minimum)                 |                        |
|---|------------------------|
| Lot area                                | 12,500 sq. ft.         |
| Lot width                               | 100 feet               |
| Setbacks (minimum)                      |                        |
| <b>A</b> Front                          | 30 feet                |
| <b>B</b> Side                           | 10 feet                |
| <b>C</b> Rear/Rear (detached accessory) | 20 feet/None           |
| Building Standards (maximum)            |                        |
| <b>D</b> Building height, primary       | 28 feet <sup>[1]</sup> |
| Building height, accessory              | 20 feet                |
| Building coverage                       | 40 percent             |

**(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  |

**Notes:**

<sup>[1]</sup> Buildings associated with nonresidential uses are allowed a maximum primary building height of 35 feet.



**11-2-3 RS-2 Single-Family Standard-Lot**

**(a) Purpose**

The RS-2 district is intended to provide standard-sized lots in suburban neighborhoods that accommodate single-family detached homes. The RS-2 district is intended to promote a low-density residential environment and prohibit most commercial activities other than allowed home occupations and limited community and educational uses.

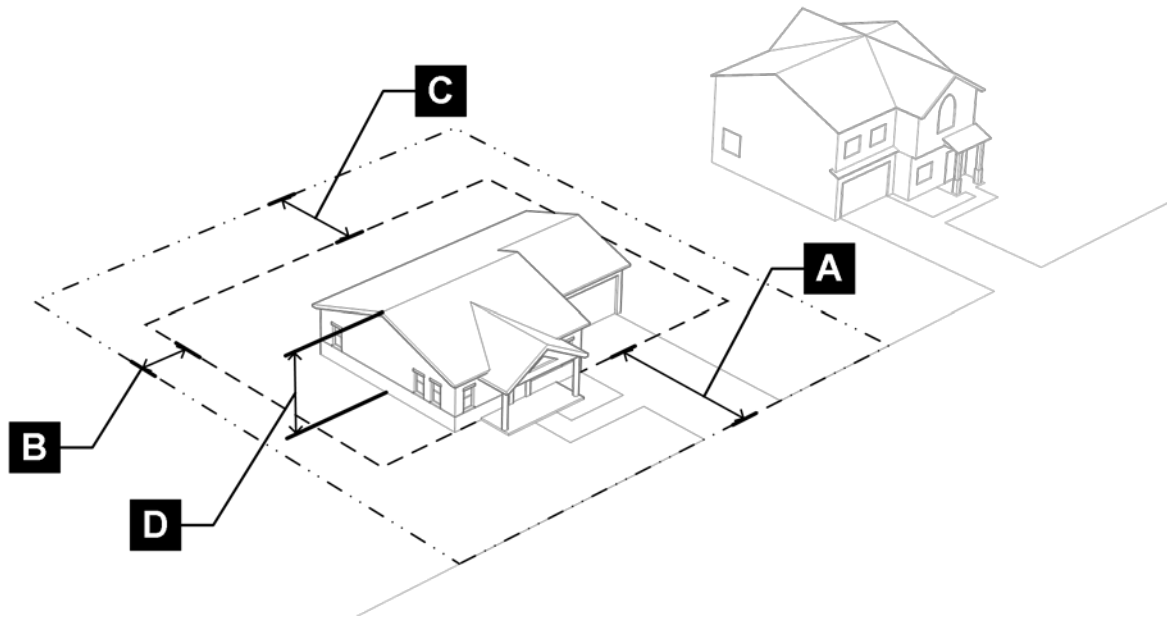
**(b) RS-2 Lot and Building Standards**

| Lot Standards (minimum)                 |                        |
|---|------------------------|
| Lot area                                | 7,000 sq. ft.          |
| Lot width                               | 70 feet                |
| Setbacks (minimum)                      |                        |
| <b>A</b> Front                          | 25 feet                |
| <b>B</b> Side                           | 5 feet                 |
| <b>C</b> Rear/Rear (detached accessory) | 20 feet/None           |
| Building Standards (maximum)            |                        |
| <b>D</b> Building height, primary       | 28 feet <sup>[1]</sup> |
| Building height, accessory              | 20 feet                |
| Building coverage                       | 40 percent             |

**(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  |

**Notes:**  
[\[1\] Buildings associated with nonresidential uses are allowed a maximum primary building height of 35 feet.](#)



## 11-3-4 Accessory Uses and Structures

### (a) Purpose

The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to a primary use. These standards are intended to minimize adverse impacts on surrounding properties and the community.

### (b) Accessory Uses and Structures Allowed

- (1) All primary uses allowed in a zoning district pursuant to Table 3-2-A shall be deemed to include those accessory uses, structures, and activities typically associated with that use, unless specifically prohibited in this section. Typical accessory uses are identified in definitions of uses.
- (2) Accessory uses and structures not listed in the table require approval under the procedure in Subsection 11-3-2(c), *Classification of New and Unlisted Uses*. All accessory uses and structures are subject to the standards in this Section 11-3-4, *Accessory Uses and Structures*, in addition to any applicable requirements in Section 11-3-3, *Use-Specific Standards*.

### (c) General Standards for All Accessory Uses and Structures

#### (1) General Standards

- (A) An accessory use or structure is customarily incidental and secondary to the primary use of a parcel of land or of a building located on the same parcel of land, where said accessory use is operated and maintained under the same ownership and on the same lot as the primary use, and does not include structural features inconsistent with the primary use.
- (B) Accessory uses and structures, including facilities and equipment, are allowed in conjunction with any primary use or structure, provided the accessory use is compatible with the primary use and does not alter the character of the premises. Any reference to an allowed use shall include the accessory use.
- (C) Accessory structures 200 square feet or greater in size shall obtain a building permit pursuant to Chapter 10 of the Northglenn Municipal Code.

#### (2) Accessory Structures

##### (A) Size

- ~~(i)~~ Except for properties in the IN, PF, and AG districts, accessory structures shall not exceed the building area of the primary structure.
- ~~(ii)~~ The combined square footage of accessory structure(s) shall not exceed 30 percent of the rear yard ~~for single family residential uses.~~
- ~~(iii)~~ Accessory structures in a mixed-use or nonresidential district shall not exceed the height of the primary structure.

##### (B) Location

- ~~(i)~~ Accessory structures, with the exception of ~~the uses listed below, non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths,~~ are prohibited in front yards.
  - ~~a.~~ Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths
  - ~~b.~~ Mailboxes
  - ~~a.~~ Book exchange kiosks or similar subject to a maximum height of six feet and a maximum facade area of six square feet.
- (ii) Accessory structures shall comply with 11-2-19(c)(5).
- (iii) There shall be no rear yard setback requirement for detached accessory structures, provided that no portion of an accessory structure may be located in, or encroach upon, any easement.

**(C) Design**

- (i) Except for properties in the IN, PF, and AG districts, all accessory structures that require a building permit shall comply with the applicable exterior finish materials standards pursuant to 11-4-8(d), *Residential Site and Building Design Standards* and 11-4-8(e), *Mixed-Use and Nonresidential Site and Building Design*.
- (ii) No manufactured home, trailer, travel trailer, camping trailer, truck camper, or motor vehicle shall be attached or connected in any manner to an existing building or structure.
- (iii) Fabric, membrane, or cloth structures intended to be erected for more than 30 days in a calendar year shall not be allowed for the purpose of covered storage of vehicles, recreational vehicles, boats, equipment, or other outdoor storage.

**(D) Timing**

Accessory uses or structures are not allowed until the primary use or structure is established.

**(d) Additional Standards for Specific Accessory Uses and Structures****(1) Accessory Dwelling Unit**

Accessory dwelling units ("ADUs") shall be allowed as indicated in Table 3-2-A and shall comply with the following standards:

**(A) Generally**

- (i) Only one ADU shall be allowed per property.
- (ii) ADUs shall not be used as short-term rentals.
- (iii) ADUs for multifamily dwellings or live/work units are prohibited.
- (iv) No manufactured home, trailer, travel trailer, camping trailer, truck camper, or motor vehicle shall be used as an ADU.

**(B) Ownership Requirements**

- (i) The owner of the property on which the ADU is located shall be required to reside in either the primary dwelling unit or in the ADU.
- (ii) Ownership of the ADU may not be legally severed from ownership of the associated lot and any other structures on such lot.

**(C) Size**

~~(i)~~ ADUs shall not exceed 750 square feet, however, ADUs located in the basement of an existing single-family unit may exceed 750 square foot if entirely contained within the existing footprint of the main level.

~~(ii)~~(i) The height of an ADU shall not exceed the height of the primary dwelling unit on the lot.

**(D) Location and Design**

- (i) ADUs shall be allowed as both attached and detached structures.
- (ii) ADUs shall have a separate exterior entrance from the primary dwelling unit and shall contain cooking, sleeping, and sanitary facilities.
- (iii) ADUs shall not have more than one bedroom.

**(E) Public Services and Utilities**

- (i) Separate water or sewer service for the ADU shall not be allowed.
- (ii) Separate metering of other utilities is allowed.

**(2) Caretaker Dwelling Unit**

The living area of caretaker dwelling unit shall not exceed 750 square feet.

**(3) Drive-Through Facility**

Drive-through facilities shall comply with the standards in Subsection 11-4-6(i), *Drive-Through Facilities*.



- (ii) Hazardous materials listed in the Uniform Fire Code, as amended, shall not be used or stored in conjunction with a home occupation except with the prior approval of the North Metro Fire Rescue District Fire Chief and the City of Northglenn Chief Building Official.

**(5) Outdoor Dining**

Outdoor dining areas within 150 feet of a residential use or residential zoning district shall not be open between the hours of 10:00 p.m. and 7:00 a.m. This standard shall not apply to residential uses within a mixed-use zoning district.

**(6) Outdoor Sales and Display**

Except for establishments engaged in the sale or rental of vehicles or equipment, temporary yard sales, and activities with a temporary use permit, outdoor display of merchandise for sale and material for customer pick-up shall be subject to the following standards:

- (A) Display/sales areas shall be located outside of drive aisles, fire lanes, parking areas, or required landscape areas;
- (B) Display/sales areas shall not obstruct the usable width of a pedestrian way to less than three feet, nor obstruct pedestrian access to any building entry;
- (C) Display/sales areas shall occur only on an improved surface such as paved area;
- (D) Display/sales areas abutting a residential zoning district at a side or rear property line shall be screened from view with an opaque wall or fence a minimum of six feet and no more than eight feet in height extending along such rear or side property line; and
- (E) Outdoor sales and display areas may only include those goods and services normally sold or provided by the business.

~~(E),(F)~~ Vending machines, kiosks, and storage lockers must be directly adjacent to a building.

**(7) Outdoor Storage, Accessory**

**(A) Generally**

Outside storage shall be limited to goods or materials sold or used on the premises as part of the primary use of the property.

**(B) Location of Outdoor Storage**

- (i) Outside storage shall be located in the rear yard or interior side yard of the lot.
- (ii) Goods or materials shall not be stored in areas intended for vehicular or pedestrian circulation.

**(C) Fencing and Screening**

Outdoor storage of goods or materials not for sale shall not be visible from the ground from any direction along the property and shall be subject to the screening standards in Subsection 11-4-7(l), *Screening, Fences, and Walls*.

**(D) Mobile Homes, Trailers, and Recreational Vehicles**

- (i) A mobile home shall not be located on a lot or parcel without a current and valid building permit, permanent foundation, hook-up facilities, permanent piers, blocks, or foundations.
- (ii) Travel trailers, motor homes, or recreational vehicles shall not be used or made suitable for use or occupancy for longer than 14 days in a calendar year.
- (iii) All boats, trailers, motor homes, travel trailers, recreational vehicles, and buses shall be kept in reasonable repair and operable and neatly arranged in a parked condition.

**(8) Sale of Produce and Plants Raised on Premises**

**(A) Allowed Sales**

Sales shall be limited to the retail sale of agricultural products produced on the lot, including the sale of products made from such products by the producer (for example, fresh produce, jams and jellies, and juices).

**(B) Structures**

No permanent structures shall be erected for the sale of agricultural products on the lot.

**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, kiosks, and storage lockers not explicitly associated with the onsite business are defined 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.

**Table 4-7-A: Type and Amount of Plant Material Required**

|  | <b>Minimum Amount of Trees, Shrubs, and Grasses</b>  | <b>Minimum Size of Trees, Shrubs, and Grasses at Planting</b>  |
|--|--|--|
| Residential districts  | One tree and 10 shrubs or ornamental grasses for every lot for single-family and duplex (applies to front yard only – not rear and side yards); one tree and five shrubs or ornamental grasses per 800 square feet of <u>required</u> landscaped area for all other uses | Deciduous: 1 1/2 inch caliper measured six inches above the base of the tree<br><br>Coniferous: six feet in height |
| Mixed-use and commercial districts                             | One tree and 10 shrubs per 500 square feet of <u>required</u> landscaped area; one ornamental street tree per 40 linear feet of street frontage  | Shrubs: five-gallon size<br><br>Ornamental grasses: 18 inch spread at mature growth                                |
| Other nonresidential districts, except for AG and OS districts | One tree per 500 square feet of <u>required</u> landscaped area; one street tree per 50 linear feet of street frontage   |  |

**(f) Water Conservation**

- (1) The City recognizes the importance of water conservation and the protection of the City’s water resources. The City encourages the use of low-water planting materials, xeriscape designs, and other landscape techniques used to limit the amount of water use.
- (2) To the maximum extent practicable, the total amount of high-water use landscaping, pursuant to the City’s specifications, shall not exceed 50 percent of the required landscaped area and the total amount of high-water use turf grass shall not exceed more than 30 percent of the required landscaped area.

**(g) Vision Triangle Requirements**

All landscaping, buffering, and screening shall comply with the vision triangle requirements pursuant to Subsection 11-2-19(d).

**(h) Low-Impact Development Practices**

To the maximum extent practicable, the LID options in Section 11-4-4(e), *Low-Impact Development Practices*, shall be considered in coordination with the standards in Section 11-4-7.

**(i) Parking Area Landscaping**

- (1) **Exemptions**  
Expansions, enlargements, and redevelopment that result in less than a 25 percent increase in the number of required parking stalls shall not be required to comply with this Subsection 11-4-7(i), *Parking Area Landscaping*.
- (2) **Perimeter Landscaped Buffer**
  - (A) A minimum five-foot wide landscaped perimeter buffer shall be provided between any parking area and a property line or public right-of-way.
  - (B) Perimeter buffers shall be landscaped pursuant to Table 4-7-A.
  - (C) Parking areas adjacent to residential zoning districts shall comply with Subsection 11-4-6(h)(2)(B), *Design of Parking Areas within or Adjacent to Residential Districts*.
- (3) **Interior Landscaped Islands**  
Any parking area containing 12 or more parking spaces shall provide interior landscaping as follows:
  - (A) Landscaped islands shall be provided at the end of any parking row containing 12 or more parking spaces. Each island shall be a minimum of eight feet in width, as measured from the flowline, and shall be a minimum length equal to the length of the parking stalls the island is adjacent to.

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**(I) Screening, Fences, and Walls**

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**(1) Screening Standards****(A) Screening Required Between Residential and Nonresidential Land Uses**

~~(i) Circumstances Requiring Fences and Screens. All new development, redevelopment, and new, changed, or added uses shall provide sufficient screening so that neighboring adjacent properties are shielded from any negative impacts from that development and the development is shielded from the negative impacts of adjacent uses such as streets or railroads. All fencing and screening shall be constructed of new or good used material and in a good workmanlike manner. Screening shall be provided between residential and nonresidential development.~~

~~a. The developer of an undeveloped property adjacent to an existing development shall be responsible for providing the required screening.~~

~~b. Nonresidential property owners are responsible for maintenance of required screening if adjacent to residential land uses.~~

~~(ii) The Screening shall be no less than six feet high and shall be either a privacy fence, a landscaping screen, or a combination of both.~~

**(A)(B) Screening of Mechanical Equipment**

(i) Building support equipment, including air conditioning and heating devices, but not including plumbing or exhaust vents, chimneys, or gas and water meters, shall be screened from view from abutting streets or properties.

(ii) Roof-mounted equipment shall be screened by architectural features such as a parapet wall or similar feature that is integral to the building's design. Such equipment and screening shall be of a sufficient height to screen from public streets or adjacent properties to the maximum extent practicable, and shall be subject to the measurements and exceptions in Table 2-19-C.

(iii) Ground-mounted equipment shall be located where it is not visible from public streets or adjacent properties to the maximum extent practicable. In cases where ground-mounted equipment is visible from public open space, trails, streets, or from adjacent properties, such equipment shall be screened by a solid fence, wall, or vegetative screen pursuant to the following:

a. Screening shall be a minimum height equal or greater than the height of the mechanical equipment being screened; and

b. Screening shall be compatible with the architecture and landscape of the development.

(iv) Equipment required by utility providers shall comply with the standards of this subsection to the maximum extent practicable.

(v) Screening of solar energy equipment is not required if determined by the Director that such screening would reduce the effectiveness of the solar energy equipment.

(vi) Single-family detached dwellings and agricultural structures are exempt from the requirement to screen mechanical equipment.

**(B)(C) Screening of Loading Areas**

(i) Outdoor loading and service areas shall be integrated into the primary building design.

(ii) To the maximum extent practicable, loading and service areas shall be screened from view at ground level, pursuant to the following:

a. Screening shall be a sufficient height to fully screen the loading or service activities;

b. Screening shall incorporate the primary materials and colors of the primary building for which the loading area serves.

- c. The Director may allow alternatives to these standards for loading berths where strict compliance would be impractical due to the number of loading berths, the location of the loading and services areas on the site, or other unusual site conditions.

~~(C)~~(D) **Screening of Refuse Areas**

- (i) To the maximum extent practicable, refuse areas shall be integrated into the primary building design.
- (ii) Refuse areas shall not be visible at ground level from adjacent residentially zoned properties or residential uses.
- (iii) To the maximum extent practicable, refuse areas shall be located where they are not visible from public streets or adjacent mixed-use or nonresidential districts.
- (iv) Refuse areas shall be screened from view by a solid wall or fence pursuant to the following:
  - a. Screening shall be a minimum height of six feet, but shall be of a sufficient height to fully screen the refuse area;
  - b. Screening shall fully enclose refuse areas on four sides with a gate provided for access; and
  - c. Screening shall incorporate the primary materials and colors of the primary building for which the loading or refuse area serves.

~~(D)~~(E) **Screening of Outdoor Storage Areas**

Outdoor storage areas that are adjacent to a residential zoning district or residential use, including a mixed-use building with residential, shall be screened from view by a solid wall or fence, or vegetative screening pursuant to the following:

- (i) Screening shall be a minimum height of six feet but in no case shall exceed eight feet in height;
- (ii) Outdoor storage shall not exceed the height of the screening;
- (iii) Screening shall incorporate the primary materials and colors of the principal building associated with the outdoor storage; and
- (iv) A buffer with a minimum width of five feet shall be provided from the outdoor storage use to the property line adjacent to the residential zoning district or use. Such buffer shall be landscaped pursuant to Table 4-7-A.

**(2) Fence Standards**

**(A) Location and Design**

Fences other than those used for screening in paragraphs (1)(A) through (1)(D) above shall comply with the following:

**(i) Front Yard Fences**

- a. Fences located in a front yard shall not be allowed in the CG or CA districts.
- b. Fences located in the front yard shall not exceed 42 inches in height, except for fences in the IN or PF districts, which shall not exceed eight feet in height, and for fences associated with multifamily residential land uses which shall not exceed six feet in height.
- c. Except in the IN and PF districts, fences located in the front yard shall be a minimum of 50 percent transparent, as measured perpendicular to the fence for each fence section between supports.

**(ii) Side and Rear Yard Fences**

Fences located in the side or rear yard shall not be more than eight feet in height.

**(iii) Exemptions**

The height limitations of this subsection do not apply to any fence enclosing a tennis court, swimming pool, playing field, park, recreation facility, electric substation, gas regulator station, sand and gravel excavation, or noise barrier fences approved by the Director.

- a. Aluminum siding or cladding, except as accent materials;
- b. Galvanized steel or other bright metal, except as accent materials;
- c. Plastic or vinyl siding;
- d. Unfinished concrete masonry units or concrete wall;
- e. Shipping containers or CONEX boxes;
- f. Exposed aggregate; and
- g. Reflective glass.

**(F) Comprehensive Design**

Building elevations that face a public street or right-of-way, or other public area such as open space or common areas, shall be finished with similar levels of architectural details, materials, and façade treatments. Blank wall void of architectural details or other variations are prohibited.

**(G) Roof Form**

Building shall be designed to avoid any continuous roofline longer than 60 feet. Rooflines longer than 60 feet shall include at least one vertical elevation change of at least two feet in height. Sloped rooflines shall provide variation in overhangs and architectural elements to provide visual relief.

**(H) Transparency (Windows, Doors, and Openings)**

- (i) At least 25 percent of the ground-floor wall area, as measured from floor plate to floor plate, of any façade facing a public street or other public area such as a plaza, park, or open space shall contain windows, other transparent materials, or doorways. Such windows, transparent materials, or doorways shall be unobstructed and allow views into common areas, foyers, lobbies, ~~working areas~~, pedestrian entrances, hallways, and display areas, but may be translucent or opaque for individual dwelling units or working areas.
- (ii) At least 20 percent of each upper-floor wall area, as measured from floor plate to floor plate, of all building façades shall contain windows or other transparent materials.
- (iii) Windows and other materials intended to meet the minimum transparency requirements shall not be reflective.
- (iv) Reductions to these minimum standards may be approved by the Director if required to comply with local energy codes.

**(I) Playgrounds**

One playground tot-lot, including commercial-grade play apparatus and seating for parents, shall be provided for every 40 dwelling units. In developments of more than 40 units, one multi-purpose hard surface court shall be provided for each 100 dwelling units. Alternative amenities may be allowed by the Director.

**(J) Stairways**

Stairways shall not be located outside of the building envelope.

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## (e) Mixed-Use and Nonresidential Site and Building Design

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**(1) Purpose**

The design of mixed-use and nonresidential development is important to:

- (A) Promote high-quality building design and enhance the visual interest and character of development;
- (B) Ensure compatibility between residential and nonresidential development;
- (C) Ensure building scale, orientation, and design relates to surrounding uses and streets, and creates a cohesive visual identity and an attractive and pedestrian-friendly streetscape; and
- (D) Ensure safe and efficient access between buildings and parking areas.

**(5) Exterior Finish Materials**

- (A)** All exposed surfaces of principal buildings shall use a variety of durable materials, including:
- (i)** Brick, stone, or other masonry;
  - (ii)** Stucco;
  - (iii)** Split-face block;
  - (iv)** Composite siding;
  - (v)** Steel or rust-resistant architectural metal;
  - (vi)** Treated rot-resistant or paint-grade wood; or
  - (vii)** Comparable materials as approved by the Director.
- (B)** Except for properties in the IN or PF districts, all accessory structures requiring a building permit shall be architecturally compatible with its associated principal structure or screened from view of abutting properties and public rights-of-way.
- (C)** The following materials are prohibited as exterior cladding or roofing materials:
- (i)** Aluminum siding or cladding;
  - (ii)** Plastic or vinyl siding;
  - (iii)** Unfinished concrete masonry units or concrete wall;
  - (iv)** Shipping containers or CONEX boxes unless approved by the Director, and provided the proposed use of such materials is only for an accessory structure in an industrial or public facilities zoning districts, or in other nonresidential zoning districts if it is integrated with other materials so as to not appear as a CONEX box and is not used for storage;
  - (v)** Exposed aggregate; and
  - (vi)** Reflective glass.

**(6) Comprehensive Design**

Building elevations that face a public street or right-of-way, or other public area such as open space or common areas, shall be finished with similar levels of architectural details, materials, and façade treatments. Blank wall void of architectural details or other variations are prohibited.

**(7) Roof Form****(A) Mixed-Use Districts**

Buildings shall be designed to avoid any continuous roofline longer than 60 feet. Rooflines longer than 60 feet shall include at least one vertical elevation change of at least two feet in height. Sloped rooflines shall provide variation in overhangs and architectural elements to provide visual relief.

**(B) All Other Nonresidential**

Buildings shall be designed to avoid any continuous roofline longer than 80 feet. Rooflines longer than 80 feet shall include at least one vertical elevation change of at least two feet in height. Sloped rooflines shall provide variation in overhangs and architectural elements to provide visual relief.

**(8) Transparency (Windows, Doors, and Openings)****(A) Generally**

- (i)** For live-work dwellings and residential uses, ground-floor windows, transparent materials, or doorways shall be unobstructed and allow views into common areas, foyers, lobbies, ~~working areas~~, pedestrian entrances, hallways, and display areas, but may be translucent or opaque for individual dwelling units or working areas. Faux architectural windows or equivalent may be approved by the Director upon consideration of a request for alternative equivalent compliance outlined in Section 11-4-8(c)(2) above.
- (ii)** Windows and other materials intended to meet the minimum transparency requirements shall not be reflective.
- (iii)** Reductions to these minimum standards may be approved by the Director if required to comply with local energy codes.

**(B) Mixed-Use Districts**

- (i) At least 50 percent of the ground-floor wall area between three and eight feet above grade of any building façade facing a public street or other public area such as a plaza, park, or open space, or any building façade with the primary entrance shall contain windows, other transparent materials, or doorways.
- (ii) At least 25 percent of each upper-floor wall area, as measured from floor plate to floor plate, of all building façades shall contain windows or other transparent materials.

**(C) ~~All Other Nonresidential Commercial Districts~~**

- (i) At least 40 percent of the ground-floor wall area between three and eight feet above grade of any building façade facing a public street or other public area such as a plaza, park, or open space, or any building façade with the primary entrance shall contain windows, other transparent materials, or doorways. Such windows, transparent materials, or doorways shall be unobstructed and allow views into working areas or lobbies, pedestrian entrances, and display areas.
- (ii) At least 20 percent of each upper-floor wall area, as measured from floor plate to floor plate, of all building façades shall contain windows or other transparent materials.

**(D) All Other Nonresidential**

- (i) At least 20 percent of the wall area of any building façade facing a public street or other public area such as a plaza, park, or open space shall contain windows, other transparent materials, or doorways. Such windows, transparent materials, or doorways shall be unobstructed and allow views into working areas or lobbies, pedestrian entrances, and display areas.



## ITEM #23

**Table 6.A: Summary of Development Review Procedures**  
 KEY: R= Review and Recommendation D= Review and Decision A= Appeal ✓= required

| Procedure                                     | Section  | Pre-Application Meeting  | Review and Decision-Making Bodies |                     |                     |                             |
|---|--|--|-----------------------------------|---------------------|---------------------|-----------------------------|
|   |  |  | Staff                             | Board of Adjustment | Planning Commission | City Council <sup>[1]</sup> |
| <b>Ordinance Amendments</b>                   |  |  |                                   |                     |                     |                             |
| Rezoning                                      | 11-6-4(a)  | ✓  | R                                 |                     | R                   | D                           |
| Rezoning to Planned Development (PD) District | 11-6-4(b)  | ✓  | R                                 |                     | R                   | D                           |
| PD District Amendment                         | Minor  | 11-6-4(b)(3)(F)(v)a  | ✓                                 | RD                  | DA                  | A                           |
|   | Major  | 11-6-4(b)(3)(F)(v)b  | ✓                                 | R                   | R                   | D                           |
| UDO Text Amendment                            | 11-6-4(c)  | Not required   | R                                 |                     | R                   | D                           |
| <b>Development Permits</b>                    |  |  |                                   |                     |                     |                             |
| Site Plan Review                              | Minor  | 11-6-5(a)(4)   | ✓                                 | D                   |                     | A                           |
|   | Major  | 11-6-5(a)(3)   | ✓                                 | R                   |                     | D                           |
| Special Use Permit                            | 11-6-5(b)  | ✓  | R                                 |                     | D                   | A                           |
| Temporary Use Permit                          | 11-6-5(c)  | Optional   | D                                 |                     | A                   |                             |
| Change of Use Permit                          | 11-6-5(d)  | Optional   | D                                 |                     | A                   |                             |
| Oil and Gas Permit <sup>[2]</sup>             | 11-3-6(e)  | ✓  | R                                 |                     | R                   | D                           |
| Comprehensive Sign Plan                       | 11-4-10(j)                                       | Optional   | R                                 |                     | D                   | A                           |
| Wireless Service Facility                     | 11-3-3(g)(3)                                     | Optional   | D                                 |                     | A                   |                             |
| <b>Subdivision Procedures</b>                 |  |  |                                   |                     |                     |                             |
| Minor Subdivision                             | 11-6-6(a)  | ✓  | D                                 |                     | A                   |                             |
| Preliminary Plat                              | 11-6-6(b)  | ✓  | R                                 |                     | R                   | D                           |
| Final Plat                                    | Not requiring infrastructure improvements or SIA | 11-6-6(c)(3)   | ✓                                 | D                   |                     | A                           |
|   | Requiring infrastructure improvements and/or SIA | 11-6-6(c)(4)   | ✓                                 | R                   |                     | R                           |
| Vacation of ROW or Easements                  | 11-6-6(d)  | ✓  | R                                 |                     |                     | D                           |
| <b>Flexibility and Relief Procedures</b>      |  |  |                                   |                     |                     |                             |
| Variance                                      | 11-6-7(a)  | ✓  | R                                 | D                   |                     | A                           |
| Administrative Adjustment                     | 11-6-7(b)  | <i>Decision-maker is same as associated application</i>          |                                   |                     |                     |                             |
| Vested Rights                                 | 11-6-7(c)  | <i>Pursuant to the associated site-specific development plan</i> |                                   |                     |                     |                             |
| Appeal  | 11-6-7(d)  | <i>Pursuant to this table</i>                                    |                                   |                     |                     |                             |
| UDO Interpretation                            | 11-6-7(e)  | Not required   | D                                 | A                   |                     |                             |

**NOTES:**

[1] Any application involving public infrastructure and/or a development agreement or subdivision improvement agreement requires approval by the City Council.

[2] Procedures summarized represent permit process for new oil and gas operations, not existing wells.

## ITEM #23

accommodation of beneficial economic development projects. No such variance shall be authorized by the Board of Adjustment unless it finds that:

1. The strict application of the UDO would prevent achieving a clearly defined public purpose;
2. The authorization of such variance will not be of substantial detriment to adjacent property; and
3. The character of the zoning district will not be changed by the granting of the variance.

### **(iii) Post-Decision Actions and Limitations**

Post-decision actions and limitations in Subsection 11-6-3(h) shall apply, with the following modifications:

### **(iv) Notice of Decision**

Within three business days following any decision by the Board of Adjustment, the Director shall provide written notification of such decision to the applicant.

### **(v) Expiration of Variance**

If the property owner has not commenced development or obtained the required permits to carry out the approved variance within one year of the variance approval, the variance shall automatically expire.

### **(vi) Non-Transferable**

An approved variance shall apply only to the property or structure described in the approval and shall not be transferable to any other property or structure.

### **(vii) Appeal to ~~City Council~~District Court**

The decision on a variance may be appealed to the ~~City Council~~District Court in accordance with Subsection 11-6-7(d), *Appeal*.

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## **(b) Administrative Adjustment**

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### **(1) Purpose**

This section describes the review and approval procedures for administrative adjustments, which are minor modifications or deviations from the dimensional or numeric standards of this UDO that may be permitted by the Director. Administrative adjustments are intended to allow for greater flexibility to make slight adjustments without requiring a formal zoning amendment or variance. The administrative adjustment procedure is not intended to serve as a waiver of current standards of the UDO or to circumvent the variance procedure.

### **(2) Applicability**

**(A)** The administrative adjustment procedure shall apply to the standards and limitations established in Table 6.C, Allowable Administrative Adjustments.

**(B)** The administrative adjustment procedure shall not apply to any proposed modification that results in:

- (i)** An increase in the overall project density;
- (ii)** A change in permitted uses or mix of uses;
- (iii)** A deviation from the use-specific standards in Section 11-3-3, *Use-Specific Standards*;
- (iv)** A deviation from sensitive area protection standards in Section 11-4-2, *Sensitive Area Protection*;
- (v)** A deviation from floodplain regulations in Section 11-4-3, *Regulations to Minimize Flood Losses*;
- (vi)** A change to a development standard already modified through a separate administrative adjustment or variance; or
- (vii)** Requirements for public roadways, utilities, or other public infrastructure or facilities.

## ITEM #23

### **(D) Scheduling and Notice of Public Hearings**

If required, the applicable site-specific development plan application shall be scheduled for public hearings before the Planning Commission and City Council, and noticed in accordance with Subsection 11-6-3(e). Hearings on vested rights may occur concurrently with the applicable site-specific development plan.

### **(E) Planning Commission and/or City Council Review and Decision**

#### **(i) Planning Commission Review, Recommendation, and/or Decision**

If required for a site-specific development plan pursuant to the specific application type, the Planning Commission shall review the site-specific development plan application and make a recommendation and or decision in accordance with Subsection 11-6-3(f). If the Planning Commission is the deciding authority, the Planning Commission shall make one of the decisions according to the procedures for that site-specific development plan. The vested rights approved with any site-specific development plan shall be three years unless an extended duration is approved pursuant to state law.

#### **(ii) City Council Review and Decision**

If required for a site-specific development plan pursuant to the specific application type, the City Council shall review the site-specific development application and make a decision in accordance with Subsection 11-6-3(f). The City Council shall make one of the decisions according to the procedures for that site-specific development plan. The vested rights approved with any site-specific development plan shall be three years unless an extended duration is approved pursuant to state law.

### **(F) Post-Decision Actions and Limitations**

Post-decision actions and limitations in Subsection 11-6-3(h) shall apply, with the following modifications:

- (i)** Approval of a site-specific development plan shall not constitute an exemption from or waiver of any other provisions or requirements of the City pertaining to the development and use of the property adopted prior to the approval of a site-specific development plan.
- (ii)** Prior to approval of a site-specific development plan, the City may impose conditions on such approval. Failure to abide by any terms or conditions imposed by the City on the approval of any site-specific development plan shall constitute a forfeiture of any vested right created by the plan, unless otherwise expressly agreed to by the City in writing.
- (iii)** A site-specific development plan submitted by a landowner and approved by the City as provided in this section shall supersede any prior vested property rights for that property, and the landowner waives any right to claim a vested property right by a site-specific development plan previously approved by the City or any other local government for the property.
- (iv)** It shall be the applicant's responsibility to comply with the publication requirements of C.R.S. § 24-68-103(1)(c) following approval of a site-specific development plan by the City. The applicant shall provide a copy of said notice to the City within 10 days of publication.

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## **(d) Appeal**

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### **(1) Purpose**

The purpose of this section is to establish remedies whereby persons claiming to having been aggrieved by a decision of the Director, administrative official, Board, Commission, or Council, in administering this UDO may appeal that decision.

### **(2) Applicability**

Any person may appeal any decision of any administrative officer or agency made in the administration or enforcement of this UDO. Appeals shall be made to the appropriate body as indicated in Table 6.A, Summary Table of Development Review Procedures, with the following additions and/or exceptions:

#### **(A) Appeals of Decisions made by Boards/Commissions other than Planning Commission**

Appeals of decisions by boards and commissions except for the Planning Commission shall be made to the Board of Adjustment, except that appeals of comprehensive plan amendments shall be made to the City Council.

## ITEM #23

**(B) Appeals of Director Decisions**

Appeals of administrative decisions made by the Director shall be appealed to the Planning Commission, except that appeals of UDO interpretations shall be appealed to the Board of Adjustment.

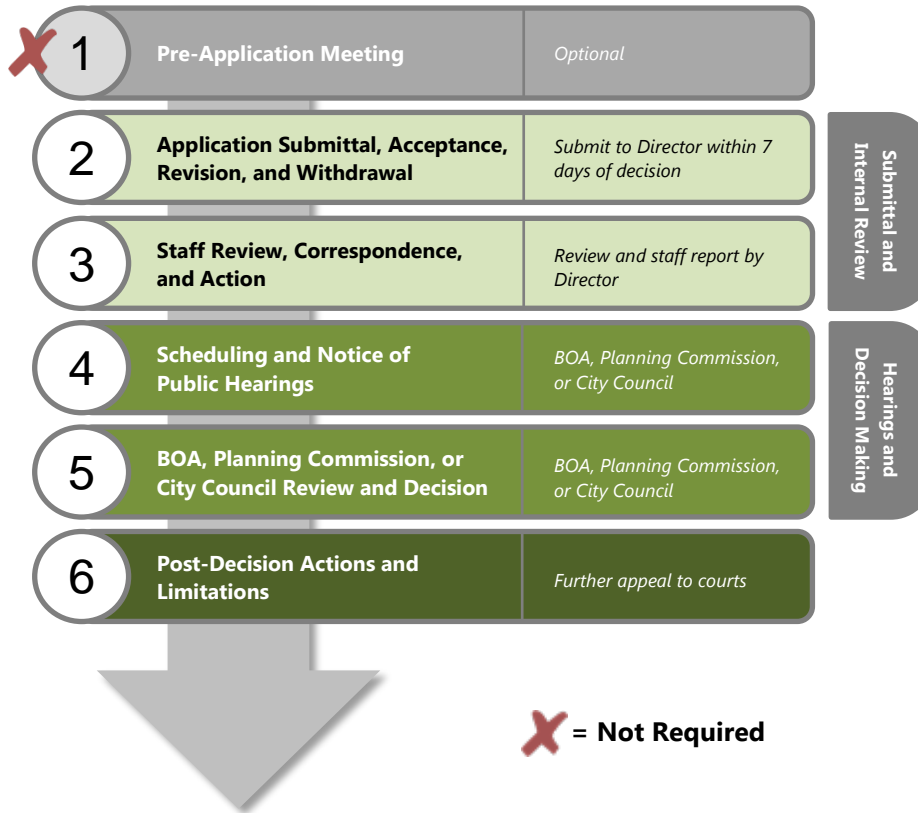
**(C) Appeals of City Council and Board of Adjustment Decisions**

Appeals of decisions by the City Council and Board of Adjustment shall be made to the District Court in accordance with Colorado law, ~~except that appeals of variance decisions shall be made to the City Council.~~

**(3) Procedure**

Figure 6.Q identifies the applicable steps from the common review procedures in Section 11-6-3 that apply to the review of appeals. Additions or modifications to the common review procedures are noted below.

**Figure 6.Q: Summary of Appeal Procedure**



**(A) Pre-Application Meeting**

An optional pre-application meeting may be held in accordance with Subsection 11-6-3(b) at the applicant's discretion.

**(B) Application Submittal, Acceptance, Revisions, and Withdrawal**

An appeal application shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Subsection 11-6-3(c), with the following modifications:

**(i) Burden of Proof on Appellant**

The appellant has the burden of proving the necessary facts to warrant approval of an appeal by the appropriate decision-making body. Such proof shall be provided at time of application.

**(ii) Time limit**

Appeals shall be made in writing and filed with the Director within seven days of the action or decision being appealed.

**11-2-2 RS-1 Single-Family Large-Lot**

**(a) Purpose**

The RS-1 district is intended to provide large-lot suburban neighborhoods that accommodate single-family detached homes. The RS-1 district is intended to promote a low-density residential environment and prohibit most commercial activities other than allowed home occupations and limited community and educational uses.

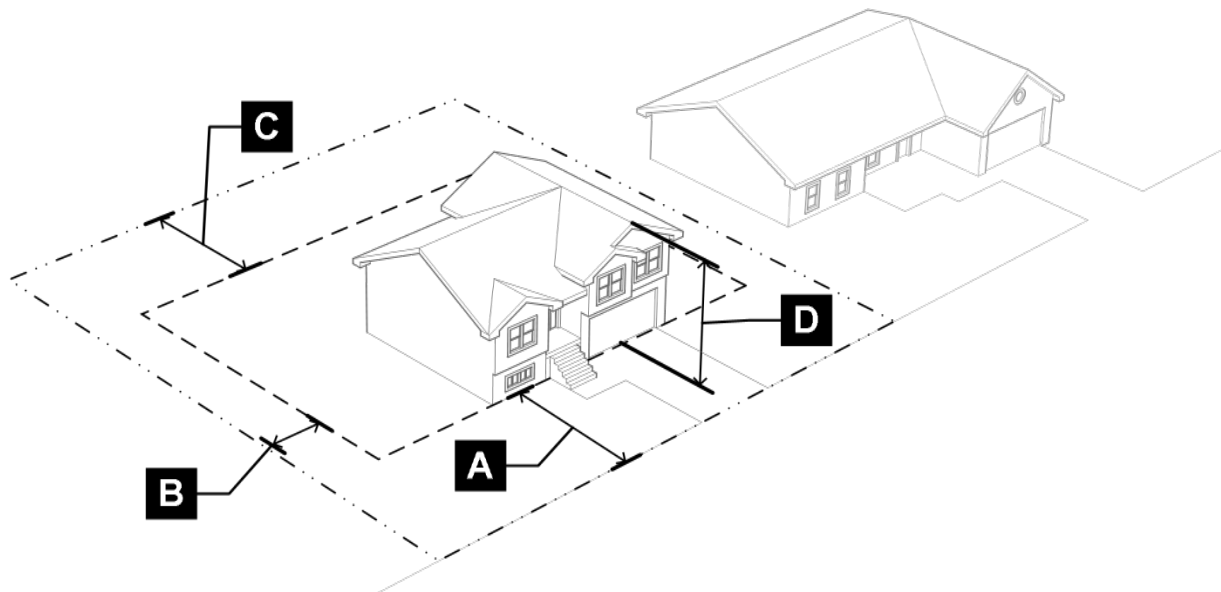
**(b) RS-1 Lot and Building Standards**

| Lot Standards (minimum)                  |                |
|--|----------------|
| Lot area                                 | 12,500 sq. ft. |
| Lot width                                | 100 feet       |
| Setbacks (minimum)                       |                |
| <b>A</b> Front                           | 30 feet        |
| <b>B</b> Side, Side (detached accessory) | 10 feet/5 feet |
| <b>C</b> Rear/Rear (detached accessory)  | 20 feet/None   |
| Building Standards (maximum)             |                |
| <b>D</b> Building height, primary        | 28 feet [1]    |
| Building height, accessory               | 20 feet        |
| Building coverage                        | 40 percent     |

**(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  |

**Notes:**  
[1] Buildings associated with nonresidential uses are allowed a maximum primary building height of 35 feet.



## 11-3-4 Accessory Uses and Structures

### (a) Purpose

The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to a primary use. These standards are intended to minimize adverse impacts on surrounding properties and the community.

### (b) Accessory Uses and Structures Allowed

- (1) All primary uses allowed in a zoning district pursuant to Table 3-2-A shall be deemed to include those accessory uses, structures, and activities typically associated with that use, unless specifically prohibited in this section. Typical accessory uses are identified in definitions of uses.
- (2) Accessory uses and structures not listed in the table require approval under the procedure in Subsection 11-3-2(c), *Classification of New and Unlisted Uses*. All accessory uses and structures are subject to the standards in this Section 11-3-4, *Accessory Uses and Structures*, in addition to any applicable requirements in Section 11-3-3, *Use-Specific Standards*.

### (c) General Standards for All Accessory Uses and Structures

#### (1) General Standards

- (A) An accessory use or structure is customarily incidental and secondary to the primary use of a parcel of land or of a building located on the same parcel of land, where said accessory use is operated and maintained under the same ownership and on the same lot as the primary use, and does not include structural features inconsistent with the primary use.
- (B) Accessory uses and structures, including facilities and equipment, are allowed in conjunction with any primary use or structure, provided the accessory use is compatible with the primary use and does not alter the character of the premises. Any reference to an allowed use shall include the accessory use.
- (C) Accessory structures 200 square feet or greater in size shall obtain a building permit pursuant to Chapter 10 of the Northglenn Municipal Code.

#### (2) Accessory Structures

##### (A) Size

- (i) ~~Except for properties in the IN, PE, and AG districts, accessory structures shall not exceed the building area of the primary structure.~~
- ~~(ii)~~ (ii) ~~The combined square footage of accessory structure(s) shall not exceed 30 percent of the rear yard for single family residential uses.~~
- ~~(iii)~~ (iii) Accessory structures in a mixed-use or nonresidential district shall not exceed the height of the primary structure.

##### (B) Location

- (i) Accessory structures, with the exception of ~~the uses listed below, non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths,~~ are prohibited in front yards.
  - a. ~~Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths~~
  - b. ~~Mailboxes~~
  - a. ~~Book exchange kiosks or similar subject to a maximum height of six feet and a maximum facade area of six square feet.~~
- (ii) Accessory structures shall comply with 11-2-19(c)(5).
- (iii) There shall be no rear yard setback requirement for detached accessory structures, provided that no portion of an accessory structure may be located in, or encroach upon, any easement.

## 11-4-8 Site and Building Design

### (a) Purpose

The purpose of this Section 11-4-8 is to promote high-quality site and building design. The standards are intended to:

- (1) Protect and enhance the character and quality of development;
- (2) Ensure compatibility between residential and mixed-use and nonresidential areas;
- (3) Mitigate any potential negative impacts created by the scale, bulk, and mass of buildings;
- (4) Encourage a pedestrian-friendly environment; and
- (5) Protect and enhance property values and encourage further investment.

### (b) Applicability

#### (1) New Development

Unless otherwise exempted below, or elsewhere in this UDO, the standards in Section 11-4-8 shall apply to all new development and land uses.

#### (2) Expansions and Enlargements

Unless otherwise exempted below, or elsewhere in this UDO, the standards in Section 11-4-8 shall apply to the following expansions and enlargements:

(A) The entire site and buildings and/or dwelling units shall comply with this Section 11-4-8 when:

- (i) The number of multifamily dwelling units on a property is increased by 15 percent or more in a mixed-use district or 25 percent or more in all other districts; or
- (ii) The square footage of a nonresidential or mixed-use building is expanded or enlarged by 25 percent or more in a mixed-use district or 50 percent or more in all other districts; or
- (iii) Improvements are made to the building façade that would impact more than 50 percent of any building façade facing a public right-of-way.

(B) The portion of the building and/or site being expanded and/or improved shall comply with this Section 11-4-8 when:

- (i) The number of dwelling units on a property is increased by 10 percent or 10 dwelling units, whichever is less; or
- (ii) The square footage of a nonresidential or mixed-use building is expanded or enlarged by more than 10 percent.

#### (3) Cumulative Expansions and Enlargements

Applications to expand buildings or structures after the effective date of this UDO shall remain on record with the City. Any subsequent application to expand buildings or structures on the same property shall be cumulative to any prior application. The total square footage of expansions and enlargements shall be used by the Director to determine the applicability of the standards in this Section.

#### (4) Exemptions

The standards in Section 11-4-8 shall not apply to the following:

- (A) Properties in the AG district;
- (B) Expansion of a single-family, duplex, or manufactured home dwelling meeting the dimensional standards for the underlying zoning district except that such uses shall comply with the standards in Subsection 11-4-7(l), *Screening, Fences, and Walls*; or
- (C) Conversion of a residential structure to a nonresidential use if no site improvements are required.

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## (c) Administration

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### (1) Site Plan Review Process

- (A) Review for compliance with these standards shall occur at the time of site plan review. Where site plan review is not required, review for compliance with these standards shall occur prior to issuance of a building permit.
- (B) Interpretations as to the applicability or design requirements contained within this Section 11-4-8 shall be the responsibility of the Director. Appeals of the Director's interpretations shall be heard according to the procedure in 11-6-7(d), *Appeal*.

### (2) Alternative Equivalent Compliance

#### (A) Purpose and Scope

To encourage creative and unique design, "alternative equivalent compliance" allows approval of development that meets the intent of this Section 11-4-8, yet through an alternative design that does not strictly adhere to the standard of this Section 11-4-8. This is not a waiver of the standards. Rather, this authorizes a site-specific plan that is equal to or better than the strict application of the standard.

#### (B) Applicability

The alternative equivalent compliance procedure is available only for the standards in Section 11-4-8, *Site and Building Design*.

#### (C) Alternative Equivalent Compliance Meeting Required

An applicant proposing alternative equivalent compliance shall request and attend an alternative equivalent compliance meeting prior to submitting application materials for the applicable permit(s), to determine the preliminary response from the Director. Based on the response, the application shall include sufficient explanation and justification, in both written and graphic form, for the requested alternative compliance. The Director may require that the applicant provide additional drawings and/or material samples to consider the need for the proposed alternative.

#### (D) Decision-Making Responsibility

Final approval of any proposed alternative compliance shall be the responsibility of the decision-making body responsible for deciding upon the application. Administratively approved projects proposing alternative compliance shall receive written approval of the alternative compliance from the Director.

#### (E) Criteria

Alternative equivalent compliance may be approved if the applicant demonstrates that the following criteria have been met by the proposed alternative:

- (i) Achieves the intent of the subject standard(s) to the same or better degree than the subject standard(s);
- (ii) Advances the goals and policies of this UDO to the same or better degree than the subject standard(s);
- (iii) Results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard(s); and
- (iv) Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this UDO.

#### (F) Effect of Approval

Alternative equivalent compliance shall apply only to the specific site for which it is requested and shall not establish a precedent for approval of other requests.

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## (d) Residential Site and Building Design Standards

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### (1) Single-Family Detached Dwellings

#### (A) Building Variety

For new subdivisions, the following building variety standards shall apply:



**(i) All New Subdivisions**

No two buildings with the same front elevation shall be constructed side by side or directly across the street from one another.

**(ii) Three Dwelling Units or Fewer**

Each building shall have a distinct front elevation.

**(iii) Three to 10 Dwelling Units**

Three different buildings with distinct front elevations shall be required.

**(iv) More than 10 Dwelling Units**

Five different buildings with distinct front elevations are required, and no more than 30 percent of the units constructed shall have the same front elevation.

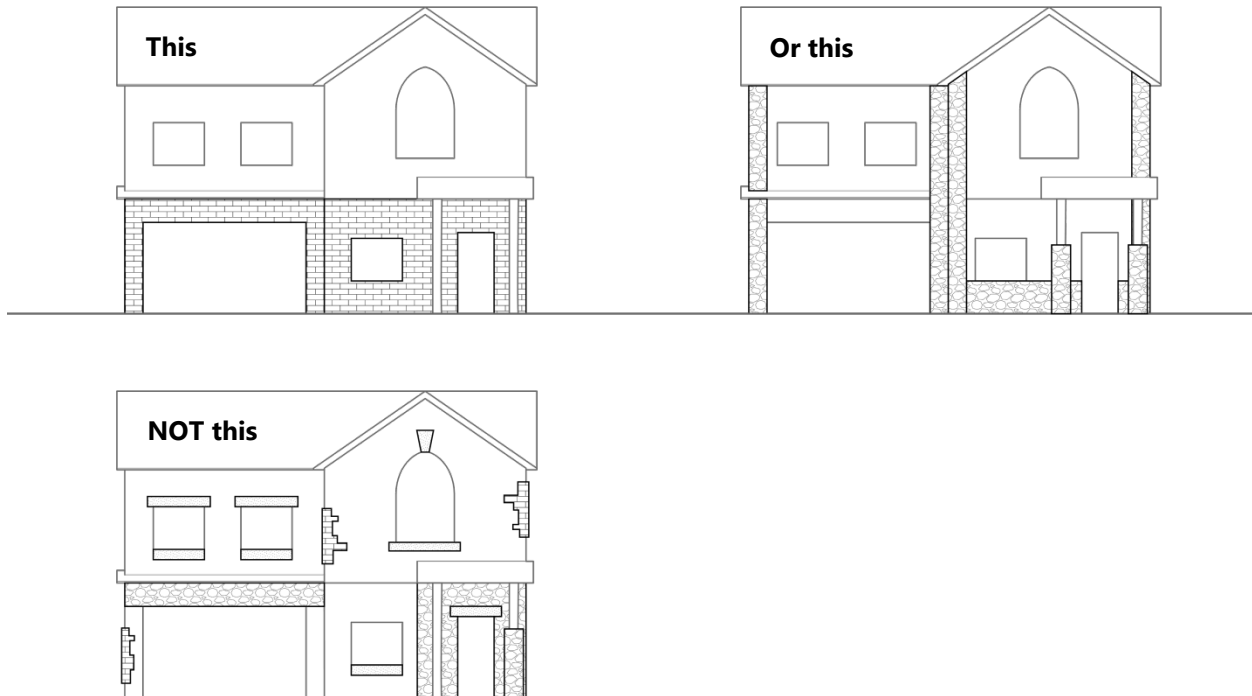
**(B) Building Mass**

Exterior walls shall be broken by recessed entryways, bay windows, use of more than one exterior finish material, use of architectural details, or such other technique or combinations of techniques to prevent the appearance of featureless walls.

**(C) Exterior Finish Materials**

(i) Brick, stone, or other masonry materials shall be used on an area of at least 30 percent of the façade fronting the public right-of-way. Such materials shall be applied across the façade using a consistent visual design, and not an inconsistent or fragmented application of materials. (See Figure 4.B.)

**Figure 4.B: Consistent Visual Design**



**(ii)** The use of shipping containers or CONEX boxes shall be prohibited in residential zoning districts.

**(iii)** Except for properties in the AG district, accessory structures are subject to the following:

- a. All accessory structures requiring a building permit shall be architecturally compatible with its associated principal structure or screened from view of abutting properties and public rights-of-way.

- b. For properties with residential land uses or within a residential zoning district, facades of accessory structures that are facing a public right-of-way and where the principal structure is brick, stone, or other masonry materials, shall use the same materials on an area of at least 30 percent of the accessory structure façade fronting the public right-of-way. This requirement shall not apply to accessory structures that are located entirely behind the principal structure with no portion of the accessory structure extending beyond the side building line of the principal structure.

## (2) Single-Family Attached and Duplex Dwellings

### (A) Building Mass

The building mass standards for single-family detached dwellings shall also apply to single-family attached buildings. Additionally, there shall be no more than eight units in a row.

### (B) Entry and Orientation

The front door of each individual dwelling unit shall face a public street. Units may be allowed to face a central courtyard, garden, or common area only with Director approval and provided that the dwelling units closest to the public street have a primary entrance to the public street.

### (C) Façade Design

- (i) No more than 60 percent of the units in any single-family attached building with five or more units shall have the same exterior facade.
- (ii) Duplexes shall be designed to appear as a single-family detached dwelling to the maximum extent practicable.

### (D) Exterior Finish Materials

The exterior finish materials requirements for single-family detached dwellings shall also apply to single-family attached and duplex dwellings.

## (3) Multifamily Dwellings

### (A) Purpose

The design of multifamily development is important to reduce the visual impacts of multifamily dwellings and to promote a more pedestrian-friendly environment in Northglenn neighborhoods. More specifically, these standards are intended to:

- (i) Provide multifamily development that avoids featureless design, large masses, and repetition of facades;
- (ii) Promote multifamily development that is compatible or improves the characteristics of surrounding development; and
- (iii) Improve the quality of life for Northglenn residents of multifamily dwellings.

### (B) Building Placement and Orientation

#### (i) Generally

- a. The siting of a building shall reflect the natural topography and preserve existing trees and landscaping material pursuant to Section 11-4-7, Landscaping, Screening, and Fencing.
- b. To the maximum extent practicable, buildings shall be sited parallel to public rights-of-way.

#### (ii) Multi-Building Developments

For developments with three or more buildings:

- a. Buildings shall be arranged using one or more of the following techniques:
  1. Organize units around a central courtyard that maintains a consistent side yard setback between units along the street frontage;
  2. Locate the buildings on the corner of an adjacent street intersection or entry point to the development to frame the corner;
  3. Provide common gathering spaces between buildings; and/or



# Unified Development Ordinance Amendments

Presented to:

The Northglenn City Council Study Session:  
September 9, 2019



# UDO BACKGROUND

- UDO adopted February 2019
  - Replaced Chapters 11 (Zoning), 12 (Subdivision Regulations), and 21 (Signs) of the municipal code and concurrently adopted a Zoning District Map.
- Staff would assess implementation of UDO and identify amendments at regular intervals as needed.
- UDO in effect for about six months; staff is presenting a collection of identified updates ahead of formal ordinance amendment adoption.
  - Study Session with Planning Commission held Aug. 20
  - Study Session with City Council Sept. 9
  - Recommendation by Planning Commission to be held Oct. 1
  - 1<sup>st</sup> Reading with City Council to be held Oct. 14
  - 2<sup>nd</sup> Reading and Public Hearing for adoption to be held Oct. 28



# PACKET MATERIALS OVERVIEW

- Refer to Attachment 1 for Index of Revisions
- Revisions organized on 3 pages:
  - Page 1 – Clerical revisions fixing errors, cross-references, or clarifying language
  - Page 2 – Revisions that propose to adjust standards, or introduce new standards. Planning Commission supported revisions, and in some cases suggested additional language or analysis be considered ahead of adoption
  - Page 3 – Revisions that propose to adjust standards, or introduce new standards. Planning Commission could not reach consensus on supporting revision. Requesting direction from Council
- Attachment 2 is proposed amendment language



# PROPOSED UDO REVISIONS

- Item # 16 - Allow "little free libraries"?:
  - Issue: Desire to allow "little free library" book exchanges. Potentially conflicts with prohibition of accessory structures in front yards.
  - Suggested Revision: Propose to allow, along with mailboxes, in front yards, subject to a maximum height of 6' and a maximum size of 6 square feet façade area.
  - Planning Commission Recommendation: Directed staff to research any requirements from the USPS for mailboxes.



# PROPOSED UDO REVISIONS

- **Item # 17 - Accessory Dwelling Units in basements**
  - Issue: Most Perl-Mack homes have building footprints that are larger than the 750 SF maximum for ADU's, effectively prohibiting basement units if the basement matches in size.
  - Suggested Revision: Propose to add exception to size regulations in 11-3-4(d)(1).
  - Planning Commission Recommendation: Directed staff to consider language that addresses whether exemption applied to expansions to existing basements and to new construction.



# PROPOSED UDO REVISIONS

- Item # 18 - Allowance for Accessory Off-Premise Vending and Storage Lockers
  - Issue: Clarify allowance for accessory uses for off-site users such as Redbox video rental, propane rental, and Amazon storage lockers.
  - Suggested Revision: Update definitions to allow or disallow certain uses.
  - Planning Commission Recommendation: Directed staff to propose language that would limit the total number or size of such accessory installations.
  - City Attorney also suggested clarifying the intent and application of "explicitly associated with onsite business" in definition of Outdoor Sales and Display.





# PROPOSED UDO REVISIONS

- **Item # 20 - Screening between residential and nonresidential development**
  - Issue: Previous code included requirements for screening between residential and non-residential development. UDO removed due to thought that individual impacts would be mitigated such as parking and loading area screening. Staff recommends adding back into code for ease of administration.
  - Suggested Revision: Added as general requirement from the previous code. Suggest revising for clarity and to remove subjective standards. Also explicitly state maintenance responsibility is the nonresidential property owner.
  - Planning Commission Recommendation: Directed staff to address how requirement would be applied in a mixed-use development.



# PROPOSED UDO REVISIONS

- Item # 21 - Front yard fence height in multifamily uses
  - Issue: Clarify front yard determination in multifamily developments which have perimeter fencing that would technically violate as being in the front yard as defined as between building line to lot line.
  - Suggested Revision: Added language in Section 11-4-7(l)(2)(A)(i)(b) exempting fences in multifamily developments and limiting height to 6 ft.
  - Planning Commission Recommendation: Directed staff to verify if landscape screening can satisfy requirement.



# PROPOSED UDO REVISIONS

## FURTHER DISCUSSION NEEDED

- **Item #25 – Size of Accessory Structures**
  - Issue: Consider standard requiring size of accessory structures to be less than primary structure.
  - Suggested Revision: Add language limiting accessory structure size to not exceed that of primary building area in residential districts. Also clarify language that 30% rear yard coverage only applies to single family uses.
  - Planning Commission Discussion: Most members were in favor of limiting the size to that of the footprint of the primary building. Some did not share concern if it meant accommodating storage needs that may otherwise be left to outside view or lead to the construction of multiple accessory structures. Those in disagreement suggested a compromise to limit size up to a certain percent to be proposed by staff following additional analysis.



# PROPOSED UDO REVISIONS

## FURTHER DISCUSSION NEEDED

- Item #26 – Single Family Residential Building Materials
  - Issue: Blanket exemption for single family uses leads to architectural requirements not applying to home additions, attached garages, carports, or roof material. Possible this was done due to color regulation discussion, but may not have been fully intended.
  - Suggested Revision: Incorporate language and intent from previous code requiring architectural compatibility to additions that face the street. Reviewed by staff, appealable to Planning Commission, similar to "Alternative Equivalent Compliance" discretion afforded for architectural requirements for new construction.
  - Planning Commission Discussion: In general favored addition of language. Support of incorporating materials in existing structure to addition. Struggled with articulating a non-subjective standard or where line should be drawn.