

DRAFT FOR DISCUSSION PURPOSES ONLY

City of Westminster, Colorado
UNIFIED DEVELOPMENT CODE

White & Smith, LLC | Winter & Company |
Kendig-Keast Collaborative
February 22, 2021



WESTMINSTER *FORWARD*
one community. one vision. one future.

Code Forward: Development Code/Design Standards Update

February 25, 2021

WESTMINSTER FORWARD

one community. one vision. one future.

www.cityofwestminster.us/forward



SUSTAINABLE
BUILDING FEATURES



HOUSING FOR DIFFERING
HOUSEHOLDS



LAND USE TRANSITIONS



CLIMATE APPROPRIATE
LANDSCAPING AND
IRRIGATION



ENGAGING STREET ELEVATIONS



STEWARDSHIP OF
WATER RESOURCES



INTEGRATED SUSTAINABLE
INFRASTRUCTURE



TRANSIT AND BICYCLE
INFRASTRUCTURE



INVITING PEDESTRIAN
REALM

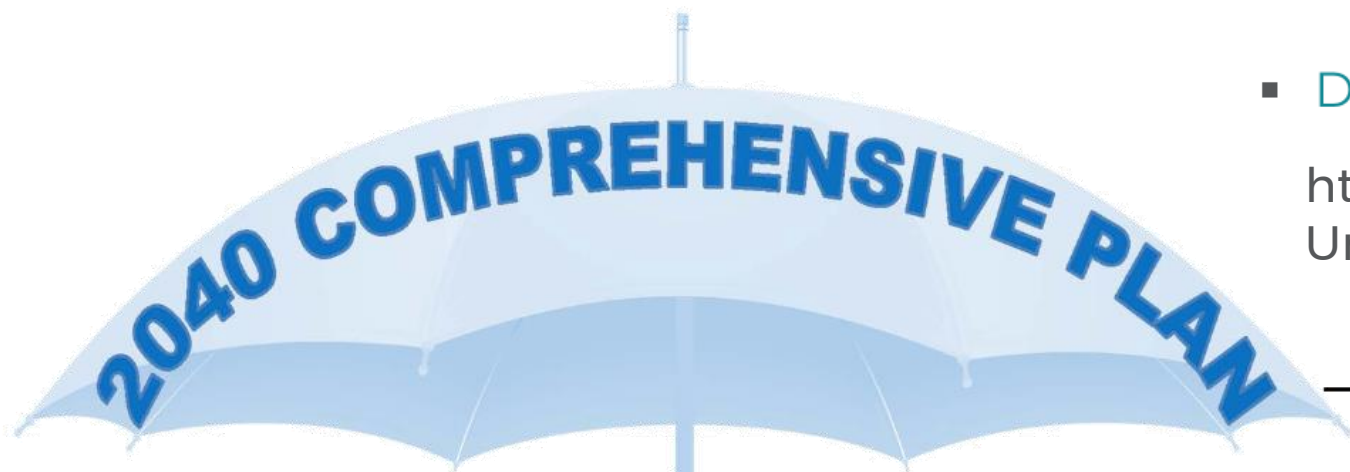


ACCESSIBLE PARKS
AND OPEN SPACE



STREETS AND TRAILS FOR
DIFFERENT MODES

- C COMPREHENSIVE PLAN
- P PARKS, REC. AND LIBRARIES PLAN
- S SUSTAINABILITY PLAN
- T TRANSPORTATION & MOBILITY PLAN
- U UNIFIED DEVELOPMENT CODE
- W WATER SUPPLY PLAN



- Draft Code (February 22, 2021 version) 

<https://www.cityofwestminster.us/Forward/UnifiedDevelopmentCode>

— Establishes general direction on anticipated land use character types over the next 20 years at a citywide level.

Use Patterns

— Establishes a menu of development types, describes defining characteristics and alternative avenues to meet the intent of each. This is neighborhood-scale level and guides formation of general compatibility considerations into a particular site.

Zoning

— Establishes a series of zoning districts (residential, commercial, industrial) with numerical standards relative to lot size, density, setbacks, etc. Zoning is more site specific to address a development's impacts.

Development Standards

— Establishes standards for site-specific considerations such as landscaping, parking and fences.

Use Regulations

— Establishes additional standards for sensitive uses such as home occupations, outdoor storage and swimming pools

Procedures

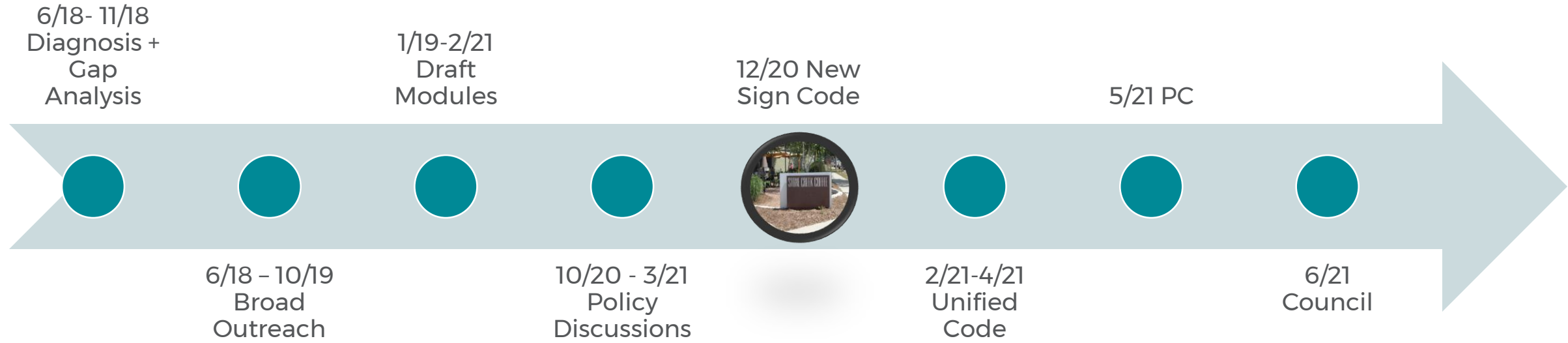
— Establishes transparent and consistent avenues for the consideration of various types of development applications.

Objectives

- Provide complete standards
- Provide predictable processes
- Respond to remaining land inventory
- Improve alignment with Strategic Plan
- Implement Westminster Forward Plans



Schedule



Progress

- Residences shall be setback a minimum of 50' from the common property line when adjacent to a non-residential use, and 30' from the common property line when adjacent to a residential use. Mixed uses within the same Planned Unit Development will be reviewed on an individual basis.
- Provide 0-10 foot landscaped setbacks from the right of way edge for privacy and enhancement of individual entries.

Design Standards

- Where development directly abuts a pedestrian connection, plaza, or park, provide a transition zone with seating areas, landscaping and/or artwork to create a physical and visual separation between the public and private realm.

Design Guidelines

- Additional arterial or collector street right-of-way (beyond amt. req.) will be provided for berming and additional landscape area: 100 points per additional three feet added to right-of-way section along the entire street frontage (500 max. points.)

Connectivity (and Access?) Need to split into Bike/Ped/Vehicular Intent

- All routes from the homes and common buildings to and along the network of streets and drives shall provide safe, convenient access for bicycles and pedestrians.
- The internal vehicular and pedestrian circulation within a development involving multiple buildings or lots must interconnect in an obvious and consistent manner.
- There must be a clear and carefully planned hierarchy in the vehicular circulation design.
- Sidewalk areas in front of buildings shall be designated to accommodate pedestrian activity.

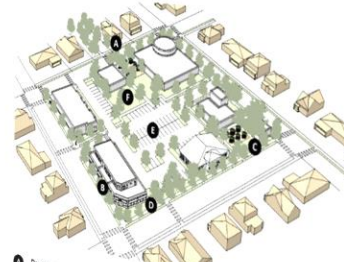
ROMD

- Cross access and parking easements must be noted on the ODP and final plat when applicable.
- ### Prescriptive Design Standards
- TMUND Commercial - A pedestrian walk must be provided for pedestrian access of 25 feet depending on the volume of foot traffic. Where street trees or existing areas of the minimum pedestrian walk area should have an unobstructed width of 8-10 feet.
 - Provide concrete bicycle and pedestrian connections between neighborhoods and subdivisions.
 - Path(s) must meet minimum sidewalk widths per City Standards and Specifications for Public Improvements at the time of ODP approval.
 - All internal site sidewalks shall be a minimum width of 7 feet.
 - Multi-Use paths and connections to trails will be a minimum of 10 feet.
 - Site planning must provide for the Fire Department/Emergency access, and drives must be a minimum of 20-feet in width and comply with current standards. When parking control is necessary along required access, such

Analysis

4. NEIGHBORHOOD CENTERS

This Use Pattern creates an appropriately scaled commercial node for adjacent residential neighborhoods with a variety of uses that provide goods and services to meet the neighborhood's needs. This Use Pattern fosters an active pedestrian-oriented environment that is distinct from the neighboring residential development in its use and building form. This Use Pattern is often located on a corner site or adjacent to the entry to a residential development. Buildings in this use pattern are located at or near the sidewalk or street edge to create a strong relationship between the public and private realms. Public outdoor spaces and shared amenity spaces are incorporated and are easily accessible to pedestrians. Pedestrian and bicycle connections link the surrounding residential neighborhoods to the neighborhood center. While vehicular connections are necessary, the neighborhood center is designed to favor the pedestrian and should make the automobile subordinate. Where taller buildings are located adjacent to existing low-scale residential development, a transition is provided (i.e., landscape buffer, building step down, etc.). Surface parking lots are attractive and visually subordinate to the street and the site. Buildings are located to preserve mature trees and other significant natural resources. Landscaping is incorporated into surface parking lots, along the street and within the site in order to enhance the development's sustainability and visual appeal.



- 1 Development connects to existing circulation and open space systems.
- 2 Buildings in this use pattern are located at or near the sidewalk or street edge.
- 3 Provide transitions to edges with diverse uses and different program scales.
- 4 Parking is attractive and visually subordinate to the street and roads.
- 5 Shared outdoor amenity spaces (active & passive) are integrated throughout the area.
- 6 Live-work

Discussion



Building types permitted in this Use Pattern:

- Garage and Carports
- Live-work
- Mixed-Use
- Commercial
- Office

Drafts

4A. SITE DESIGN STANDARDS

Building Placement	
A.1 Building Placement	See Chapter 3
Building Orientation	
A.2 Building Orientation	A building shall directly face the street, public space, or pathway.
Frontages	
A.3 A frontage treatment is required	Minimum of one (1) of the following options is required: A.3a, A.3b, A.3c (See Table A.3 and the design requirements in sub-section that follows)
Transitions	
A.4 A transition is required along a SIDE property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, (See Table A.4 and the design requirements that follow)
A transition is required along a REAR property line when abutting single-family	Minimum of one (1) of the following options is required if abutting single-family: A.4a, A.4b, A.4c, A.4d, A.4e, A.4f, (See Table A.4 and the design requirements that follow)
Connectivity	
A.5 Connectivity shall be provided in Pedestrian Circulation Systems.	The following are required: A.5a, A.5b, A.5c, A.5d, A.5e, A.5g, A.5h, A.5i (See Table A.5 and the design requirements that follow)
Vehicular connections to internal driveways on adjacent properties shall be provided.	Required (See design requirements that follow)
Mid-block connections	Required (See design requirements that follow)
Parking Location	
A.6 Parking Setback (min)	Blocks that exceed 300' must provide at least one mid-block pedestrian connection.
Parking Pod Size (max spaces)	10
	30'

In progress draft: September 5, 2019

Mixed Use Building Design Variables

Review each image below, considering the topic highlighted for each section of images. Then, using the stickers provided, identify whether the image would be appropriate or inappropriate for Westminster. Please use only one sticker per image.

Mass & Scale

	Appropriate	Inappropriate	Appropriate	Inappropriate
HF	22	1	25	1
SC	84		102	

Building Height

	Appropriate	Inappropriate	Appropriate	Inappropriate
HF	11	2	9	4
SC	92		81	

Materials

	Appropriate	Inappropriate	Appropriate	Inappropriate
HF	1	7	5	2
SC	36		66	

	Appropriate	Inappropriate	Appropriate	Inappropriate
HF	4	5	21	4
SC	69		62	

	Appropriate	Inappropriate	Appropriate	Inappropriate
HF	17	2	53	4
SC	39		73	

HF = Heritage Festival Responses SG = Survey Gizmo Online Responses

Urban Design Workshop • Sept. 18, 2018



Mixed Use Building Design Variables

General Comments

- Areas around the Rail Station should be mixed-use Variety in style
- High density is important for making Westminster an inclusive, vibrant city
- Avoid “boxy” “too modern” massing
- Provide adequate parking and avoid too high of density
- Durability and sustainability are important in mixed-use design
- Green building should be the main focus when designing mixed-use developments and highly dense development
- Keep pedestrian oriented and walkable streets

Massing

- Consider the cost and effort of a mixed-use building when determining the scale and mass. A 2-story mixed use building is too small to generate economic boost in Westy
- Height should not block the mountain views
- Tall buildings in such close proximity to residential areas should be avoided

Aesthetic

- Timeless style in design is important
- Not too industrial looking
- Traditional design with a modern touch

Material

- Concrete block, pre-fab panels, and cheap materials are inappropriate
- Variety in materials and style is needed
- Avoid stucco materials
- Materials and massing should promote environmental sustainability

Context

- Mixed-use works well for downtown and pedestrian friendly areas
- Mixed-use should be in similar scale to existing context
- Blend in with the rest of surrounding development

Bookmarks

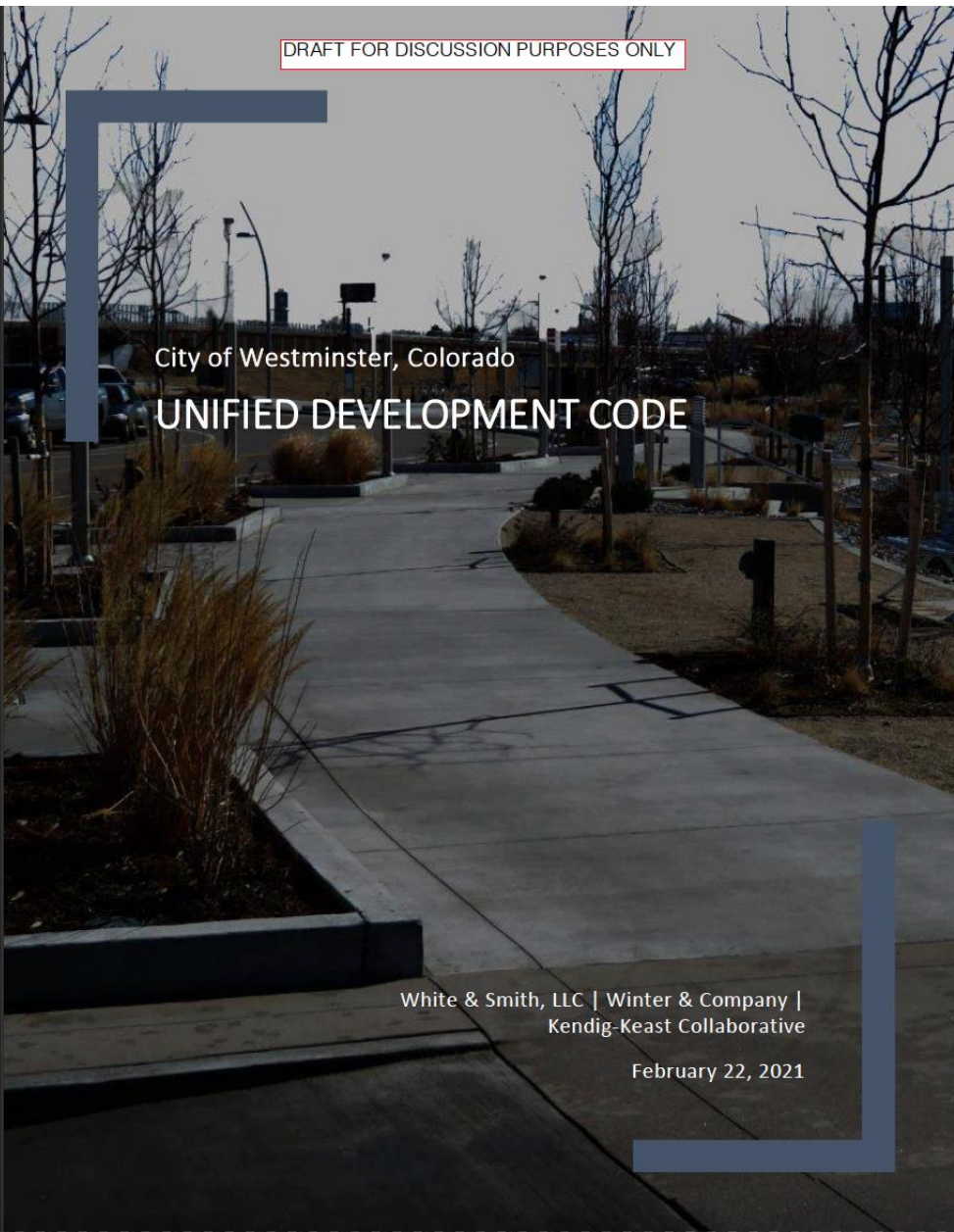
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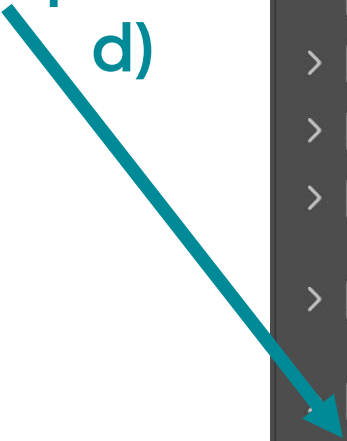
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- 12-1-1 Title
- 12-1-2 Authority
- 12-1-3 Applicability
 - (A) Generally. Unless otherwise provided, this Title applies to any:
 - (1) development or redevelopment of land;
 - (2) new building or use;
 - (3) addition or enlargement of an existing building or use;
 - (4) change in occupancy of any building; or
 - (5) change of use.
 - (B) Applications. Unless

Bookmarks
(expanded)



Bookmarks
(collapsed)



Bookmarks [X]

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- > Westy UDC_2 Use Patterns_02_clean
- > Westy UDC_3 Zone Districts_02_clean
- > Westy UDC_4 Development Standards_02_clean
- > Westy UDC_5 Procedures_02_clean
- > Westy UDC_6 Uses_02_clean
- > Westy UDC_7 Nonconformities_02_clean
- > Westy UDC_8 Enforcement_02_clean
- > Westy UDC_9 Agencies_02_clean
- > Westy UDC_10 Definitions_02_clean
- > Westy UDC_11 Legal_02_clean
- > Westy UDC_12 Submittal_02_clean

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Bookmarks [X]

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- New Bookmark ⌘B
- New Bookmarks from Structure...
- Expand Current Bookmark
- Collapse Top-Level Bookmarks**
- Highlight Current Bookmark

Outline

1. Introduction

2. Use Patterns

3. Zoning Districts

4. Development Standards

5. Procedures

6. Use Regulations

7. Nonconformities

8. Enforcement

9. Agencies

10. Definitions

11. Legal Provisions

12. Submittal Requirements



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- > Westy UDC_1 Intro_02_clean
- Westy UDC_2 Use Patterns_02_clean
 - 12-2-1 Generally
 - 12-2-2 Single-Family Traditional (Existing)
 - (A) Definition
 - (B) Permitted Building Types [See Section 12-4-2, W.M.C.]
 - (1) Principal Building Types
 - (a) Detached Single-Family
 - (b) Attached Single-Family
 - (2) Secondary Building Types



Chapter 1 Introduction

*Purpose: This title is enacted to preserve and promote the p
the inhabitants of the City and of the public generally and to
growth and expansion of the City. This title:*



- *Implements the City's Comprehensive Plan;*
- *Provides standards and procedures for new devel
the City and subject to its regulatory jurisdiction*
- *Conforms to all applicable requirements of Color*
- *Provides standards that are appropriate to their c*
- *Establishes procedures for processing developmen
streamlined land use decisions;*
- *Provides regulations in language that is easy to
who interacts with the development approval pro*
- *Provides standards that, wherever possible, are c
through streamlined procedures;*
- *Protects neighborhoods from incompatible develc*
- *Provides standards that are realistic and work in*
- *Accommodates housing that is affordable for the*

Running Headers

Italicized Purpose Statements & Commentary Definitions & Technical Material to back



Outline

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4. Development Standards

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7. Nonconformities

8. Enforcement

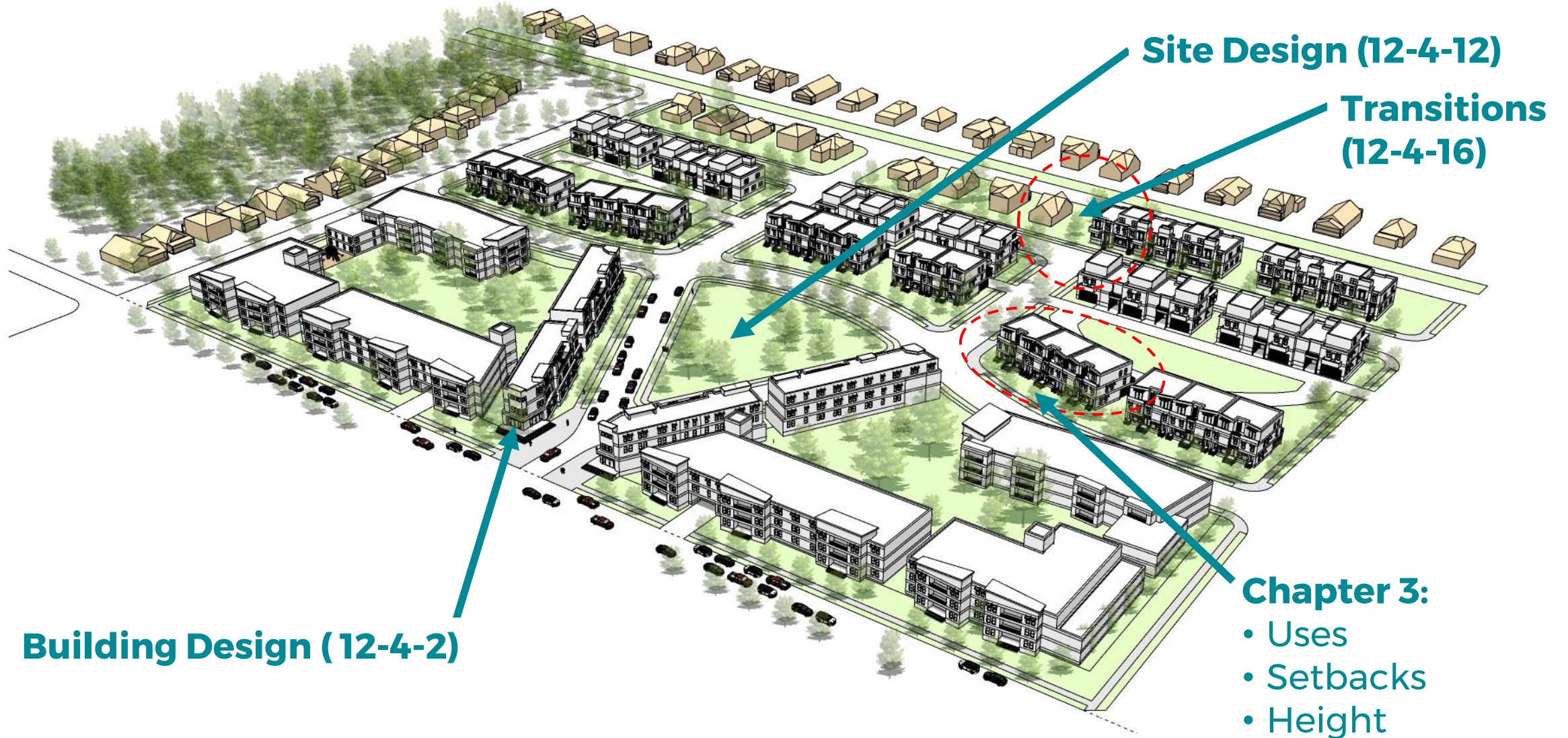
9. Agencies

10. Definitions

11. Legal Provisions

12. Submittal Requirements

Site Design + Building Design = Use Pattern



Site Design (12-4-12)

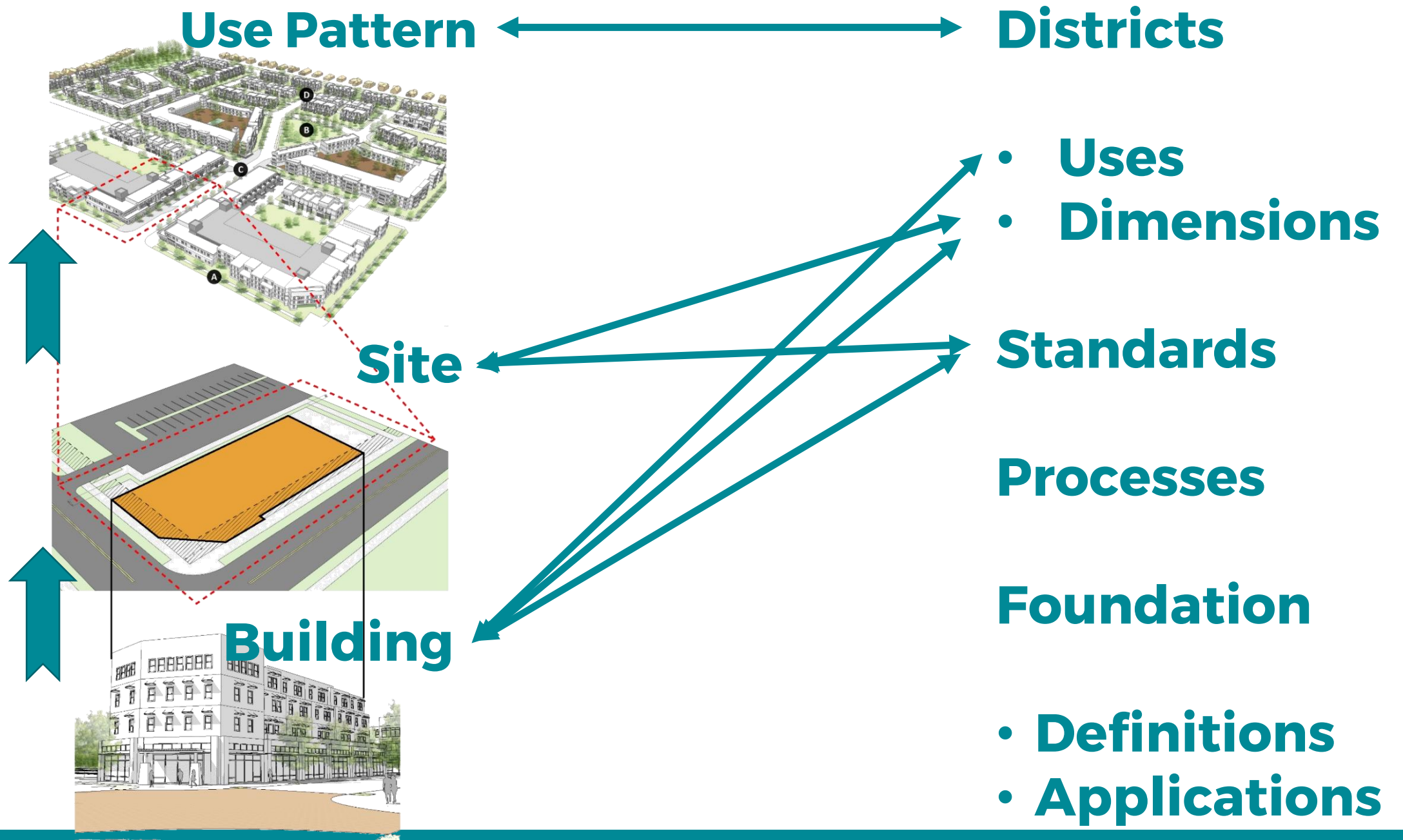
Transitions (12-4-16)

Building Design (12-4-2)

Chapter 3:

- Uses
- Setbacks
- Height

Structure

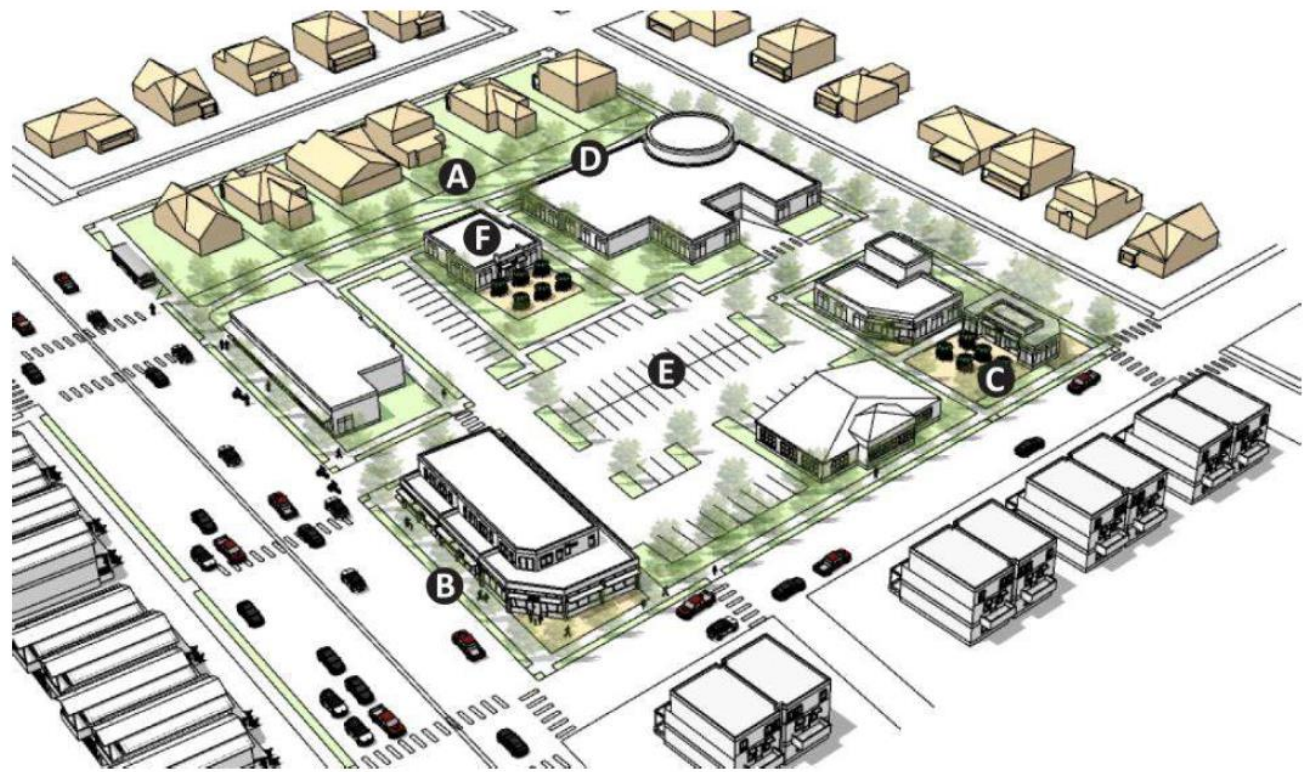


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Table of Contents

- 12-2-1 Generally.....
- 12-2-2 Single-Family Traditional (Existing).....
- 12-2-3 Single-Family Traditional (Emerging).....
- 12-2-4 Single-Family: Curvilinear Street (Established).....
- 12-2-5 Single-Family: Curvilinear Street (Emerging).....
- 12-2-6 Single-Family: Neo-Traditional.....
- 12-2-7 Mixed Housing.....
- 12-2-8 Neighborhood Centers.....
- 12-2-9 Mixed Use Neighborhoods.....
- 12-2-10 Commercial Corridors and Centers.....
- 12-2-11 Commercial Retrofit.....
- 12-2-12 Office and Employment Campus.....
- 12-2-13 Small Flex Industrial.....
- 12-2-14 Large Conventional Industrial.....

12-2-8 Neighborhood Centers



- A** Development connects to internal and external circulation systems.
- B** Buildings are located at or near the street edge.
- C** Common areas (both active & passive) are integrated throughout the use pattern.
- D** Transitions to sensitive edges include lower building heights and increased setbacks.
- E** Parking is visually subordinate to the street, and primarily located to the interior of the site, with some below grade parking.
- F** Where public open space exists, buildings orient to it.

(A) Definition

The Neighborhood Centers Use Pattern serves nearby residential areas with a variety of commercial uses that meet neighborhood needs. It fosters an active pedestrian-oriented environment. It often is located on a corner site. Buildings are placed at or near the

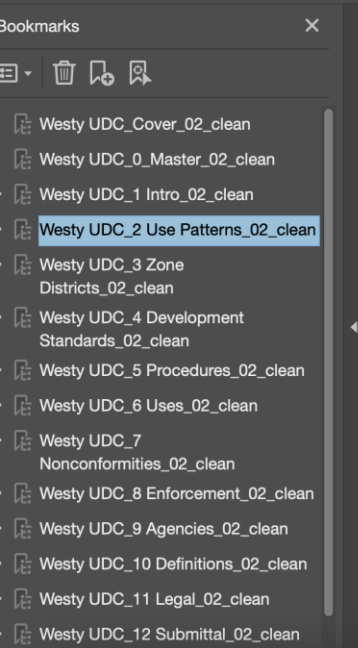


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- 12-2-14 Large Conventional Industrial.....

(B) Permitted Building Types [See Section 12-4-2, W.M.C.]

(1) Principal Building Types

- (a) Mixed-Use**
- (b) Commercial**
- (c) Live-Work**
- (d) Office**
- (e) Parking Structure**

(2) Secondary Building Types

- (a) Secondary Building (Garage, Carport)**

(C) Site Design Standards

Building Orientation		
See also section 12-4-12, W.M.C. (site design), for other requirements related to this topic.		
C.1	Building Entry Orientation	Orient a building to a street by locating the primary entrance on the street-facing façade. See the Site Design Standards for additional standards and exceptions.
Frontages		
See also section 12-4-12, W.M.C. (site design), for other requirements related to this topic.		

- > Westy UDC_3 Zone Districts_02_clean
- 12-4-1 General Provisions
 - 12-4-2 Buildings
 - (A) Height Measurement
 - (B) Building or Floor Area
 - (C) Building Types
 - (D) Common Building Design Standards

(9) Mixed-Use

This section provides design standards for the mixed-use building type. The illustration below identifies some typical features. A description of the building type is next. Then, the tables that follow provide the related design standards.



Figure 12-4-2-25 Mixed-Use

- A** *An easily identifiable entrance to the building connects to the public realm.*
- B** *Step backs in upper floor levels reduces perceived mass and scale.*
- C** *Transparency at the ground level of the building engages the public realm.*



Mixed Use



Mixed Use



Mixed Use



Mixed Use



Mixed Use



Mixed Use

- 12-4-1 General Provisions
- 12-4-2 Buildings
 - (A) Height Measurement
 - (B) Building or Floor Area
 - (C) Building Types
 - (D) Common Building Design Standards**
 - 12-4-3 Dimensional Standards
 - 12-4-4 Environmental Requirements
 - 12-4-5 Fences
 - 12-4-6 Floodplain Regulations
 - 12-4-7 Improvements
 - 12-4-8 Landscape & Preservation

C. Pergola
A pergola or other sheltering structure can help soften a windowless facade and help create a more active appearance.



D. Trellis or Landscaping
A trellis allows vines and other plants to cover blank wall areas and provide visual interest. A trellis may work in combination with a raised planting bed.

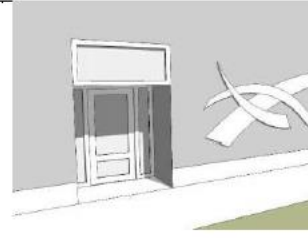


(i)

E. Display Case
A display case exhibits products and services available in a building without views to the inside. It creates pedestrian interest and engage the street.



F. Wall Art
Wall art, mosaics, and murals add interest, especially along an otherwise windowless façade.



("Amenity") Space Standards

- 12-4-12 Site Design
- 12-4-13 Stormwater Management
- 12-4-14 Streets
- 12-4-15 Sustainability
- 12-4-16 Transitional Standards
- 12-4-17 Utilities

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Unified Development Code
Chapter 4 Development Standards | 12-4-12 Site Design

Table 12-4-12-2 Menu of Options for Frontage Types

The following options are appropriate frontage types that provide a pedestrian-oriented street edge. See a specific Use Pattern to determine which of these options are allowed or required. See also section 12-4-8, W.M.C. for landscape standards, the zoning districts (Chapter 3 of this title and section 12-4-3, W.M.C for setback requirements and section 12-4-10, W.M.C. for parking standards.

Table 12-4-12-2.a.

A building is placed at the edge of the sidewalk with *hardscape improvements* in the right-of-way.

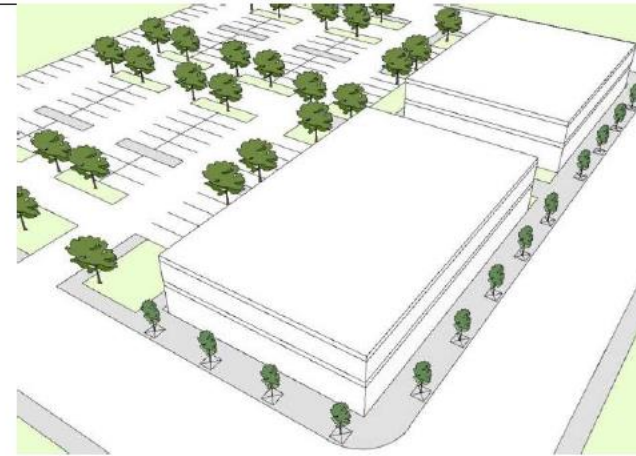


Table 12-4-12-2.b

A building is set back from the sidewalk with *landscape improvements* in front.



Table 12-4-16-1.a

Step Back in Building Height.

The more intense development steps down in height towards the sensitive property.

- A = Required min. setback
- B = 35 ft. max.
- C = 45° angle



Outline

1. Introduction
2. Use Patterns
- 3. Zoning Districts**
4. Development Standards
5. Procedures
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7. Nonconformities

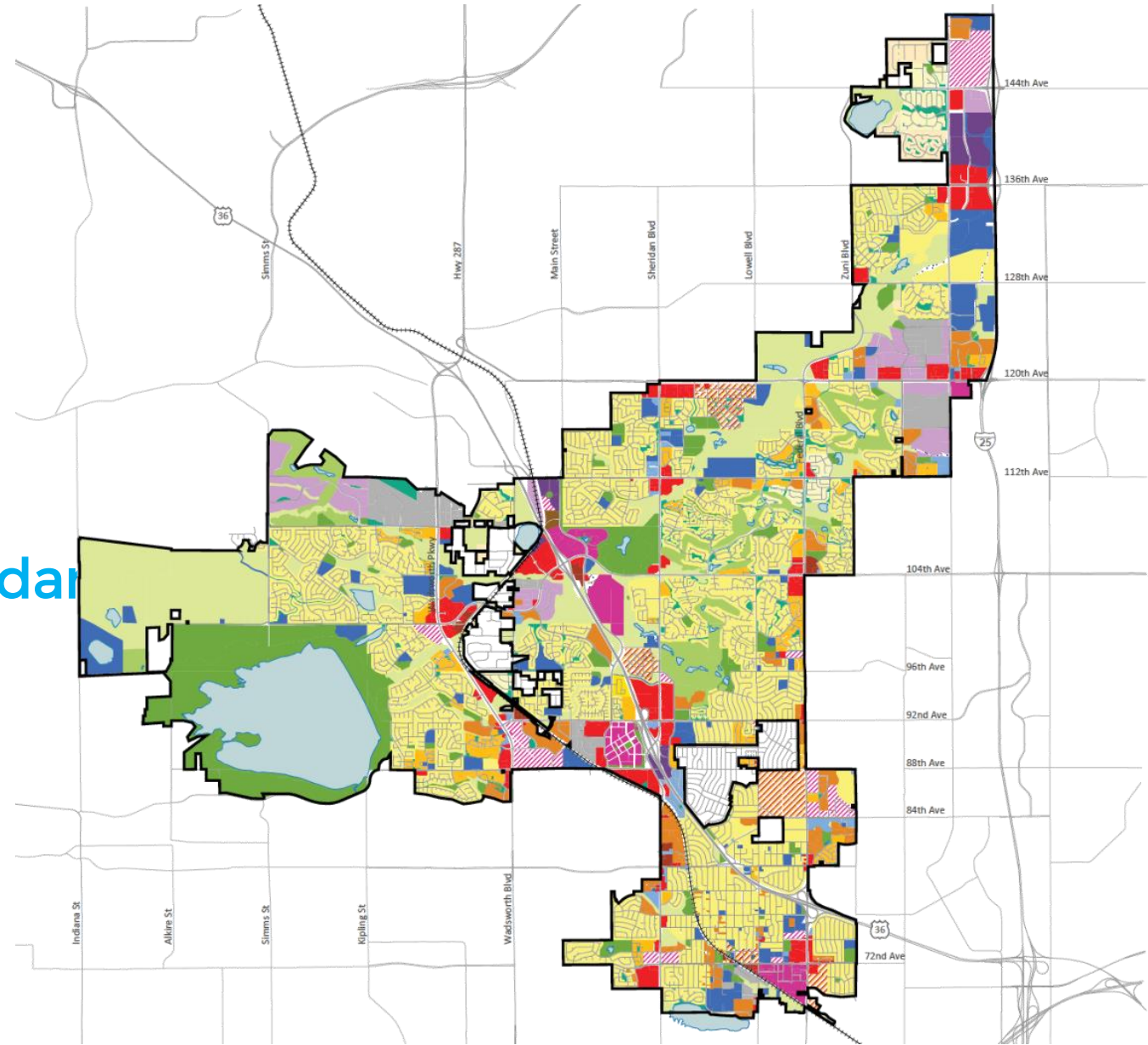


Figure 2-2: Land Use Diagram

Legend

- Residential R-1
- Residential R-2.5
- Residential R-3.5
- Residential R-5
- Residential R-8
- Residential R-18
- Residential R-36
- Traditional Mixed Use Neighborhood
- Mixed Use
- Mixed Use Center
- Retail Commercial
- Service Commercial
- Office
- Office/R&D Low Intensity
- Office/R&D High Intensity
- Flex/Light Industrial
- Public/Quasi-Public
- Public Parks
- City Owned Open Space
- Golf Courses
- Private Parks/Open Space
- Major Creek Corridor on Non-Public
- City Limits
- Water



0 0.5 1.0 2.0
Miles

Updated 4/13/15

Zoning



2 sets of districts



1 set of districts



PUD for > 2 acres



PUD for > 10 acres



Plan ▶ PUD ▶ Development



Plan ▶ Districts ▶ Development



Standards negotiated



Standards written

12-3-11 Neighborhood Commercial (NC)

Purpose. *The Neighborhood Commercial (NC) district accommodates the sale of convenience goods (such as a grocery store or pharmacy) and personal services (laundry, dry cleaning, etc.) for day-to-day living needs of the immediate neighborhood.*

(A) Development and Dimensional Standards.

Table 12-3-11-1, Neighborhood Commercial (NC) Dimensional Standards

[IMAGE TO BE INSERTED]



Intensity and Development		
1	Building Area (<i>max square feet per building</i>)	50,000
2	Floor Area Ratio (<i>max</i>)	.45
3	Building Height (<i>max feet/stories</i>)	35'/2.5
4	Civic Space (<i>min sf based on gross floor area [GFA] for all buildings on lot</i>)	
5	< 15,000 sf GFA (<i>min sf</i>)	n/a
6	15,000-50,000 sf GFA (<i>min sf</i>)	400 sf
7	> 50,000 sf GFA (<i>min sf</i>)	175 sf per 3,000 sf GFA
Setbacks		
5	Front Setback (<i>min / max</i>)	5'/20'
	Front Setback from a Collector Street (<i>min / max</i>)	10' / 35'
	Front Setback from Arterial Street (<i>min / max</i>)	10' / 35'
6	Frontage Buildout (<i>percent lot frontage</i>)	45%
7	Parking Setback (<i>min- from front property line</i>)	10'
8	Side Setback (<i>min interior / corner lot</i>)	5'/7.5'
9	Rear Setback (<i>min</i>)	20'

See section 12-3-1(C), Table 12-3-1-1 (Summary / Description of Dimensional Standards). See Chapter 6 (Use Regulations) for additional or supplemental standards for use types, such as single-family attached

Planned Unit Development (PUD)

Permitted and prohibited uses

Density

Floor area or floor area ratios

Lot size

Setbacks

Building height

Open or civic space

Off-street & on-street parking and loading

Signs

Screening landscaping or buffering

Building design

Site design

Tree preservation

Sustainability

Project phasing

Compatibility standards

Use Table

Use Groups	Open	Residential					Nonresidential and Mixed Use					Employment	
Primary Uses	O1	RE	SR	MR	MM	MH	NO	NC	MC	TC	CS	BP	OE
Mobile home park	Refer to Chapter 6												
Multi-family dwellings	--	--	P	P	P	P	--	--	P	--	--	--	--
Lodging / Group Living													
Bed and breakfast	--	--	C	C	C	C	--	--	C	--	--	--	--
Boarding and Rooming House	--	--	--	--	P	P	--	--	P	--	--	--	--
Domestic violence home	--	--	--	C	C	C	--	--	C	--	--	--	--
Group care facility	--	--	--	C	C	C	--	C	C	--	--	--	--
Group home	--	C	C	C	C	C	--	--	--	--	--	--	--
Hotel, Motel, or Resort	C	--	--	--	--	--	--	--	P	P	P	P	P
Institutional care facility	--	--	--	--	--	--	--	C	--	--	C	C	C
Nursing home / facilities	--	--	--	C	C	C	--	--	C	--	--	--	--
Seasonal Shelter	--	--	--	--	--	C	C	C	C	C	C	--	--
Agriculture													
Agriculture	P	--	--	--	--	--	--	--	--	--	--	--	--
Farm Winery	P	--	--	--	--	--	--	--	--	--	--	--	--
Greenhouse / nursery	P	--	--	--	--	--	--	--	--	--	P	--	--
Community garden	P	P	P	P	P	P	--	--	--	--	--	--	--
Community Supported Agriculture	P	S	S	P	P	P	--	--	--	--	--	--	--

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4. Development Standards

5. Procedures

6. Use Regulations

7. Nonconformities

8. Enforcement

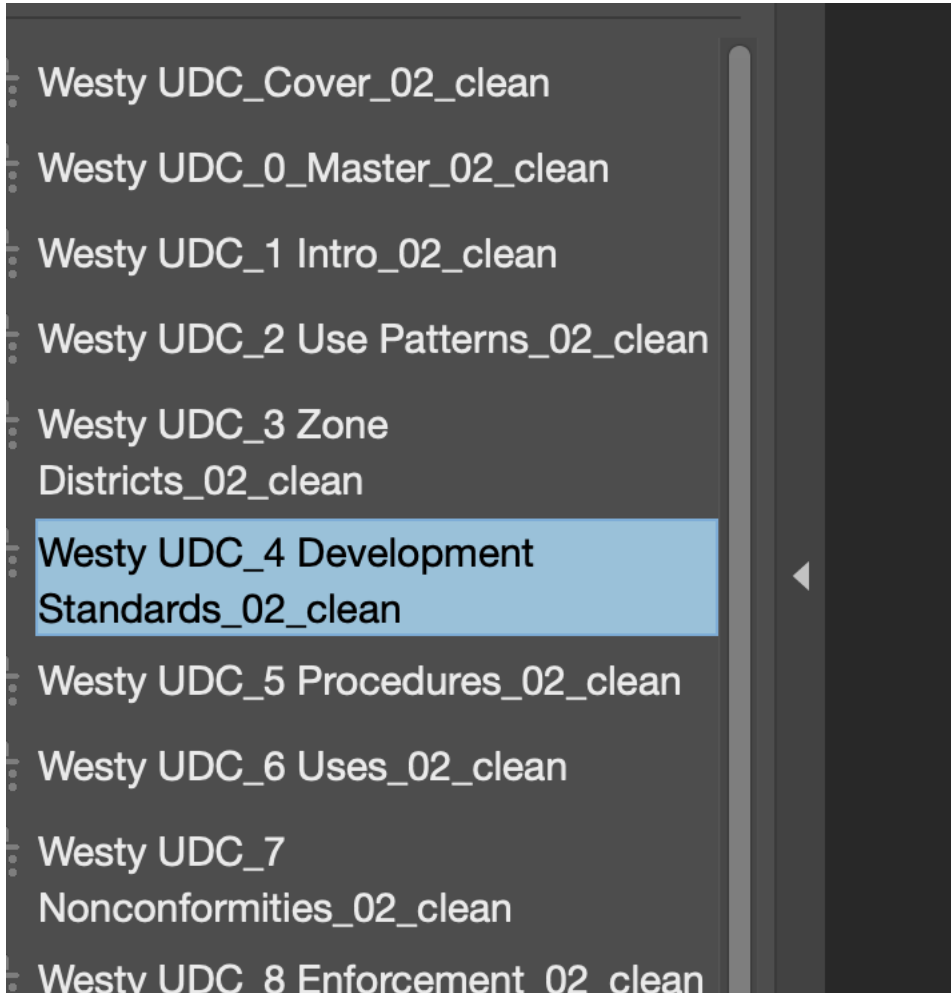
9. Agencies

10. Definitions

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Development Standards



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- 12-4-12 Site Design
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- 12-4-14 Streets
- 12-4-15 Sustainability

Table 12-4-8-1 Tree Preservation Chart

TREE PRESERVATION CHART

Species	DBH	Condition	Disposition	Mitigation	Notes

Total Mitigation Required _____

Species—Provide the common and botanical name for the tree

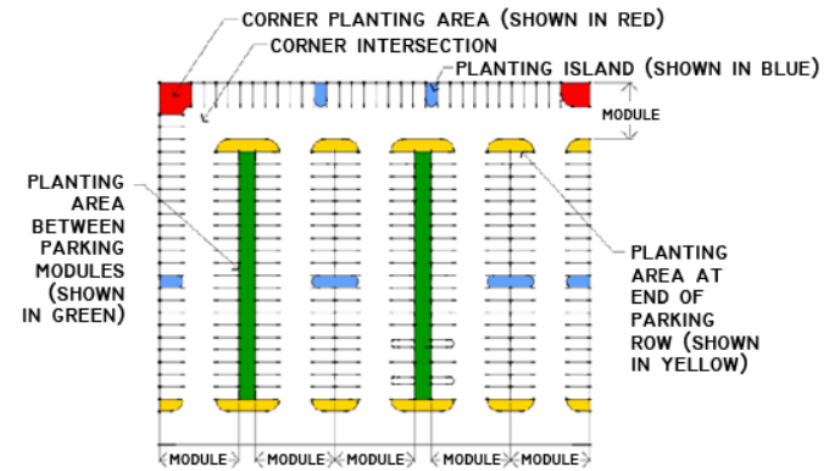
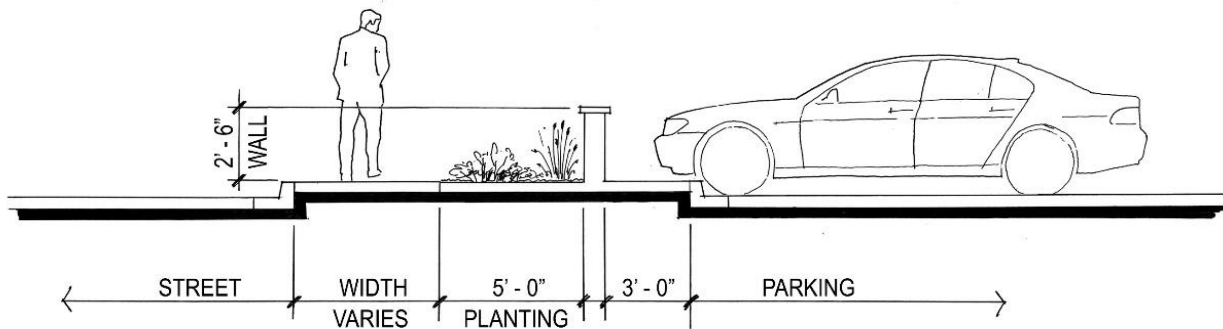
DBH---Diameter at Breast Height in caliper inches

Condition—Rated as Excellent, Good, Fair, Poor or Dead. Use ISA rating system for determining condition

Disposition—Keep, Remove, or Transplant

Mitigation---If tree is being removed, specify the caliper inches that are required for mitigation using the 2:1 caliper inch ratio. 2" are required to replace every 1" removed.

Notes---Any additional information worth noting about the tree.



Development Standards

- 12-4-9 Lighting and Illumination
- 12-4-10 Parking & Loading**
- 12-4-11 Parks/Open Space/Civic ("Amenity") Space Standards
- 12-4-12 Site Design
- 12-4-13 Stormwater Management
- 12-4-14 Streets
- 12-4-15 Sustainability
- 12-4-16 Transitional Standards
- 12-4-17 Utilities

Use	Parking Spaces Required (<i>min</i>)	
	Vehicle Spaces	Bicycle Spaces
Residential		
Single-family detached dwelling	2 per dwelling unit	N/A
Single-family attached dwelling	2 per dwelling unit	N/A
Caretaker's Quarters	1 per dwelling unit	N/A
Cottage Court	1 per dwelling unit	N/A
Manufactured home park	2 per dwelling unit	N/A
Multi-family dwellings	1 per dwelling unit	¼ per dwelling unit
Lodging / Group Living		
Bed and breakfast	1 + 0.75 per bedroom	1 per 20 required vehicle spaces*
Boarding and Rooming House	1 + 1 per 3 bedrooms	1 per 20 required vehicle spaces*
Domestic violence home	1 + 1 per 3 bedrooms	1 per 20 required vehicle spaces*
Group care facility	1 + 1 per 3 bedrooms	1 per 20 required vehicle spaces*
Group home	1 + 1 per 3 bedrooms	1 per 20 required vehicle spaces*
Hotel, Motel, or Resort	1 + 1 per 3 bedrooms	1 per 20 required vehicle spaces*
Institutional care facility	1 + 1 per 3 bedrooms	1 per 20 required vehicle spaces*
Nursing home / facilities	1 + 1 per 3 bedrooms	1 per 20 required vehicle spaces*
Seasonal Shelter	1 + 1 per 3 bedrooms	1 per 20 required vehicle spaces*
Agriculture		
Agriculture	N/A	N/A
Farm Winery	N/A	N/A



- 12-4-9 Lighting and Illumination
- 12-4-10 Parking & Loading
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larger than a rotary and roundabout. A close is a circular or oval open space that serves the same function as a paved cul-de-sac but most often provides for access to more lots. All are generally located within a road right of way. The minimum size is 2,000 square' and the maximum size is 7,000 square'.

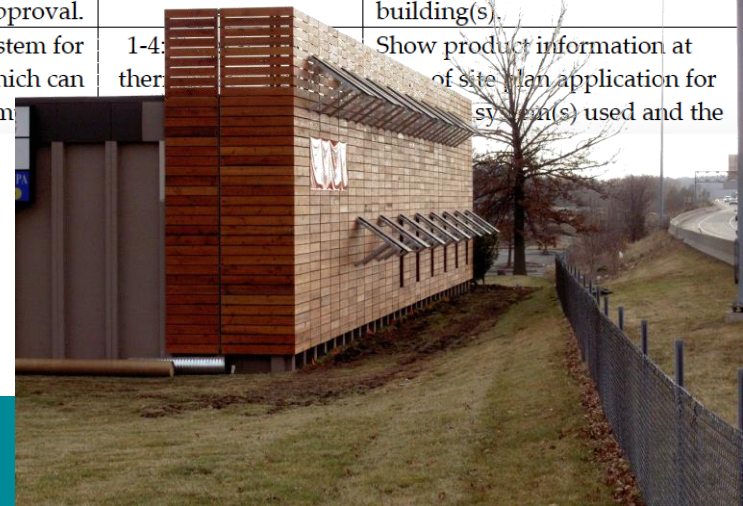
Civic Space

Plaza	An open area with seating that is adjacent to, or part of, a building. A plaza may be combined with a courtyard. Plazas function as gathering places and may incorporate a variety of non-permanent activities such as vendors and display stands. A plaza requires a minimum depth and width of 10' and a minimum total area of 300 square'.	1.0
Square	Areas that are improved with a combination of lawn, landscaping and seating areas, and that are accessible to the public or the project's tenants or customers. A square shall be: <ul style="list-style-type: none"> • bounded by streets on at least one side and pedestrian walkways on at least 2 sides, or • not bounded by streets, but accessible to the public 	1.0
Courtyard	A courtyard is a contiguous open area, open to the public: <ul style="list-style-type: none"> • is surrounded on at least two sides by building walls with entryways. • is at grade. 	0.75



- 12-4-10 Parking & Loading
- 12-4-11 Parks/Open Space/Civic (“Amenity”) Space Standards
- 12-4-12 Site Design
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	Menu Item	Points	Documentation Required
1	Increase energy efficiency of structure over the energy efficiency standard. Points may be awarded for efficiency gains in specific systems, such as lighting or mechanical, but more points may be awarded for an integrated design approach.	1-25: Points are awarded on a sliding scale with one point for every two percent increase in energy efficiency, up to 25 points.	Complete USDOE REScheck or COMcheck Compliance Certificate for interior and exterior lighting, building envelope, and mechanical equipment, and provide proof of energy modeling for structures and/or additions greater than 10,000 square feet in size, with a defined performance target that demonstrates projected energy efficiency. HERS is acceptable for attached residential units, with one unit serving as the model for all units if identical construction methods are used.
2	Commission the building(s) for energy efficiency performance by a technician prior to certificate of occupancy. The applicant shall make all feasible improvements prior to planning final approval.	4	Provide energy model performance targets at time of building permit application, as well as proof of contract with technician commissioning the building(s).
	system for which can if m	1-4: ther	Show product information at of site plan application for system(s) used and the



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Use Regulations

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- Westy UDC_3 Zone Districts_02_clean
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- 12-6-1 Generally
- 12-6-2 Accessory Structures & Uses
 - (A) Generally
 - (B) Number Permitted. Unless stated otherwise on an Official Development Plan:
 - (C) Architectural Character
 - (D) Size
 - (E) Height. Maximum height of an accessory structure is limited to 15 feet, except in O-1 zoning districts where maximum height is limited to 35 feet.
 - (F) Setbacks
 - (G) Accessory Dwelling Units (ADU)
 - (1) One ADU may be permitted

(G) Accessory Dwelling Units (ADU)

- (1) One ADU may be permitted on a residential lot within the RE, SR and MR districts where the lots is 6,000 square feet or greater in size and may be detached from or attached to the primary dwelling unit.
- (2) An ADU that is attached to or part of the same structure as the primary unit must provide a separate exterior entrance and, if facing the street, must be setback from the front façade and not visible form the public right of way.
- (3) The maximum floor area of an ADU shall not exceed thirty percent (30%) of the roof area of the primary dwelling unit or eight-hundred (800) square feet, whichever is less.



404



- 12-6-2 Accessory Structures & Uses
- 12-6-3 Adaptive Reuse
- 12-6-4 Adult Businesses1F
- 12-6-5 Automotive-Oriented and Convenience Businesses
- 12-6-6 Dumpsters and Trash Storage4F
- 12-6-7 Home Occupations
- 12-6-8 Hospital (with Overnight Stays)
- 12-6-9 Industrial Uses
- 12-6-10 Manufactured

12-6-3 Adaptive Reuse

Purpose: This section provides flexibility in adapting existing structures to new uses over time, in recognition that neighborhoods and land uses do not remain static. This section encourages the repurposing of existing buildings to provide a more efficient use of infrastructure, minimize excessive development costs, and to encourage mixed use development in locations with existing infrastructure.

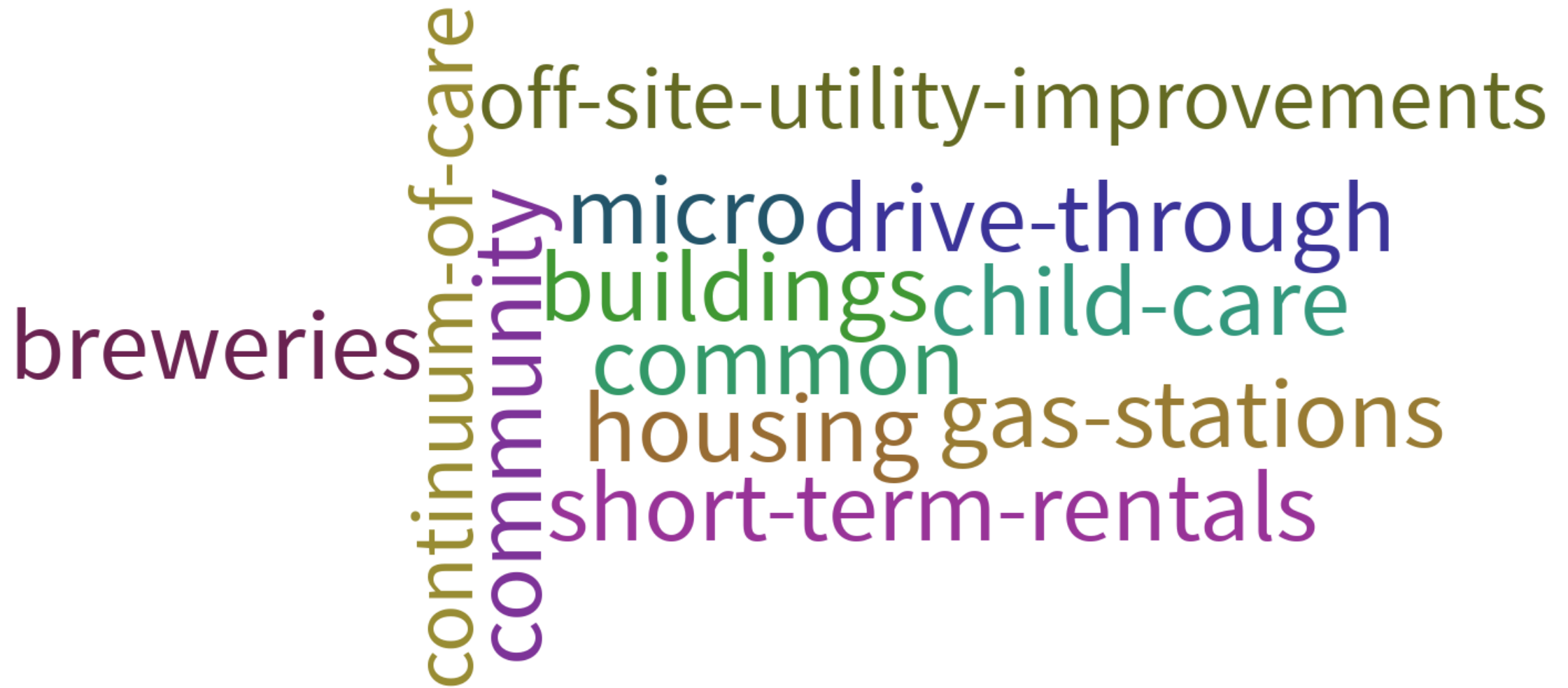
Permitted use in: All districts.

(A) Applicability

- (1) This section applies to the adaptive reuse of any existing building in any zoning district, if the building:
 - (a) Lawfully existed before the effective date of this Code. and



What other uses need special regulations?



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(2) The processes established in this Chapter are summarized in Table 12-5-1.2.

Table 12-5-1.1 Common Procedural Elements

Element	What does this mean?
Applicability	The type of development or situation that is subject to the process.
Pre-Application	If applicable, this step provides for early feedback to the Applicant before the application is officially filed.
Initiation	This is how the applicant begins the process, including which department or official receives the application.
Completeness	This is how the City of Westminster determines that the application has sufficient information to be processed.
Notice	This describes the type of notice, and how it is provided.
Decision	This states who approves the application, and the type of proceeding that leads to the decision.
Approval Criteria	These are any specific standards that apply to the application. All applications are subject to this Chapter, zoning district regulations, and any conditions of a currently effective ODP for that property.
Subsequent Applications	If an application is denied, some processes have a waiting period before that type of application can be re-filed for the property.

- 🗑️ 📌 📌
- 📌 12-5-9 Post-Decision Proceedings
- 📌 12-5-10 Annexations
- 📌 12-5-11 Plan Adoption
- 📌 12-5-12 Comprehensive Plan Amendment
- 📌 12-5-13 Code Amendment or Comprehensive Rezoning
- 📌 12-5-14 Rezoning
- 📌 12-5-15 Preliminary Development Plan (PDP)
- 📌 12-5-16 Official Development Plans (ODPs)
- 📌 12-5-17 Special Use Authorizations
- 📌 (A) Applicability

12-5-15 Preliminary Development Plan (PDP)

Purpose: This section establishes a process to approve a master plan for development of contiguous land under the same or substantially the same ownership. The PDP provides a basis for more detailed development approvals through the ODP or final plat processes.

(A) Applicability.

(1) Original PDP. A PDP is required for:

- (a) PUD or Rezoning with Conditions. Concurrent with any rezoning to a PUD or to a conventional zoning district or SPD with conditions, or
- (b) Where a land use in a PUD is not designated. The City will not accept an application for an ODP until land uses are established by an amendment to the PDP.

(2) PDP Amendment. The application procedures for a PDP amendment are the same as for an original PDP approval.

(B) Pre-Application. See Section 12-5-2, W.M.C.

(C) Initiation. See Chapter 12 of this Title for submittal requirements. A PDP or PDP amendment may be initiated by:

- (1) The property owner; or
- (2) The City, when the City Council determines (upon written notice to the property owner and a public hearing) that

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- Westy UDC_10 Definitions_02_clean
- 12-10-1 General Rules of interpretation
- 12-10-2 Definitions
 - (A) Definitions Beginning with “A”
 - (B) Definitions Beginning with “B”**
 - (C) Definitions Beginning with “C”
 - (D) Definitions Beginning with “D”
 - (E) Definitions Beginning with “E”
 - (F) Definitions Beginning with “F”
 - (G) Definitions Beginning with “G”
 - (H) Definitions Beginning with “H”
 - (I) Definitions Beginning with “I”
 - (J) Definitions Beginning with “J”
 - (K) Definitions Beginning with “K”

Broadband provider: for purposes of the telecommunications facilities regulations, a person that provides broadband service.

Broadband service: For purposes of the telecommunications facilities regulations, any technology identified by the U.S. Secretary of Agriculture as having the capacity to transmit data to enable a subscriber to the service to originate and receive high-quality voice, data, graphics, and video.

Building: As defined by the building code. [Note: “Building” is defined by the 2015 International Building Code as “[a]ny structure used or intended for supporting or sheltering any use or occupancy. See building design standards in Chapter 4, Section 12-4-2, W.M.C.]

Building Area: As defined by the building code. [See building design standards in Chapter 4, Section 12-4-2, W.M.C.]

Building Code: The latest edition of the Building Code as amended and adopted by the City Council of the City of Westminster. [Note: Westminster has adopted the 2015 International Building Code.]

Building Official: The officer or other person charged with the administration and enforcement of the building code and sign code or that official or person’s duly authorized representative.

Building service equipment: The plumbing, mechanical, and electrical equipment

Big Ideas



Strong, complete & predictable standards



Integrated Code



Predictable and transparent processes



Plan implementation

