



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

# **Code Forward: Development Code/Design Standards Update**

February 15, 2022

# Agenda

Background

Policy Setting

Coding the Policies

- Use Patterns
- Zoning
- Development Standards
- Use Regulations

Discussion



# Meeting Protocols

- Meeting is open to all, however the target audience is the external (non-staff) Task Force members
- Please mute yourself
- If you wish to ask a question please type it into the chatbox
- Staff will keep track of questions asked and respond as appropriate
- Please do offer feedback, if not during the meeting then please email [westminsterforward@cityofwestminster.us](mailto:westminsterforward@cityofwestminster.us)
- Do not rely upon draft code provisions for current development decisions
- Biobreak at 4pm

# Background

# Objectives

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

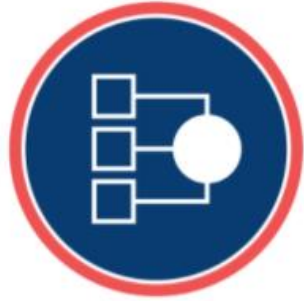


# Process



## CONVERSATIONS (PART 1)

The City held a series of community conversations to hear what works in the current regulations, what needs to be improved, and how the code could better meet the future needs of Westminster (2018-2019)



## RESTRUCTURE

Based on public input, an analysis of the existing code, and best practices, the City will reorganize existing regulations to streamline and simplify it, as shown in the proposed [code outline](#) (2019)



## CONVERSATIONS (PART 2)

Following the initial restructuring, the City continued community conversations to gather public input on key topic areas such as design standards, zoning and landscaping (2019 -2020)



## REWRITE

Ultimately, the City will prepare elements of the code to better align with the [Westminster Forward Plans](#) and address substantive issues raised by public input and technical analysis (2021-2022)

# Activity Since Last Task Force Meeting

**Sustainability Plan** – completed March 2021

**Water Supply Plan** – completed March 2021

Updated Code Drafts & separation from consultant – summer 2021

**Transportation & Mobility Plan** – adopted August 2021

**2040 Comprehensive Plan** – presented for adoption October 2021

Harris Park Community Vision Plan – adopted October 2021

**Parks, Recreation & Libraries Plan** - on hold

# Interim Title XI Code Changes

Group Home Provisions

Telecommunication Facilities

Sign Regulations

Public Hearing Notification Radius

Solar By Right

Oil & Gas

Outdoor Dining

Residential Child Care Facilities

Posting Requirements (pending 3/14 first reading)

Short Term Rentals (TBD)

Seasonal Sheltering (TBD)





# Policy Setting

# Westminster Forward

-  Energy
-  Natural Resources
-  Materials + Waste
-  Transportation + Mobility
-  Health + Wellness
-  Economic Resilience
-  Housing + Neighborhoods
-  Land Use + Development
-  Utilities + Resources

Sustainability Plan

Comprehensive Plan

## Crosscutting Connections

-  Safety
-  Health
-  Education
-  Equity
-  Resilience
-  Climate

Transportation & Mobility Plan


Parks, Rec. & Libraries Plan

Water Supply Plan


# Existing 2013 Comprehensive Plan Policies

- Update the Municipal Code to support **mixed-use development, land use densities and development standards** to ensure its compliance with the Comprehensive Plan
- Promote excellence in site planning, architecture and the design of landscaping, lighting and signage in all commercial and residential developments by means of **design guidelines for each type of use**
  - Update guidelines accordingly to adjust for changes in **development typology**, such as encouraging more **pedestrian-oriented multifamily** developments, as well as **new technology in building structures, materials and sustainability**
  - Develop **design guidelines** appropriate **for office, light industrial, and mixed-use** development typologies
- Develop design guidelines that foster **context appropriate infill**, renovation and redevelopment of properties
- Incorporate **sustainable site planning, development and maintenance** standards and procedures as part of updates to the Westminster Municipal Code, Landscape Regulations and design guidelines
- Encourage **water conservation** in new and existing construction through education, regulation and incentives when appropriate.


# Proposed 2040 Comprehensive Plan

	Goals	Actions
	Achieve a balance of uses in the city, including employment, residential, cultural, destination attractions and retail, as well as a full range of amenities necessary to support a vibrant and resilient community	<ul style="list-style-type: none"> <li>• Update the Municipal Code to support <b>mixed-use development, land use densities and development standards</b> to ensure it facilitates realization of the Comprehensive Plan</li> <li>• <b>Align zoning districts with Comprehensive Plan</b> land use categories</li> </ul>
	Support a broad range of employment, service, and office land uses to strengthen the city's economic base and opportunities for economic growth	<ul style="list-style-type: none"> <li>• Support options for home-based work activities including <b>accessory dwelling units and live/work units</b></li> </ul>
	Focus Areas & Activity Centers	<ul style="list-style-type: none"> <li>• Encourage a <b>vertical mix of uses</b>, with residential and/or office uses above ground floor retail/commercial uses in the heart of activity centers. Providing an <b>active frontage</b> along major pedestrian connections and corridors should be a priority</li> </ul>


# Proposed 2040 Comprehensive Plan – cont’d

	Goals	Actions
	<p>Encourage sustainable design practices and construction in all aspects of physical planning in the city, with a focus on site, landscape, and building design</p>	<ul style="list-style-type: none"> <li>• Integrate and implement <b>sustainable design</b> principles throughout the W.M.C. and future planning efforts to include <b>waste management, building safety, energy efficiency, universal design, and access for pedestrians and bicyclists</b></li> <li>• Encourage <b>green building</b> practices to the extent practicable and financially feasible, including elements such as <b>green infrastructure, energy efficiency, solar access, and construction techniques to ensure resistance to moisture, wind, and fire damage</b></li> <li>• Incentivize the use of <b>on-site alternative energy</b> sources</li> <li>• Pursue <b>development patterns that can preserve open space lands and natural areas</b></li> </ul>
	<p>Develop a built environment that is integrated with open spaces and allows for the preservation of natural areas and creek corridors.</p>	<ul style="list-style-type: none"> <li>• <b>Integrate the parks, open space, and trails network into new development, infill, and redevelopment</b> areas to encourage walkable neighborhoods with access to parks and trails</li> <li>• Establish <b>buffers for waterways</b> through the W.M.C.</li> <li>• Evaluate establishment of <b>impervious cover limits</b> adjacent to water sources</li> </ul>

# Proposed 2040 Comprehensive Plan – cont’d

	Goals	Actions
	<p>Support a consistent and predictable development process with a high level of clarity in standards, combined with innovative development practices</p>	<ul style="list-style-type: none"> <li>• Maintain land development regulations and processes that result in <b>quality development</b> and address needs and concerns of the community</li> <li>• Consider <b>alternatives to Planned Unit Developments</b> (PUDs) to increase transparency</li> <li>• Incorporate <b>concern for long-term costs</b> of maintenance for owners and/or tenants in the development of new standards relative to sustainability, resiliency, and energy</li> <li>• <b>Refine the development process</b> to reflect the infill and redevelopment nature of the remaining land inventory</li> </ul>
	<p>Maintain the city’s high-quality design and development character.</p>	<ul style="list-style-type: none"> <li>• Promote excellence in site planning, architecture, and the design of landscaping, lighting and signage in all developments by means of <b>design standards for each type of use</b></li> <li>• Use development standards and guidelines to promote development of neighborhood units with <b>access to amenities and services</b>, and ensure <b>high quality of design</b></li> <li>• Encourage development that maintains the <b>enhanced public realm</b> and architectural <b>character of the community</b> while considering limited natural resources and issues of diversity, equity, and inclusivity</li> <li>• Provide <b>pedestrian-oriented</b> and accessible amenities and design in new development, such as outdoor seating, plazas, public art, ground-floor retail, shade facilities, and enhanced transit shelters and amenities</li> <li>• Update design standards to adjust for changes in development typology, such as encouraging more <b>pedestrian-oriented multifamily developments</b>, as well as <b>new technology</b> in building structures, <b>materials</b> and <b>sustainability</b></li> <li>• Develop design standards appropriate for <b>office, light industrial, mixed-use</b> development, and residential <b>infill</b> typologies</li> </ul>

# Proposed 2040 Comprehensive Plan – cont’d


	Goals	Actions
	Develop a comprehensive multimodal transportation network that includes convenient, safe, and accessible transportation options for all and integrates land use	<ul style="list-style-type: none"> <li>• Build new development and retrofit existing infrastructure and services to <b>accommodate all modes of transportation</b> to ensure accessibility, connectivity, and safety</li> <li>• Ensure private partners support <b>access to transit, sidewalk and trails</b> through implementation of first and last mile connections and services</li> </ul>
	Support the community’s economic resilience, environment, public health, and quality of life for all community members	<ul style="list-style-type: none"> <li>• Link new development to <b>safe and accessible sidewalks</b> that <b>connect to adjacent bus stops and community destinations and amenities</b></li> <li>• <b>Incorporate transit</b> stops into the design and function of <b>adjacent land uses</b> and through other placemaking opportunities</li> </ul>
	Maintain the city’s transportation assets and optimize the use of the transportation network	<ul style="list-style-type: none"> <li>• Incorporate <b>Transportation Demand Management (TDM)</b> programs and strategies that maximize existing transportation infrastructure (including the power and broadband utilities within rights of way), as part of development plan review and implementation, capital improvements programming, and preparation of specific and area plans and corridor plans</li> <li>• Ensure development is supported by <b>appropriate vehicle and bicycle parking requirements</b> as defined in city plans and standards</li> </ul>
	Pursue revenue resources to build, maintain, and operate new and existing transportation infrastructure and services	<ul style="list-style-type: none"> <li>• Require new development to <b>provide multimodal transportation improvements</b> necessary to accommodate trips generated by the project</li> </ul>

# Proposed 2040 Comprehensive Plan – cont’d


	Goals	Actions
	<p>Provide convenient recreational, wellness and literacy opportunities for all Westminster residents</p>	<ul style="list-style-type: none"> <li>• As new development occurs, evaluate opportunities to contribute to the provision and maintenance of adequate <b>parks, recreation facilities, libraries and open spaces</b> to meet the needs of its new residents and minimize level of service impacts to existing parks, recreation and library facilities</li> <li>• Encourage design options that allow <b>community gathering spaces</b> in central locations in support of the Neighborhood Unit concept that are capable of supporting cultural and recreational activities appropriate to the area</li> </ul>
	<p>Provide new smaller, high quality parks that address the need of high density and mixed-use developments.</p>	<ul style="list-style-type: none"> <li>• Promote the development of <b>park facilities that encourage pedestrian and bicycle access</b>, provide a <b>range of services</b> and meet the needs of a variety of <b>all ages and abilities</b></li> <li>• Plan for new parks and civic spaces in Focus Areas as build out continues that support redevelopment efforts and add to the image of the city</li> </ul>
	<p>Support access to healthy and culturally relevant food and other support services.</p>	<ul style="list-style-type: none"> <li>• Encourage <b>local food production</b> and other supportive actions identified in the Sustainability Plan</li> <li>• Encourage improved <b>access to healthy foods</b></li> <li>• Incentivize urban and suburban <b>agricultural production, green space, gardening, and healthy food outlets in housing developments</b></li> </ul>
	<p>Maintain a safe, secure community with high quality police, fire, and emergency services.</p>	<ul style="list-style-type: none"> <li>• Coordinate with Police during development reviews to ensure the environmental and structural design is advantageous for crime prevention and not a hindrance to police response (<b>CPTED</b>)</li> </ul>





# Proposed 2040 Comprehensive Plan – cont’d

	Goals	Actions
	Support vibrant mixed-use centers in Focus Areas with a range of uses, multi-story buildings, and walkable street patterns with an engaging public realm.	<ul style="list-style-type: none"> <li>• In these higher intensity mixed-use districts, ensure <b>a range of uses</b> are provided to support transit ridership. Typically, the highest intensity of use should be located within a quarter mile, or five-minute walk from major transit stations</li> </ul>
	Promote redevelopment of targeted areas as catalysts for revitalization and improved conditions throughout the community.	<ul style="list-style-type: none"> <li>• Create <b>design standards</b> for redevelopment that are <b>specific to geography and type of use</b>.</li> <li>• Focus improvements and intensification of activity in existing regional shopping centers by evaluating <b>surplus parking</b> and allowing mixed-use development along major commercial corridors, ensuring that these centers are integrated into surrounding development, <b>promote walkability, orient toward the corridor, and improve access to transit</b>.</li> <li>• Allow creative design solutions for infill development that are <b>compatible with and enhance surrounding existing development</b>.</li> </ul>
	Promote a balance of land uses and redevelopment opportunities that support a diverse economy.	<ul style="list-style-type: none"> <li>• Support and enhance existing retail centers and pursue <b>infill and redevelopment</b> opportunities for commercial centers and corridors with attention to vacant big-box retail sites.</li> </ul>
	Support planning processes that are responsive and adaptable to changing industry trends	<ul style="list-style-type: none"> <li>• Develop <b>complete design standards</b> and code modifications to reflect current <b>best practices and trends in industries</b>.</li> <li>• Evaluate regulatory and administrative <b>processes</b> to provide <b>consistency and certainty</b> in the development process that respond to changing industry standards.</li> </ul>



# Proposed 2040 Comprehensive Plan – cont’d

	Goals	Actions
	<p>Enhance and maintain the character of the city’s existing residential neighborhoods, balancing the need to accommodate infill development.</p>	<ul style="list-style-type: none"> <li>• To ensure <b>compatibility between different scales</b> of development provide a transition in building height and massing where higher intensity development is located adjacent to low-scale development.</li> <li>• Support flexibility in building design and type to allow neighborhoods to continue meeting the needs of the community such as <b>senior housing, intergenerational families, and special needs housing.</b></li> </ul>
	<p>Provide opportunities for a range of housing types and affordability to accommodate all incomes, lifestyles, and age groups within the city.</p>	<ul style="list-style-type: none"> <li>• Continue to provide a variety of both urban and suburban neighborhood types with a <b>diversity of housing</b> choices.</li> <li>• Blend “<b>missing middle</b>” housing types within other types of development to ensure neighborhoods that are resilient over time to demographic changes.</li> <li>• Support diverse housing opportunities to serve a <b>range of household sizes, compositions, and needs.</b></li> </ul>
	<p>Continue Westminster’s tradition as a caring community by ensuring housing options for seniors and residents with special needs.</p>	<ul style="list-style-type: none"> <li>• Support housing options that meet the accessibility and functional needs of households with <b>seniors and residents with special needs.</b></li> <li>• Expand <b>housing options for the aging population</b> with a spectrum of types including options to facilitate aging in place such as <b>ADUs</b> and <b>intergenerational households</b> and housing products for <b>downsizing households.</b></li> <li>• Support a <b>continuum of care</b> from independent living to assisted living to transitional facilities.</li> <li>• <b>Locate senior housing within residential areas</b> to provide proximity to generations to support seniors and at locations with close proximity to senior services, medical facilities, and public facilities such as libraries.</li> </ul>



# Proposed 2040 Comprehensive Plan – cont’d

	Goals	Actions
	Preserve views to the mountains, natural amenities and scenic skylines from the public realm.	<ul style="list-style-type: none"> <li>• Ensure that designated <b>view corridors</b> are integrated into planning for new development, shown on Figure 7-2. This may include <b>dedication of land, setbacks, height restrictions, modified building orientation or placement on a lot.</b></li> </ul>
	Ensure current customers and new development maintain a balance between water demand and supply.	<ul style="list-style-type: none"> <li>• Responsibly manage and <b>conserve the city’s limited water resources</b> in both existing and new development.</li> </ul>
	Protect the community from adverse flooding and pollution impacts of runoff with efficient and progressive stormwater management practices.	<ul style="list-style-type: none"> <li>• Encourage <b>green stormwater infrastructure</b> measures to reduce pollutants from development and redevelopment.</li> <li>• Establish and maintain <b>floodplain buffers</b> to ensure compliance with FEMA required floodplain regulations, to promote water quality and to improve riparian habitat.</li> </ul>
	Ensure all residents and businesses have access to high-quality and resilient utility systems.	<ul style="list-style-type: none"> <li>• Continue efforts to <b>underground utilities</b> as new development occurs throughout the city</li> <li>• Provide low-cost, effective, secure, and resilient information and communication technologies citywide.</li> <li>• Minimize surface telecommunications infrastructure site proliferation and visual impacts</li> </ul>


# Sustainability Plan

	Strategies	Actions
	Update Building and Development Codes	<ul style="list-style-type: none"> <li>• Create programs, incentives and local code amendments to encourage above-code <b>energy efficiency and renewable energy practices</b>, including but not limited to net zero energy construction and cool roof installation</li> </ul>
	Improve Trail Connectivity	<ul style="list-style-type: none"> <li>• Identify <b>trail connections</b> that will be constructed as part of development or will be funded through cash-in-lieu payments</li> </ul>
	Encourage Home Gardens and Local Food Production	<ul style="list-style-type: none"> <li>• Align with Comprehensive Plan and Development Code updates to streamline processes and promote opportunities for year-round <b>urban agriculture</b>, such as greenhouses, hoop houses and residential food sales</li> </ul>
	Encourage and Recruit Healthy Food Options	<ul style="list-style-type: none"> <li>• Review development codes in areas that meet the criteria of <b>food deserts and/or swamps</b> to reduce barriers and increase opportunities for healthy food sales and distribution</li> </ul>
	Preserve and Cultivate Affordable and Workforce Housing	<ul style="list-style-type: none"> <li>• Explore policies to improve <b>multimodal transportation connectivity</b> to reduce travel costs</li> <li>• Consider providing model plans for <b>accessory dwelling units (ADUs)</b> that allow expedited permitting when used</li> </ul>
	Promote Sustainable Practices and Product Diversity in Construction	<ul style="list-style-type: none"> <li>• Support the incorporation of <b>sustainable building materials</b> and construction practices in the construction of all housing through updates to the Development Code</li> <li>• Incorporate <b>Universal Design</b> standards into the Development Code</li> <li>• Incorporate <b>sustainability practices</b> into the Development Code for new construction, including <b>electric vehicle-ready and solar-ready building requirements</b></li> </ul>


# Sustainability Plan – cont’d

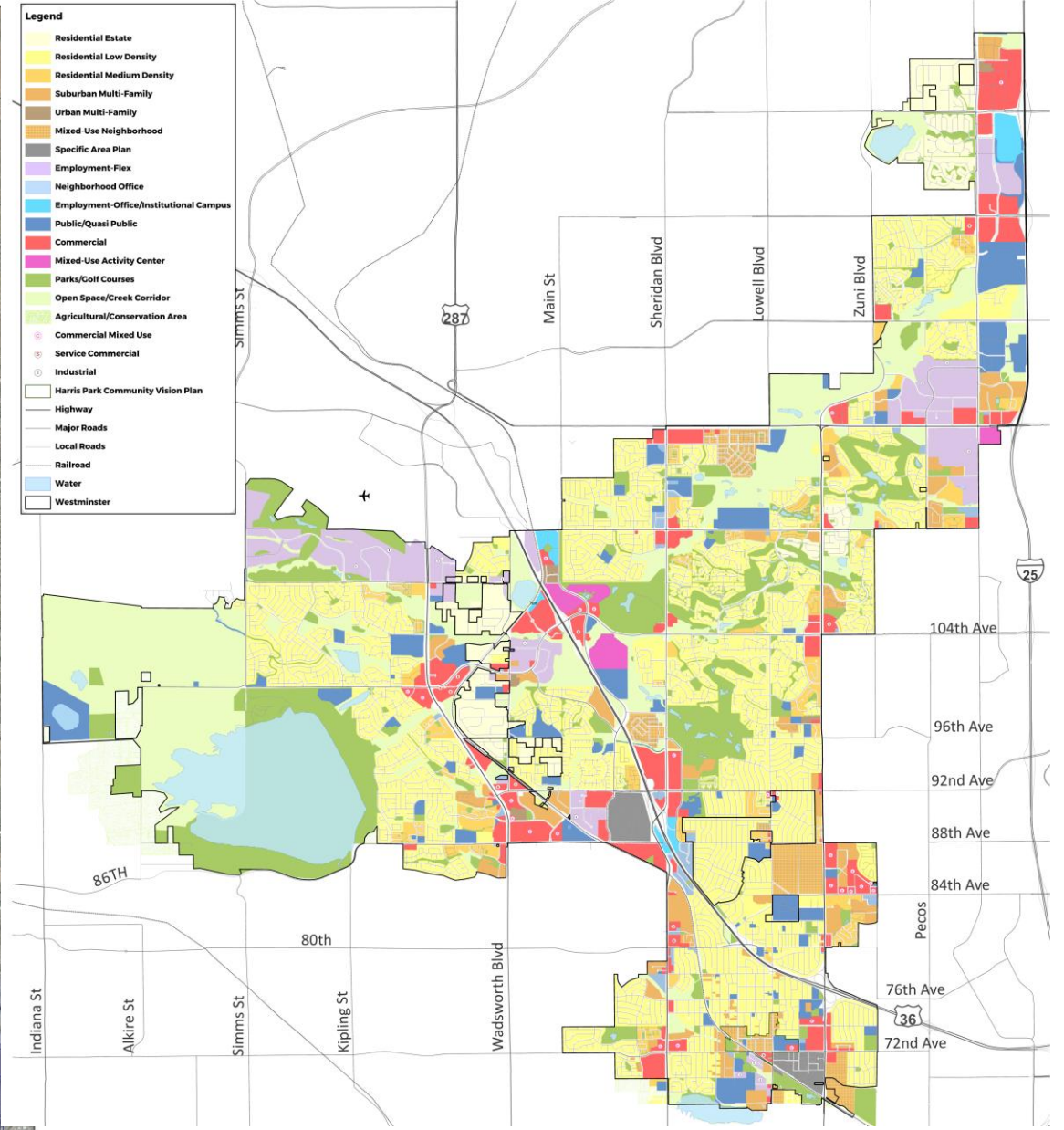
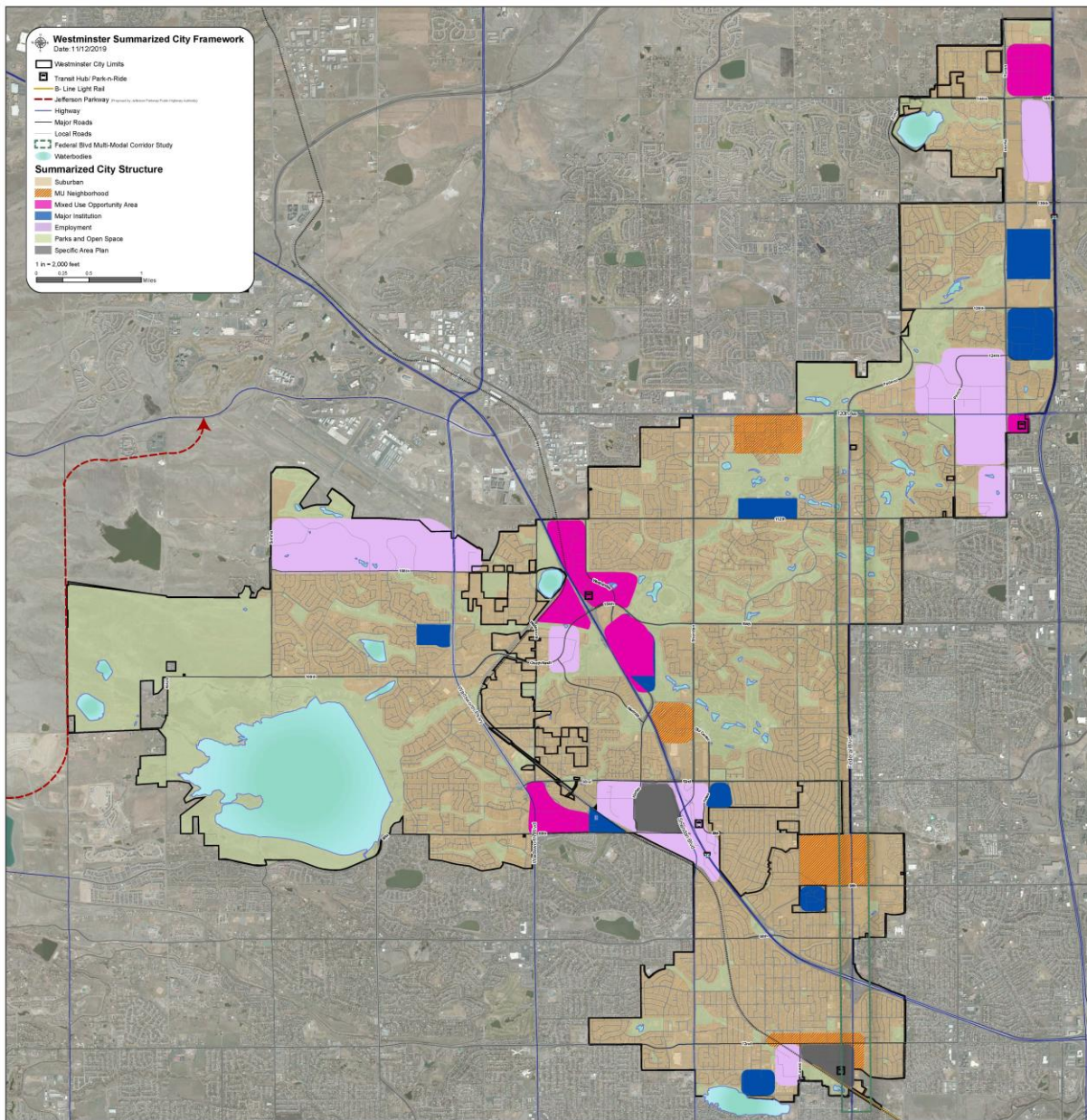
	Strategies	Actions
	Require Enhanced Waste Infrastructure in New Developments	<ul style="list-style-type: none"> <li>Require new development to provide <b>sufficient and accessible indoor and outdoor waste collection areas</b> at the time of ODP to accommodate <b>trash, recycling and composting receptacles</b> and other waste infrastructure</li> <li>Review and align development codes and review procedures to <b>integrate new site plan requirements for waste infrastructure</b></li> </ul>
	Identify, Complete, Operate and Maintain a Multimodal Transportation Network	<ul style="list-style-type: none"> <li>Ensure new development provides and/or improves adjacent <b>infrastructure for fiber conduit, sidewalks, bike lanes, trails, transit and roadway improvements</b> to meet multimodal goals</li> <li>Ensure <b>delineated pedestrian routes are provided between public building entrances to adjacent public streets</b> in a direct, logical path to promote walking and access to transit</li> <li>Ensure provision of supporting <b>bicycle infrastructure with new development</b> to include safe, secure bicycle parking; changing rooms/showers; and <b>vehicle parking reductions</b> where bicycle facilities are provided</li> <li>Establish a <b>maximum parking requirement</b> as a companion to the minimum parking requirement. Consider abolishing minimum parking requirements in high-density transit accessible locations</li> </ul>
	Encourage Private Electric Vehicle Adoption and Infrastructure Development	<ul style="list-style-type: none"> <li>Update city Development Codes to require new single-family buildings to be pre-wired to support <b>EV charging infrastructure</b></li> <li>Update Development Codes to require <b>pre-wiring and/or a minimum number of EV charging stations</b> for large multi-family and commercial properties, including charging infrastructure for e-bikes and scooters</li> </ul>

# Sustainability Plan - continued

	Strategies	Actions
	Enhance Biodiversity	<ul style="list-style-type: none"> <li>• Update landscaping standards to identify minimum requirements for <b>native species and tree species</b></li> <li>• Provide plant lists, seed lists and other recommendations, resources and requirements for new development and plantings to incorporate <b>greater diversity and use more native plants that support pollinator species</b></li> </ul>
	Increase Westminster's Tree Canopy Coverage	<ul style="list-style-type: none"> <li>• <b>Enhance tree canopy</b> goals through new development, including preservation of existing trees and vegetation, installation of new trees, including measures to promote tree health and mitigation for removed trees</li> </ul>
	Prepare and Adopt Water Efficiency Plan	<ul style="list-style-type: none"> <li>• Support and adopt local ordinances that address <b>water adequacy, water-wise landscaping and efficient irrigation practices</b></li> </ul>
	Adopt Water Efficient Landscape Standards	<ul style="list-style-type: none"> <li>• Adopt new landscape standards through the Development Code that require, rather than encourage, <b>water-wise and native plants</b>, as well as <b>pollinator-supportive species</b></li> </ul>

# Transportation & Mobility Plan

	Strategies	Actions
	<p>Evaluate and integrate emerging transportation technologies for their role in advancing Westminster’s transportation system and maintenance of assets</p>	<ul style="list-style-type: none"> <li>• Evaluate the potential for safe and efficient <b>integration of transportation technology</b> such as micromobility, autonomous vehicles, and automated/connected freight</li> </ul>
	<p>Design and enhance transit stops and stations to create a safe, comfortable, and accessible experience for transit riders</p>	<ul style="list-style-type: none"> <li>• Modify and implement parking, land use, and other requirements and strategies to <b>incentivize and increase transit ridership</b></li> <li>• <b>Incorporate transit stops into the design and function of adjacent land uses</b> and through other placemaking opportunities including mobility hubs</li> </ul>
	<p>Support and enhance a safe, connected, and accessible pedestrian, bicycle, and trail network that ensures seamless connections within Westminster and into adjacent jurisdictions</p>	<ul style="list-style-type: none"> <li>• Require new development to provide <b>safe and accessible sidewalks/ sidepaths that connect</b> to adjacent bus stops and community amenities</li> <li>• Require development to provide appropriate <b>bicycle parking and on-/off-street bicycle facility requirements</b></li> </ul>
	<p>Encourage innovative management of off-street parking facilities that increase parking efficiencies and shared-parking opportunities</p>	<ul style="list-style-type: none"> <li>• Develop and administer strategies and measures to support private businesses in establishing <b>shared parking</b> agreements</li> <li>• Require <b>adaptable parking structures to allow redevelopment</b> of these structures to uses other than parking</li> <li>• Explore and develop a <b>unbundled parking</b> policy to guide development to separate parking cost from rent</li> <li>• Establish a <b>maximum parking requirement</b> as a companion to the minimum parking requirement. Evaluate removing minimum parking requirements in high-density transit accessible locations</li> </ul>





# Coding the Policies

# What is the impact?

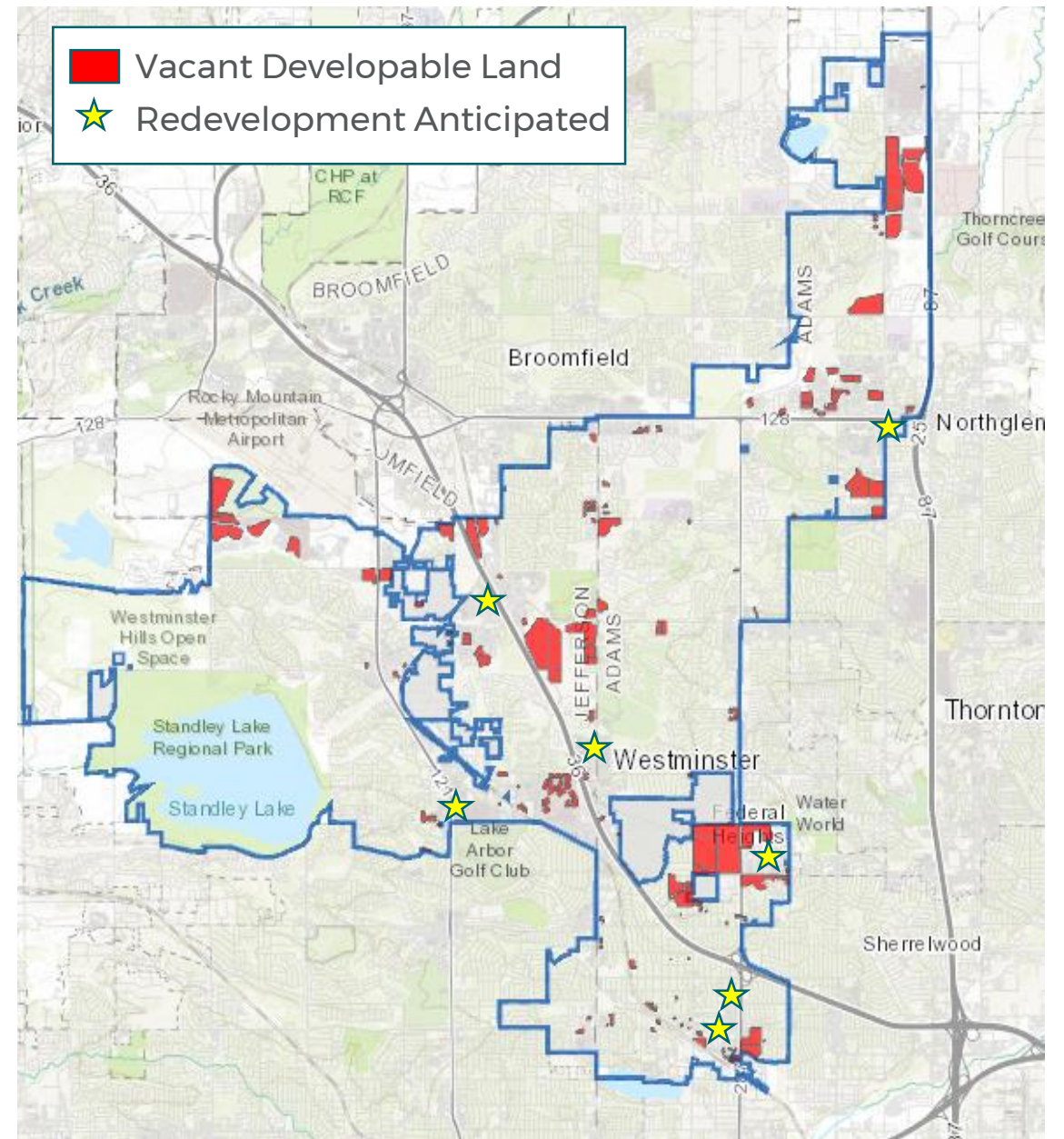
Vacant land:

4.8%/ 1033 acres current

Limited redevelopment anticipated

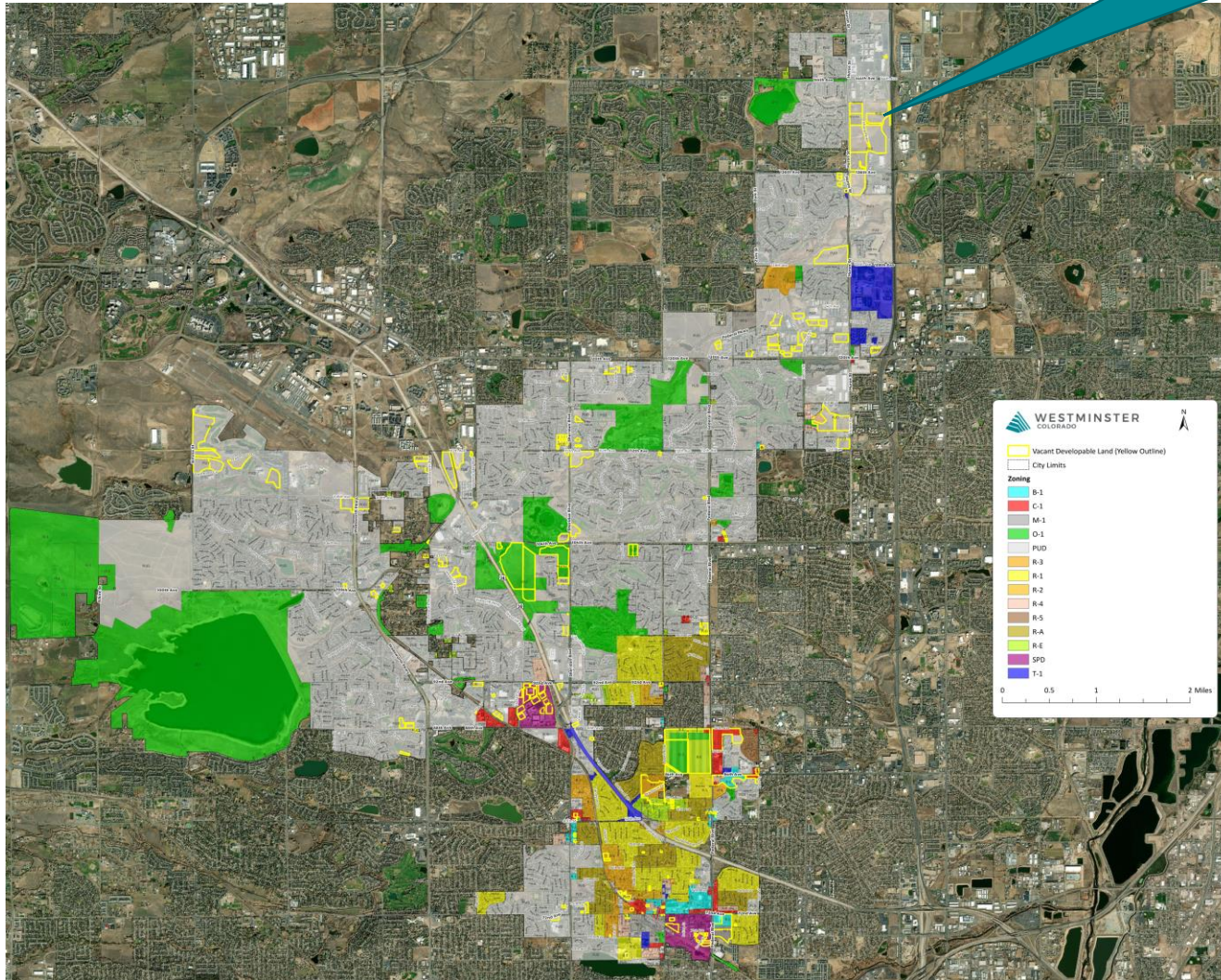
Check 2040 Plan land uses:

<https://westminster.maps.arcgis.com/apps/webappviewer/index.html?id=45dd722a74bf4711be63fa1f6deed01d>



# Existing Zoning

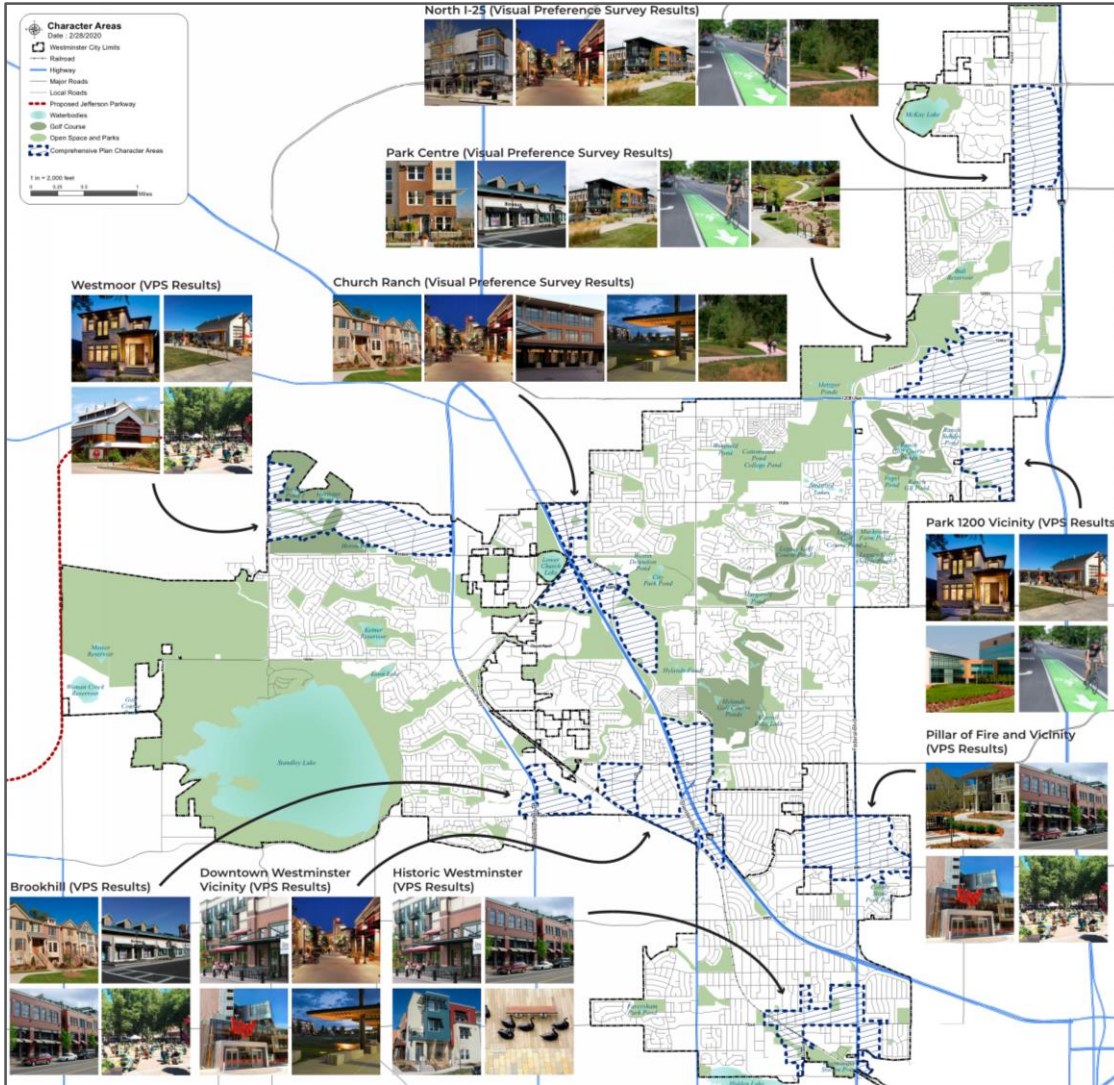
Vacant Land



	Acres	Percent
Business	127	0.61%
Commercial	169	0.81%
Industrial	190	0.91%
Mobile Home	37	0.18%
Multi-family high density	124	0.60%
Multi-family low density	250	1.20%
Open - Agric.	4,260	20.50%
<b>PUD</b>	<b>13,517</b>	<b>65.04%</b>
Single Fam high	512	2.46%
Single Fam low	177	0.85%
Single Family medium	862	4.15%
Specific Plan District	241	1.16%
Transitional	237	1.14%
Two family	81	0.39%
	<b>20,784</b>	<b>100.00%</b>

*Does not reflect Uplands & Semper Gardens*

# Results of Community Engagement



## 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 Westminister. Please use only one sticker per image.

### Mass & Scale

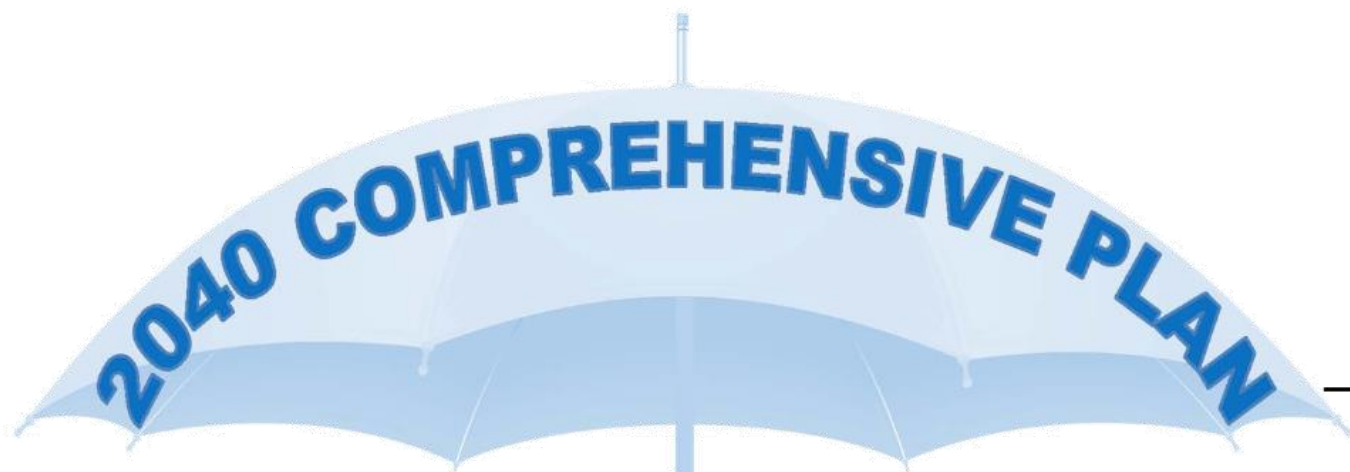
Appropriate	Inappropriate	Appropriate	Inappropriate
22	1	25	1
84		102	

### Building Height

Appropriate	Inappropriate	Appropriate	Inappropriate
11	2	9	4
92		81	

### Materials

Appropriate	Inappropriate	Appropriate	Inappropriate
1	7	5	2
36		66	
Appropriate	Inappropriate	Appropriate	Inappropriate
4	5	21	4
69		62	
Appropriate	Inappropriate	Appropriate	Inappropriate
17	2	53	4
39		73	



— 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.

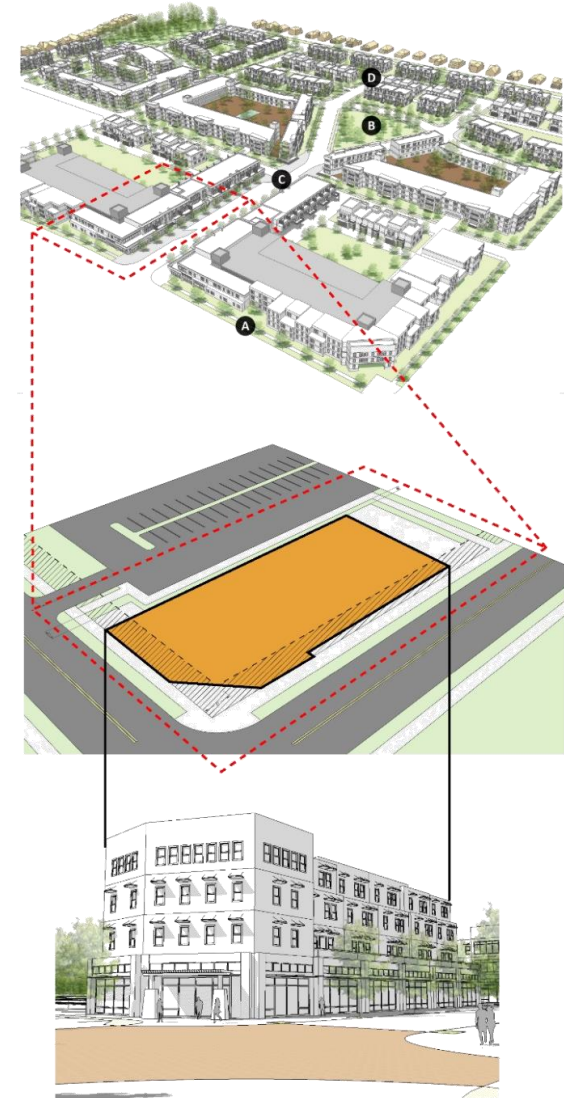
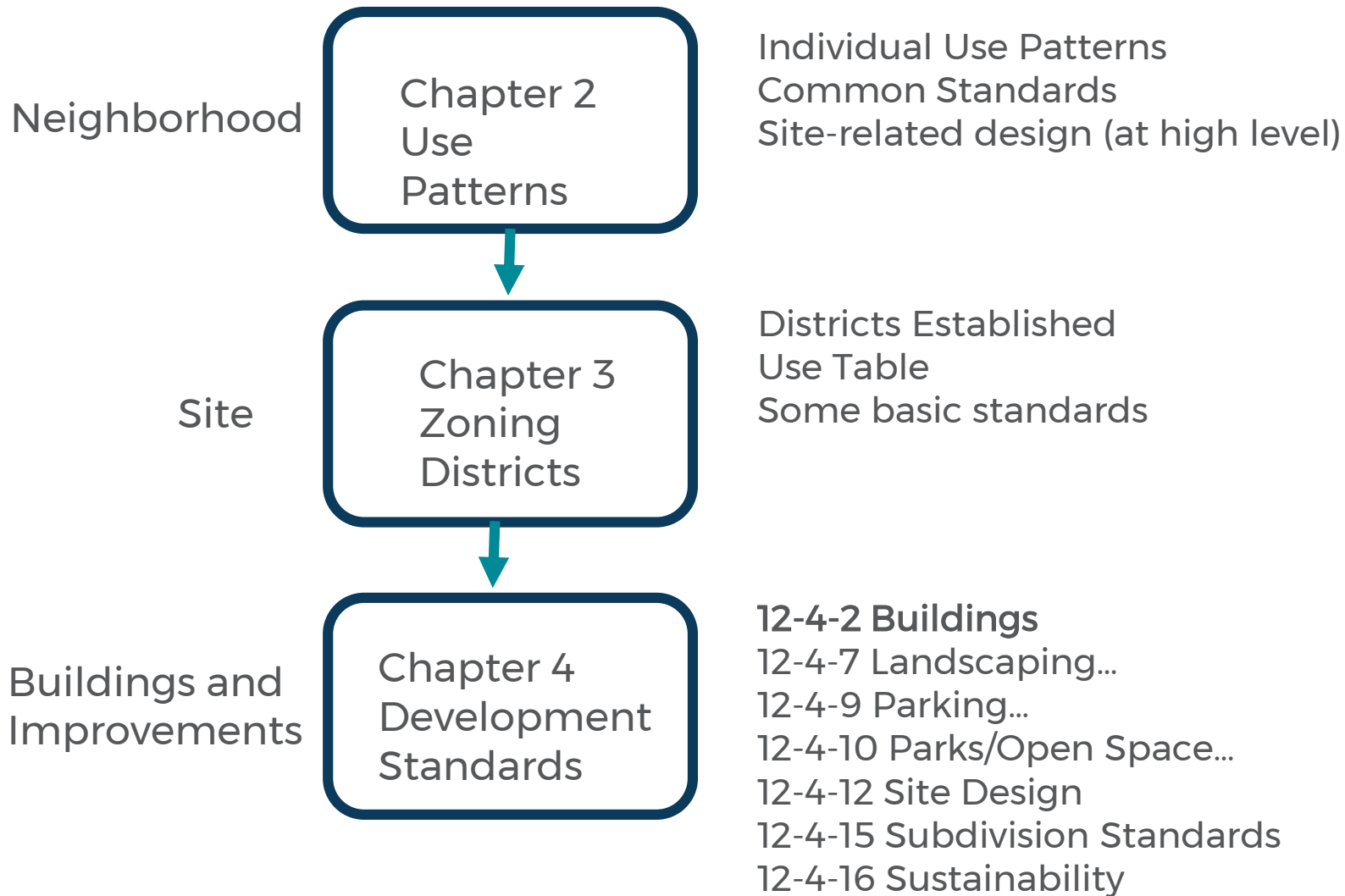
## Use Regulations

— 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.

# Hierarchy of Design Sections of the Code



# Use Patterns

# Design Standards (“Use Patterns”) Portfolio

## Existing:

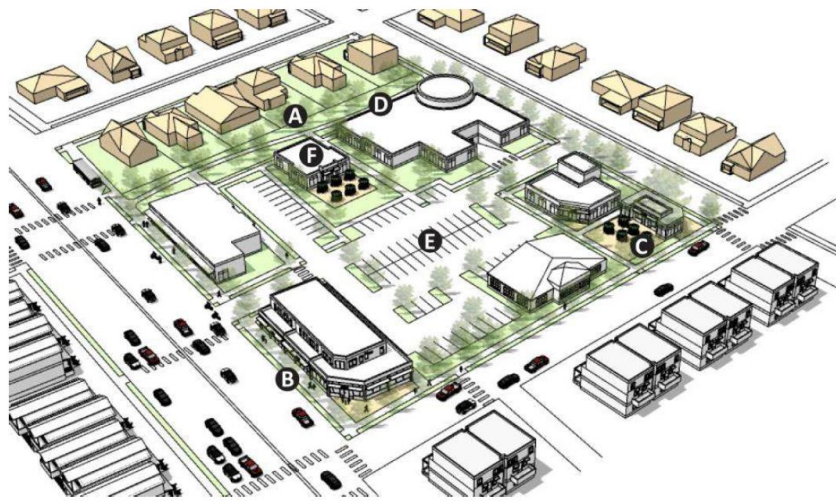
- Single Family Detached
- Single Family Attached
- Senior Housing
- Multi-Family
- Traditional Mixed Use Neighborhood Development (TMUND)
- Retail Commercial

## Proposed:

- Single Family Traditional
- Single Family Curvilinear
- **Single Family Neo-Traditional**
- Mixed Housing
- Neighborhood Centers
- Mixed Use Neighborhoods
- Commercial Corridors & Centers
- **Commercial Retrofit**
- **Small Flex Industrial**
- **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

**(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)

**Building Orientation**

See also Section 12-4-12, W.M.C. (Site Design), for other requirements related to this topic.

<b>C.1</b>	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.
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**Frontages**

See also Section 12-4-12, W.M.C. (Site Design), for other requirements related to this topic.

<b>C.2</b>	Frontage Treatment	<p>At least one of these frontage types is required (see Section 12-4-12, W.M.C., Table 12-4-12-2 (Menu of Options for Frontage Types)):</p> <ul style="list-style-type: none"> <li>• Table 12-4-12-2.a – The building is placed at the edge of the sidewalk with hardscape improvements in the ROW.</li> <li>• Table 12-4-12-2.b – The building is set back with landscape improvements in front.</li> <li>• Table 12-4-12-2.c – The building is set back with hardscape improvements and landscape amenities in front.</li> </ul> <p>Blocks that exceed 300' shall provide at least two of these types.</p>
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**Transitions**

See also Section 12-4-16, W.M.C. (Transitional Standards), for other requirements related to this topic.

<b>C.3</b>	A transition along a side or rear property line when abutting a detached single-family and duplex Building Type.	<p>A minimum of two of these transition types is required: (see Table 12-4-17-1 (Menu of Options for Transitions in Building Scale)):</p> <ul style="list-style-type: none"> <li>• Table 12-4-17-1.a – Step back in building height</li> <li>• Table 12-4-17-1.b – Increased setback</li> <li>• Table 12-4-17-1.c – Similar building height and scale buffer</li> </ul>
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**Connectivity**

See also Section 12-4-12, W.M.C. (Site Design), for other requirements related to this topic.

<b>C.4</b>	Connectivity in Pedestrian and Bicycle Circulation Systems (including sidewalks & pathway systems)	<p>The following connections are required (see Table 12-4-12-4 (Menu of Options for Pedestrian and Bicycle Connectivity)):</p> <ul style="list-style-type: none"> <li>• Table 12-4-12 4.a – Direct connections between buildings and the street</li> <li>• Table 12-4-12 4.b – Internal connection between buildings on the property</li> <li>• Table 12-4-12 4.c – Connection to common area</li> <li>• Table 12-4-12 4.d – A distinct crosswalk</li> <li>• Table 12-4-12 4.e – Direct connections to adjacent transit stops</li> <li>• Table 12-4-12 4.f – Cross property connection</li> <li>• Table 12-4-12 4.g – Connection to adjacent development</li> <li>• Table 12-4-12 4.h – Connection to public trails</li> </ul>
	Vehicular connections to internal streets and driveways on adjacent properties	Required: See Section 12-4-12(F)(2), W.M.C.
	Mid-block connections	<p>Blocks that exceed 300' shall provide at least one mid-block connection (see Table 12-4-12-6 (Menu of Options for Mid-block Connections)):</p> <ul style="list-style-type: none"> <li>• Table 12-4-12-6.a – Pathway Connection</li> <li>• Table 12-4-12-6.b – Building Pass-Through</li> <li>• Table 12-4-12-6.c – Plaza Connection</li> </ul>

# Zoning Districts

# Zoning



Districts ≠ Comp Plan



Districts aligned with Comp Plan



PUD for ≥ 2 acres



PUD for ≥ 10 acres



Plan ▶ PUD ▶ Development



Plan ▶ Districts ▶ Development



Standards negotiated



Standards written

# Districting Process

Future Land Use Designations	New Zoning Districts
Parks/Golf Courses	Open District (O1)
Open Space/Creek Corridor	
Residential Estate (R-1, R-2.5)	Residential Estate (RE)
Residential Low Density (R-3.5)	Suburban Residential (SR)
Residential Low Density (R-5)	Mixed Residential (MR)
Residential Medium Density (R-8)	
Suburban Multi-Family (R-18)	Mixed Medium Residential (MM)
Urban Multi-Family Residential (R-36)	Mixed High Residential (MH)
Neighborhood Office	Neighborhood Office (NO)
Commercial	Neighborhood Commercial (NC)
Mixed Use Neighborhood	Mixed Center (MC-1, MC-2, MC-3)
Commercial Mixed Use	
Mixed Use Activity Center	
Commercial	Town Center (TC)
Service Commercial	Commercial Services (CS)
Employment/Flex	Business Park (BP)
Employment - Office/Institutional Campus	Office Park (OP)
Employment/Flex	Industrial Park (IP)
Multiple	Planned Unit Development (PUD)
	Specific Plan District (SPD)

Zoning District	Use Patterns												
	Single-Family: Traditional (Existing)	Single-Family: Traditional (Emerging)	Single-Family: Curvilinear Street (Existing)	Single-Family: Curvilinear Street (Emerging)	Single-Family: Neo-Traditional	Mixed Housing	Neighborhood Centers	Mixed Use Neighborhood	Commercial Corridors and Centers	Commercial Retrofit	Office and Employment Campus	Small Flex Industrial	Large Conventional Industrial
Residential Estate (RE)	X	X	X	X									
Suburban Residential (SR)	X	X	X	X									
Mixed Residential (MR)		X		X	X	X	X	X		X			
Mixed Medium Residential (MM)						X		X		X			
Mixed High Residential (MH)						X	X	X		X			
Neighborhood Office (NO)							X	X	X	X	X		
Neighborhood Commercial (NC)							X	X	X	X			
Mixed Center (MC)								X		X			
Town Center (TC)								X	X	X			
Commercial Services (CS)							X	X	X	X		X	
Business Park (BP)								X			X	X	
Office Park (OP)								X	X		X		
Industrial Park (IP)											X	X	X
Planned Unit Development (PUD)	City Council determines as a condition of the PUD rezoning / PDP												
Open (O1)	Required on a case-by-case basis as a condition of ODP approval												

# Residential Example: SR

*Purpose. The Suburban Residential (SR) district primarily accommodates single-family and low intensity multi-unit residences developed outside of activity centers. It is suburban and is more densely developed than the rural areas.*



Graphics and table numbers relate

## Density and Development

1	Density, Gross (max dwelling units per acre)	4.5
2	Lot Area (min square feet)	5,000
3	Lot Width (min)	55'
5	Building Height (max feet/stories)	35'/2.5
6	Amenity Space (min, sf per dwelling, for applications proposing at least 20 dwellings)	400 sf

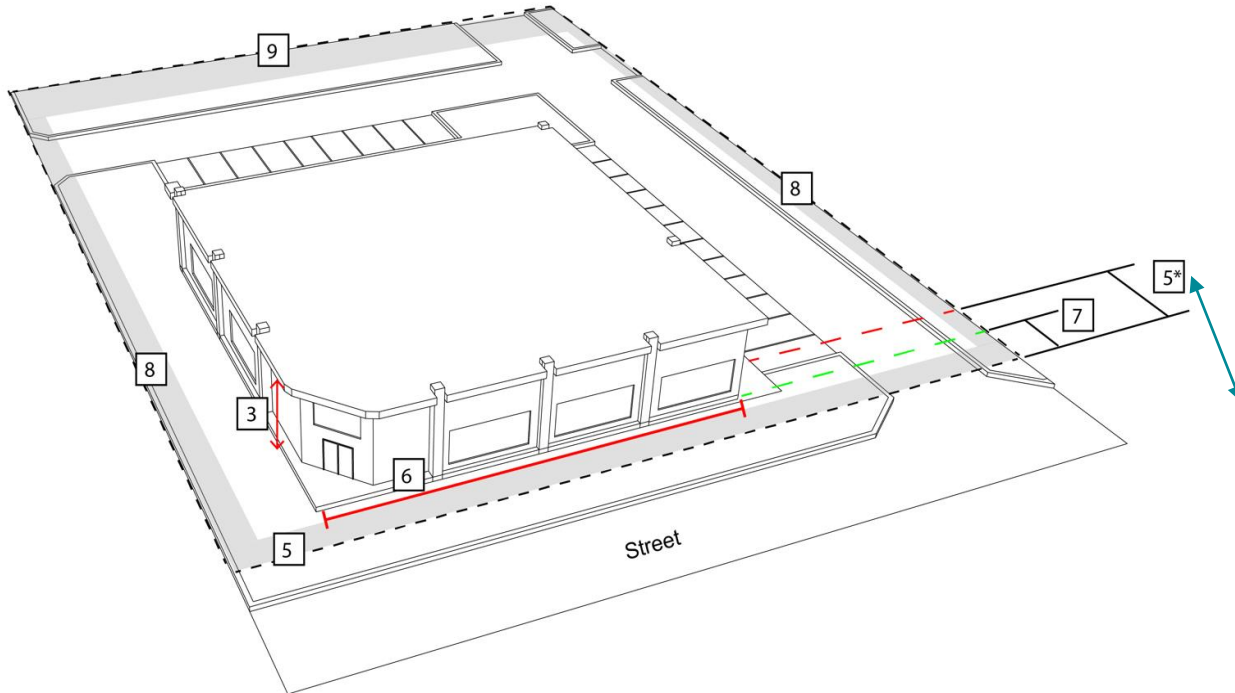
Vs 4% of site now

## Setbacks

7	Front Setback from Local Street (min)	20'
	Front Setback from a Collector Street (min)	30'
	Front Setback from Arterial Street (min)	40'
8	Garage Setback (min- from front elevation)	5'
9	Side Setback (min interior / corner lot)	5' / 7.5'
10	Rear Setback (min with alley loaded garage / min with front or side loaded garage)	5' / 20'

# Commercial Example: NC

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



## Intensity and Development

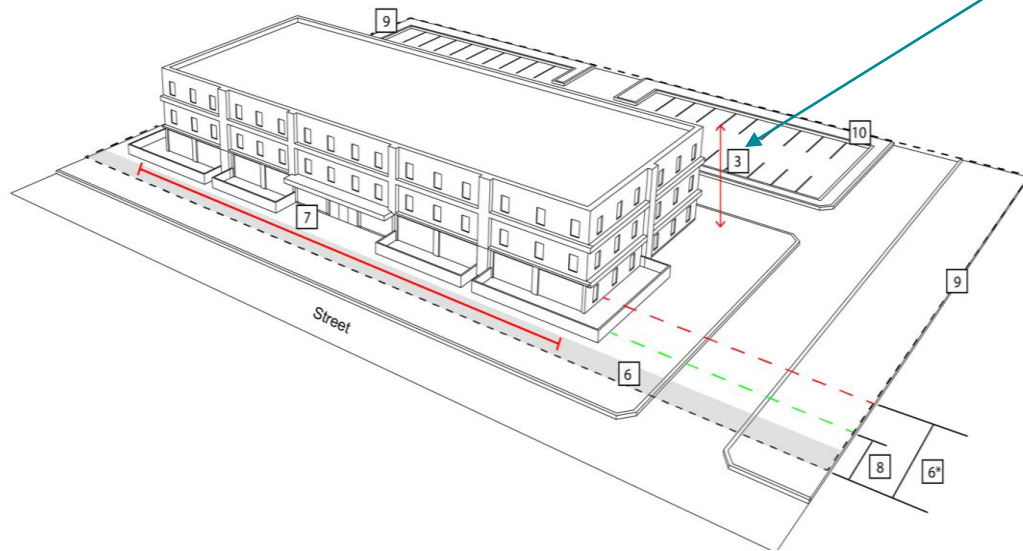
1	Building Area (max square feet per building)	50,000
2	Floor Area Ratio (max)	0.45
3	Building Height (max feet/stories)	35'/2.5
4	Amenity Space (min sf based on gross floor area [GFA] for all buildings on lot)	
	< 15,000 sf GFA (min sf)	n/a
	15,000-50,000 sf GFA (min sf)	400 sf
	> 50,000 sf GFA (min sf)	175 sf per 3,000 sf GFA

## Setbacks

5	Front Setback from Local Street (min / *max)	5'/20'
	Front Setback from a Collector Street (min / *max)	10' / 35'
	Front Setback from Arterial Street (min / *max)	10' / 35'
6	Frontage Buildout (% lot frontage)	45%
7	Parking Setback (min- from front property line)	10'
8	Side Setback (min interior / corner lot)	5'/7.5'
9	Rear Setback (min)	20'

# Mixed Use Example: MC

**Purpose.** The Mixed Center (MC) district accommodates a combination of residential and commercial land uses. Commercial and multi-family parking is located behind the building, below grade, or in structures to ensure active uses face onto public streets.



	MC-1	MC-2	MC-3
	Mixed Use Neighborhood	Comm. Mixed Use	Mixed Use Activity Center

## Density, Intensity, and Development

1	Density (min/max dwelling units / acre)	NA/18	8/24-36 <sup>1</sup>	NA/36
2	Floor Area Ratio (min/max)	NA	0.1/2.0 <sup>2</sup>	0.75/2.5
3	Building Height (max feet/stories)	35'/2.5	55'/4	75'/6
4	Building Height (min feet/stories)	NA	NA	35'/2.5
5	Amenity Space (min sf based on gross floor area [GFA] for all buildings on lot)			
	< 15,000 sf GFA (min sf)	400 sf	400 sf	400 sf
	15,000-100,000 sf GFA (min sf of civic space per 3,000 sf GFA)	100	100	100
	> 100,000 sf GFA (min sf of civic space per 3,000 sf GFA)	175	175	175

## Setbacks

6	Front Setback from Local Street (min / max)	0' / 10'	0' / 20'	0' / 35'
	Front Setback from a Collector Street (min / max)	0' / 10'	5' / 25'	0' / 35'
	Front Setback from Arterial Street (min / max)	20' / 35'	10' / 35'	0' / 50'
7	Frontage Buildout (% lot frontage)	55%	60%	70%
8	Parking Setback (min- from front property line)	10'	15'	15'
9	Side Setback (min) <sup>4</sup>	0' or 5'	0' or 5'	0' or 5'
10	Rear Setback (min)	10'	0'	0'



# 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

# Development Standards

# Development Standards (arranged alphabetically)

General Provisions

Blocks, Lots and Setbacks

Buildings

Fences

Environmental Requirements

Improvement Guarantees

Landscaping & Tree Preservation

Parking and Loading

Parks/Open Space/Civic Space  
Standards

Stormwater Management

Streets

Sustainability

Utilities

Water conservation

# Building Types

- Principal Building
- = Secondary Building

	Single-Family: Curvilinear (Ex)	Single-Family: Curvilinear (New)	Single-Family: Traditional (Ex)	Single-Family: Traditional (New)	Single-Family: Neo-Traditional	Mixed Housing	Neighborhood Centers	Mixed Use Neighborhoods	Commercial Corridors and Centers	Commercial Retrofit	Office and Employment Campus	Small Flex/Industrial	Large Conventional Industrial
Detached Single-Family Building	■	■	■	■	■	■							
Attached Single-Family Building	■	■	■	■	■	■							
Accessory Dwelling Unit (ADU)	○	○	○	○	○	○							
Secondary Building (Garage, Carport, Shed)	○	○	○	○	○	○	○	○		○			
Duplex	■			■	■	■							
Manor Style Apartments	■			■	■	■		■					
Bungalow Court	■			■	■	■							
Townhouse	■			■	■	■		■	■	■			
Apartment						■		■	■	■			
Mixed-Use								■	■	■		■	
Commercial								■	■	■	■	■	
Live-Work						■	■	■	■	■			
Drive-Thru									■	■			
Office							■	■	■	■	■	■	■
Hospitality									■	■			
Industrial												■	■
Parking Structure							■	■	■	■	■		

## Purpose and description

### Description

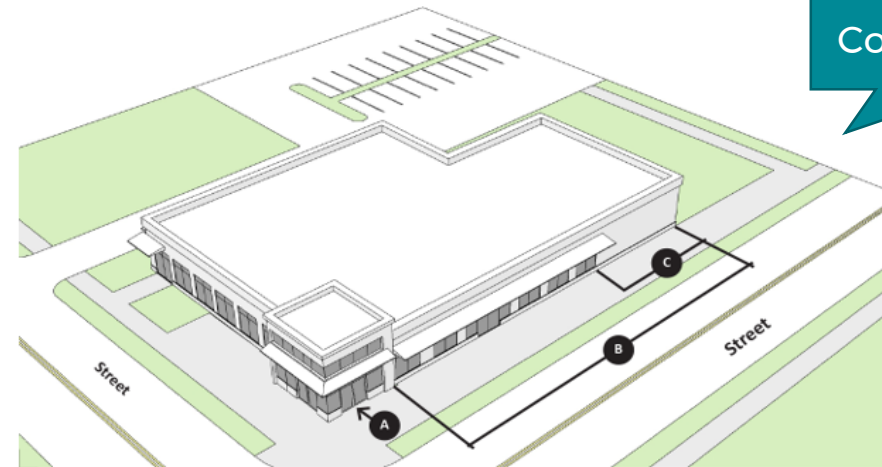
The Commercial building type houses a variety of commercial / office uses (see Section 12-3-24, W.M.C.). It occurs in a variety of sizes from a small neighborhood retail store to a large grocery store. Adjacent development can influence the building form. Designs use compatible mass and scale techniques that include varied heights, moderately articulated façades, and a pedestrian-friendly façade. A pedestrian-friendly façade is achieved by incorporating high quality ground floor design elements such as façade transparency to connect with the public realm, clearly defined entrances, and canopies and awnings that provide visual interest. High quality and durable materials are a strong feature of this building type.

### Permitted Zoning Districts

- Neighborhood Office (NO)
- (Neighborhood Commercial NC)
- Mixed Center (MC)
- Town Center (TC)
- Commercial Service (CS)
- Office Park (OP)
- Business Park (BP)
- Industrial Park (IP)

## Associated zoning

### Design Requirements



## Conceptual layout

Figure 12-4-2-30 Commercial Design

Note: This image shows one example of buildings that align with the standards below, but not all possible outcomes.

- A: Building Entries
- B: Wall Length (Façade)
- C: Blank Walls – Engaging Pedestrians

# Building - Checklists

Chapter 4 Development Standards | 12-4-2 Buildings | (C)(10) Commercial

Table 12-4-2-11 Commercial Building Design Standards

Section (W.M.C.)		NO	NC	MC	TC	CS	OP	BP	IP
<b>Build-to-Zones (see Chapter 3)</b>									
See Table 12-4-2-12 below.									
<b>Floor-to-Floor Height</b>									
12-4-2(D)(1)	Commercial ground floor façade floor-to-floor height (min)				12'				
<b>Wall Length (Façade)</b>									
See also Table 12-4-2-21 in common design standards for other requirements related to this topic.									
12-4-2(D)(2)	Façade wall length (max)	200'	200'	200'	200'	400'	400'	400'	400'
<b>Wall Articulation &amp; Mass Variation</b>									
Wall articulation and variation in massing is required as indicated below. See also common design standards (subsection 12-4-2(D)(3)) for other requirements related to this topic.									
12-4-2(D)(3)	A minimum of 25% of the total façade area shall provide wall articulation and mass variation as specified.								
	Façade <50' wall length (min)				One (1) wall articulation technique is required from Table 12-4-2-22				
	Façade 50' - <100' wall length (min)				Two (2) wall articulation techniques are required from Table 12-4-2-22				
	Façade 100' - <200' wall length (min)				Two (2) wall articulation techniques and one (1) massing variation technique is required from Table 12-4-2-22				
	Façade 200' - 300' wall length (min)				Three (3) wall articulation techniques and one (1) massing variation technique is required from Table 12-4-2-22				
<b>Transparency</b>									
12-4-2(D)(4)	Façade transparency: % commercial ground floor wall area between 2' and 10' (min) % upper floor wall area (min)	60% <sup>1</sup>	60% <sup>1</sup>	75% <sup>1</sup>	75% <sup>1</sup>	50% <sup>1</sup>	50% <sup>1</sup>	50% <sup>1</sup>	50% <sup>1</sup>
					20%				
<b>360° (Four-sided) Design</b>									
12-4-2(D)(5)	A building shall be designed so that all sides visible by the public contribute to the quality of the public realm as provided by the common design standards (Section 12-4-2(D)(5), W.M.C.).								

Unified Development Code  
Chapter 4 Development Standards | 12-4-2 Buildings | (C)(10) Commercial

Section (W.M.C.)		NO	NC	MC	TC	CS	OP	BP	IP
<b>Blank Walls - Engaging Pedestrians</b>									
A façade shall be designed to engage pedestrians in the public realm and to minimize blank wall area as provided by the common design standards (Section 12-4-2(D)(6), W.M.C.).									
12-4-2(D)(6)	Façade blank wall width (max)	20' <sup>1/4</sup>	20' <sup>1/4</sup>	15' <sup>2</sup>	15' <sup>2</sup>	30' <sup>3</sup>	30' <sup>3</sup>	30' <sup>3</sup>	30' <sup>3</sup>
	Façade blank wall height (max)	30'	30'	30'	30'	30'	30'	30'	30'
<b>Roof Form</b>									
12-4-2(D)(7)	For a primary roof that has a sloped form, eave overhangs shall be dimensioned to provide some shading from solar gain and to provide visual interest. See the common design standards (section 12-4-2(D)(7), W.M.C.) related to this topic.								
<b>Building Entries</b>									
A clearly identifiable primary entry is required. See also common design standards (Section 12-4-2(D)(8), W.M.C.) for other requirements related to this topic.									
12-4-2(D)(8)	Façade entry frequency (min)								One (1) of these options is required per <u>75 linear feet</u> (on average): I: Canopy/Recessed Entry J: Courtyard K: Gallery L: Tower or Raised Parapet Element M: Cap Element N: Pitched Roof Element O: Circular Roof Element
	See Table 12-4-2-25 (Menu of Primary Entry Designs)								
	Plaza entry frequency (min)								1 per 75'
<b>Building Materials</b>									
See also common design standards (Section 12-4-2(D)(9), W.M.C.) related to this topic.									
12-4-2(D)(9)	Façade materials % ground floor wall area from category 1 in Table 12-4-2-26 (Permitted Building Wall Materials by Category) (min)	50%	50%	50%	50%	50%	50%	50%	50%
	Façade materials % 2nd floor wall area from category 1 in Table 12-4-2-26 (Permitted Building Wall Materials by Category) (min)	50%	50%	50%	50%	50%	50%	50%	50%

Alternative façade treatments may be substituted from Table 12-4-2-24 for transparency wall requirements. □

Table 12-4-2-12 Commercial Building Standards: Build-to-Zones

Notes: FS = front setback | FB = frontage buildout  
See Sections 12-3-1 and 12-4-3, W.M.C. for measurement standards

Zoning District	Local Street			Collector Street			Arterial Street		
	FS (min)	FS (max)	FB (%)	FS (min)	FS (max)	FB (%)	FS (min)	FS (max)	FB (%)
NO	5'	20'	55%	10'	35'	55%	10'	35'	55%
NC	5'	20'	45%	10'	35'	45%	10'	35'	45%
MC-1	0'	10'	55%	0'	10'	55%	20'	35'	55%
MC-2	0'	20'	60%	5'	25'	60%	10'	35'	60%
MC-3	0'	35'	70%	0'	35'	70%	0'	50'	70%
TC	0'	10'	60%	0'	10'	60%	0'	15'	60%
CS <sup>1</sup>	20'	40'	30%	20'	NA	NA	30'	NA	NA
OP <sup>1</sup>	10'	60'	25%	10'	NA	NA	20'	NA	NA
BP <sup>1</sup>	10'	60'	25%	10'	NA	NA	10'	NA	NA
IP <sup>1</sup>	20'	NA	NA	20'	NA	NA	20'	NA	NA

<sup>1</sup> Because CS, OP and BP have no maximum front setback for collector or arterial streets, they have no build-to-zone along those streets. IP does not have any maximum front setback, and therefore has no build-to-zone.

# Buildings Options available- building entries example

## 1. Awning/Canopy

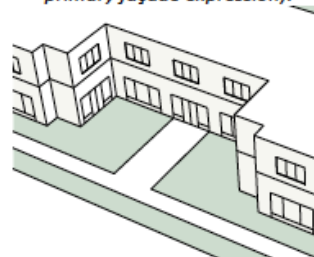
A horizontal projecting element cantilevered at least 4 feet from a wall or window area above the entry, and at least 10 feet above the sidewalk below.



## 2. Courtyard

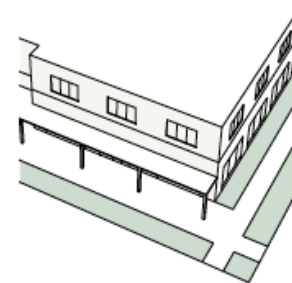
A court, patio or other indentation in the building façade at least 6 feet deep – building entry doors may face onto the patio from any direction.

⇨ Applicants may also use entry options 1 and 3 to meet requirements for additional primary façade expression). ⇨



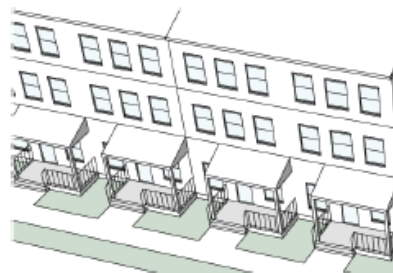
## 3. Gallery/Arcade

Roofed (or partially roofed), arcade, gallery, veranda or pergola elements that are not enclosed on more than two sides and extend at least 6 feet over or towards the sidewalk.



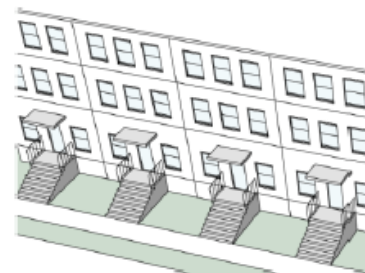
## 4. Front Porch<sup>1</sup>

A roofed but unenclosed entry element with a minimum width of 8 feet and depth of 4 feet - Partial walls or railings may be no more than 4 feet tall.



## 5. Stoop<sup>1</sup>

A raised and unenclosed (may be roofed) landing and stairway with a maximum depth of 4 feet and a maximum width of 4 feet not including the stairs - Partial walls or railings may be no more than 4 feet tall.



# Landscaping Regulations

Restructured to respond to remaining land inventory

Focuses on standards rather than guidelines

Written to support sustainability and water conservation goals

Shifts from site planning to how the space is planted, irrigated and maintained

Maintains hydrozone system, but high hydrozone reduced from max. 50% to max. 10%



# Parks/Open Space/Civic Space Standards

Table 12-4-10-3 Qualifying Amenity Space

Category	Description / Standards	Ratio
<b>Open Space</b>		
<b>Natural Area</b>	Areas established for the protection of natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, education, aesthetic enjoyment, and appropriate use not detrimental to the primary purpose (other than wetlands as provided above). These areas are resource rather than user-based, but may provide some passive recreational activities such as hiking, nature study, and picnicking. Natural Areas may include – Floodplains; Natural wetlands reasonably visible from walkways provided in and through the wetland	0.75
<b>Greenway</b>	A series of connected natural areas (including areas protected by state or federal law) such as ravines, creeks, streams, or floodplains that connect buildings or gathering spaces with trail systems, or that buffer the site from streets or neighboring areas.	0.75
<b>Community Garden</b>	A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for personal use, consumption, donation or off-site sale of items grown on the site.	0.75
<b>Park</b>	An open space area improved with playground equipment or other active recreational improvements. These may be surrounded by street frontages and building frontages, but this is not required.	1.0
<b>Recreation areas</b>	Hard surface recreation areas such as recreational courts and pedestrian plazas.	1.0

Category	Description / Standards	Ratio
<b>Wet areas</b>	Unpaved lakes, ponds, bayous, streams, or creeks, including stormwater retention basins that are designed so that at least 20% percent of the abutting shoreline is accessible for the common use of the development. The accessible shoreline must have at least 300' of frontage on a street.	0.5
<b>School sites</b>	School sites, library sites, outside hard surface recreational areas excluding the area devoted to buildings.	0.75
<b>Rotary or Circle</b>	A relatively small circular open space area which organizes through traffic movement around a center. A traffic circle is 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 sf and the maximum size is 7,000 sf.	0.3
<b>Civic Space</b>		
<b>Plaza</b>	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 sf.	1.0
<b>Square</b>	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: 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
<b>Courtyard</b>	A courtyard is a contiguous open area, open to the public: is surrounded on at least two sides by building walls with entryways. is at grade.	0.75
<b>Green</b>	A common open space available for unstructured recreation, its landscaping consisting of grassy areas, trees, shrubs, and other landscaping.	1.0

Menu with weighted values

No change to PLD



# Parking and Loading



Maximum parking requirements (125% of minimum with some exceptions)

Bicycle parking (typically 1 per 20 vehicle spaces)

Shared Parking – table with formulas based on uses and times

Parking structure design requirements – *question: move to building types?*

*Discussion should EV spaces or AV staging be included in this section?*

# Sustainability

Menus: 1) Commercial & MF and 2) SF and Duplex  
 Elective options with points, must add to 25 points

Categories align w/ Sustainability Plan & Westy Fwd:

-  Energy
-  Transportation + Mobility
-  Natural Resources
-  Health + Wellness
-  Materials + Waste
-  Housing Neighborhoods

Additional requirement for EV readiness, projects with 20+ MF units or 20k+ commercial space

Health & Wellness		
Increase area of amenity space. Amenity space must comply with Section 12-4-10, W.M.C. and the applicable zoning district regulations.	1 per each 10% increase in amenity space, up to 5 points	Designate amenity space and total area on the PDP, ODP amendment, special use authorization, or subdivision plat application.
Implement the connectivity requirements for amenity space per Section 12-4-10, W.M.C.	5	Designate trails, pedestrian paths, or similar connections on the PDP, ODP amendment, special use authorization, or subdivision plat application.
Provide community garden plots, fruit trees, or other means of food production on site for at least 15 percent of multifamily units to foster local food production. Plots must be at least 20 square feet each.	3	Landscape plan shall show location, size and number of garden plots, fruit trees, vines, etc. and provide evidence that garden plots are easily accessible, of appropriate slope, and contain adequate sunlight and an available water source.

# Use Regulations

# Use Regulations

Generally

Accessory Structures & Uses

Adaptive Reuse

Adult Businesses

Drive-In & Automobile Service  
Businesses

Dumpsters and Trash Storage

Home Occupations

Industrial Uses

Mobile Home Parks

Oil & Gas Operations

Outdoor Storage

Residential Use

Signs

Telecommunications Facilities

Swimming Pools, Spas & Hot Tubs

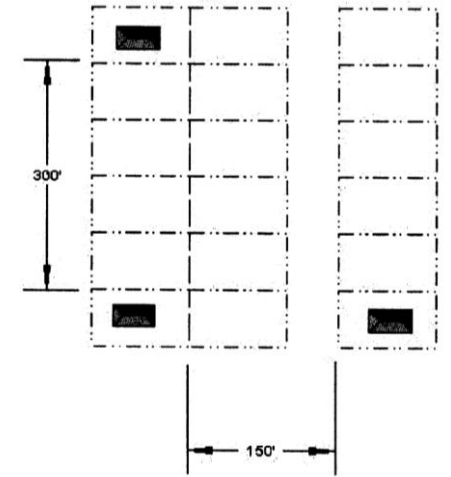
Temporary Construction & Sales  
Trailers

Temporary Structures and Uses

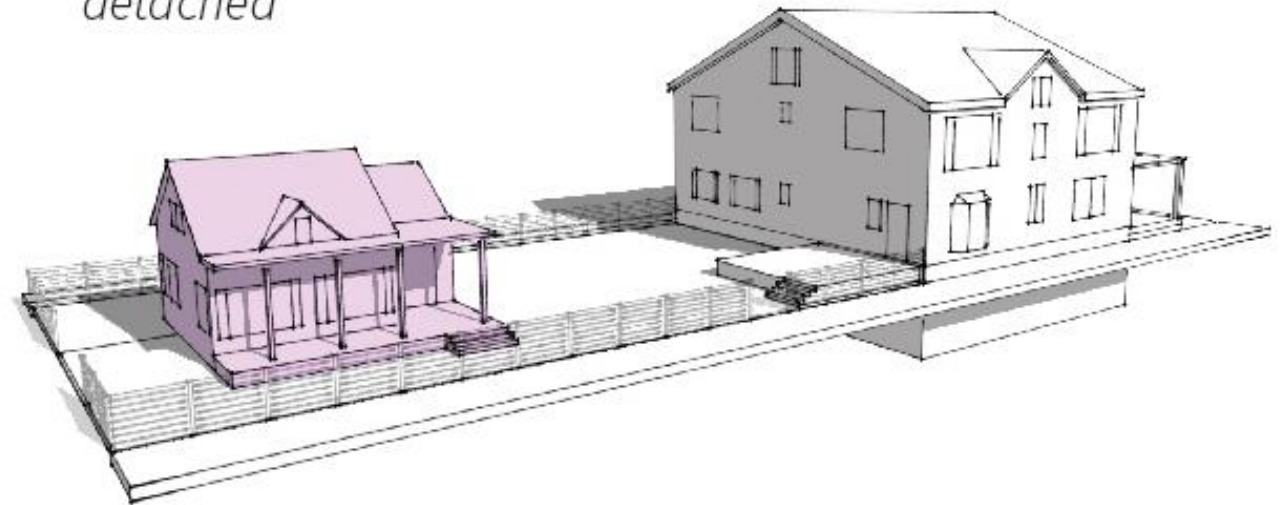
# Accessory Structures & Uses

Carries over accessory structures and use provisions for uninhabitable uses

Introduces accessory dwelling units (ADU) – *also covered in the Buildings menu in Chapter 4*

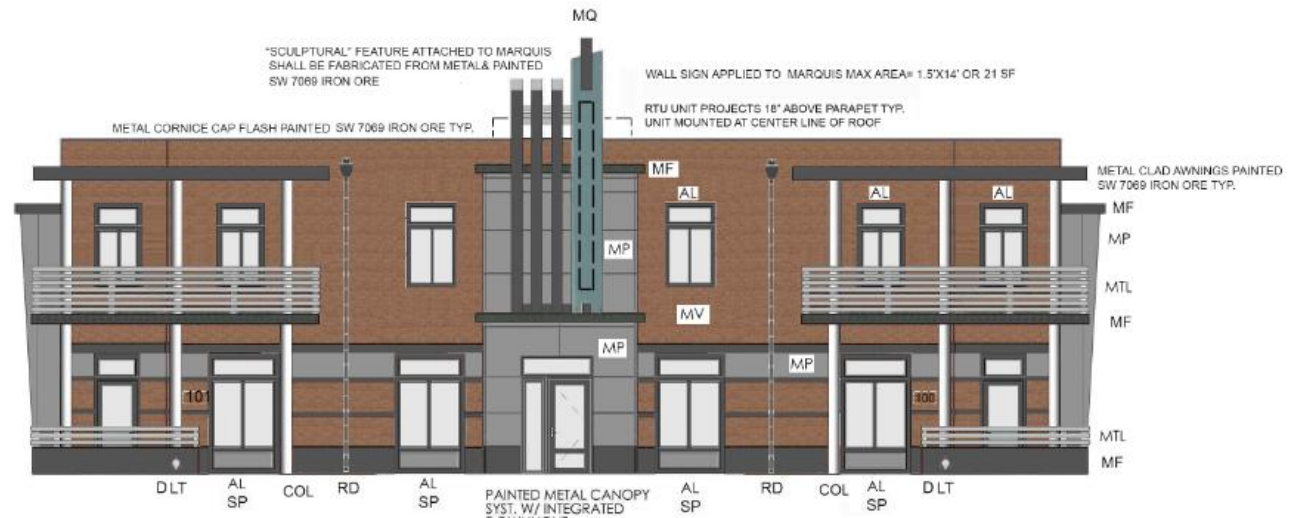


*detached*



# Adaptive Reuse

For abandoned buildings or declared historical buildings some relief with expansions relative to height, landscaping, and parking, park/amenity space



# Auto-Oriented and Convenience Uses

Separate provisions for:

Auto Rental, Sales and Leasing – street interface considerations

Vehicle Repair – min. lot size of 1 acre

Car Wash – queuing and sound buffering of vacuums

Convenience Markets (w/ + w/o gas) – CPTED

Drive-Through Uses – minimize presence on streetscape

Gas Sales – maintain existing spacing requirements, CS district versus others



# Discussion



# Overarching Comments

- TOO COMPLICATED, TOO URBAN
- Jumping between code sections, lack of precise hyperlinks
- Max. building sizes problematic (NO example)
- Building forward
  - Desirability?
  - One-row parking limitation
  - Frontage buildout tricky to calculate
- Blank wall provisions
- Front entry provisions – excessive
- Transparency requirements
  - Desirability?
  - All 4 sides or just front?
- Max. block length – unworkable in many commercial and industrial settings
- Commercial infill may be difficult where the pattern is established by existing buildings, drives, walkways, etc
  - Placement of a building in relation to private drives, sometimes lot line is the centerline of a private drive

# Alternative Compliance and Substantial Conformance Improvement Permits – no comments received

## Alternative Compliance

- Available to all
- May modify Use Pattern, Zoning Development Stds, Use Regulations up to 20%
- Fulfills intent of Comp Plan and Zoning
- Administrative approval



## SCIP

- For nonconforming sites when additions, enlargements or site modifications requested
- Applies code proportionally to the improvements proposed
- May modify Use Pattern, Zoning Development Stds, Use Regulations (*no limit of 20%*)
- Does not result in demolition of buildings, cessation of an allowed use or create new nonconformities (*i.e. may continue nonconforming setback but not increase it*)
- Administrative approval, with option to refer to Planning Commission

# Activity

Apply draft code concepts to example sites

# Scenario 1

2.9 acres  
R-3.5 LU  
Countryside PUD

Use Pattern?

-Single-Family Curvilinear

Zoning?

-PUD

-SR

Building Types?

-Detached Single Family

-Duplex + Single Family  
Semidetached



# Scenario 2

2.3 acres  
Retail Commercial LU  
Village@Park Centre PUD

Use Pattern?

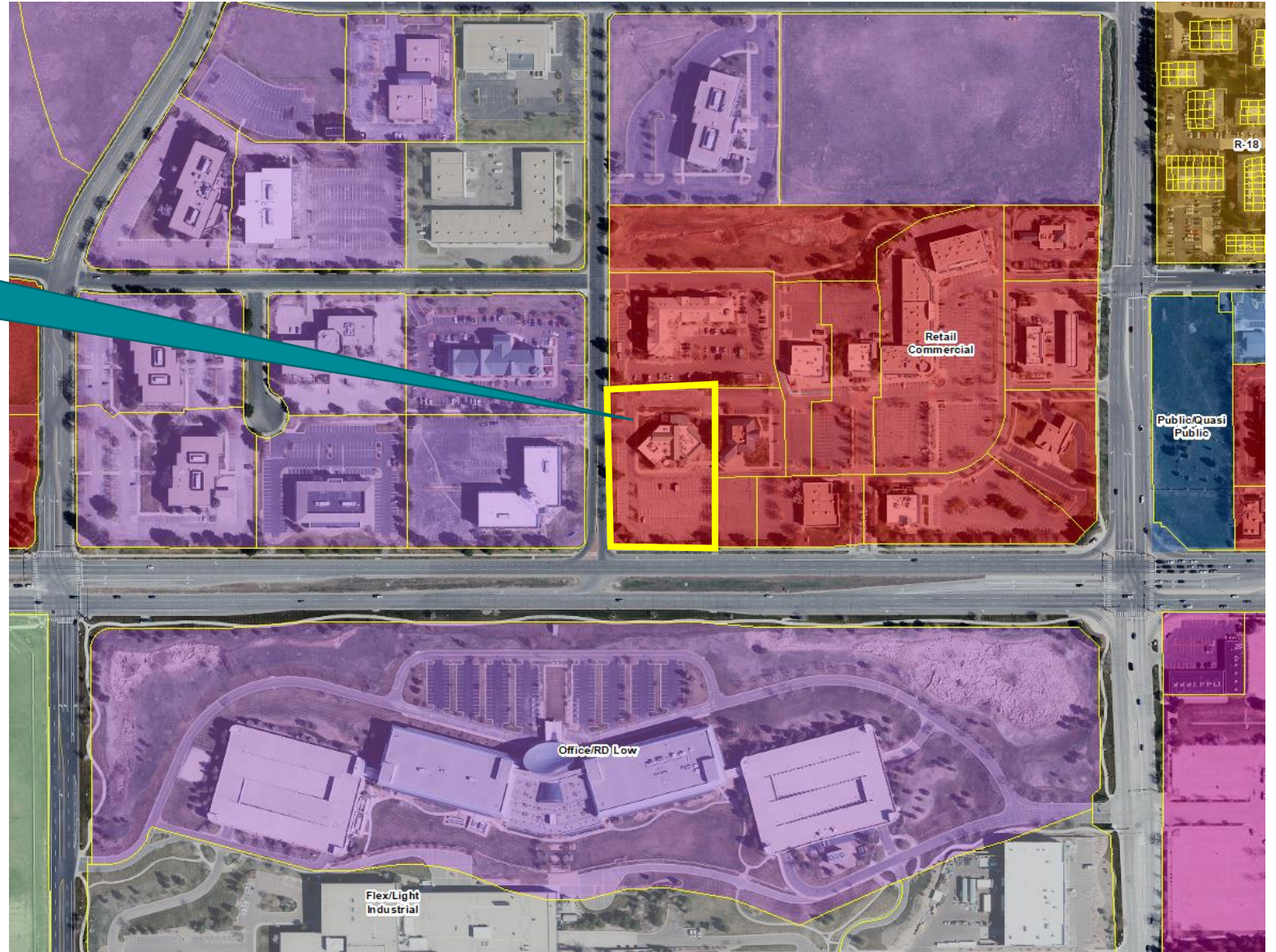
- Commercial Corridor & Centers
- Commercial Retrofit

Zoning?

- PUD
- NC
- TC

Building Types?

- Commercial
- Drive-Through
- Office
- Hospitality



# Scenario 3

0.9 acres on 2 lots  
Retail Commercial LU  
B-1 zoning

Use Pattern?

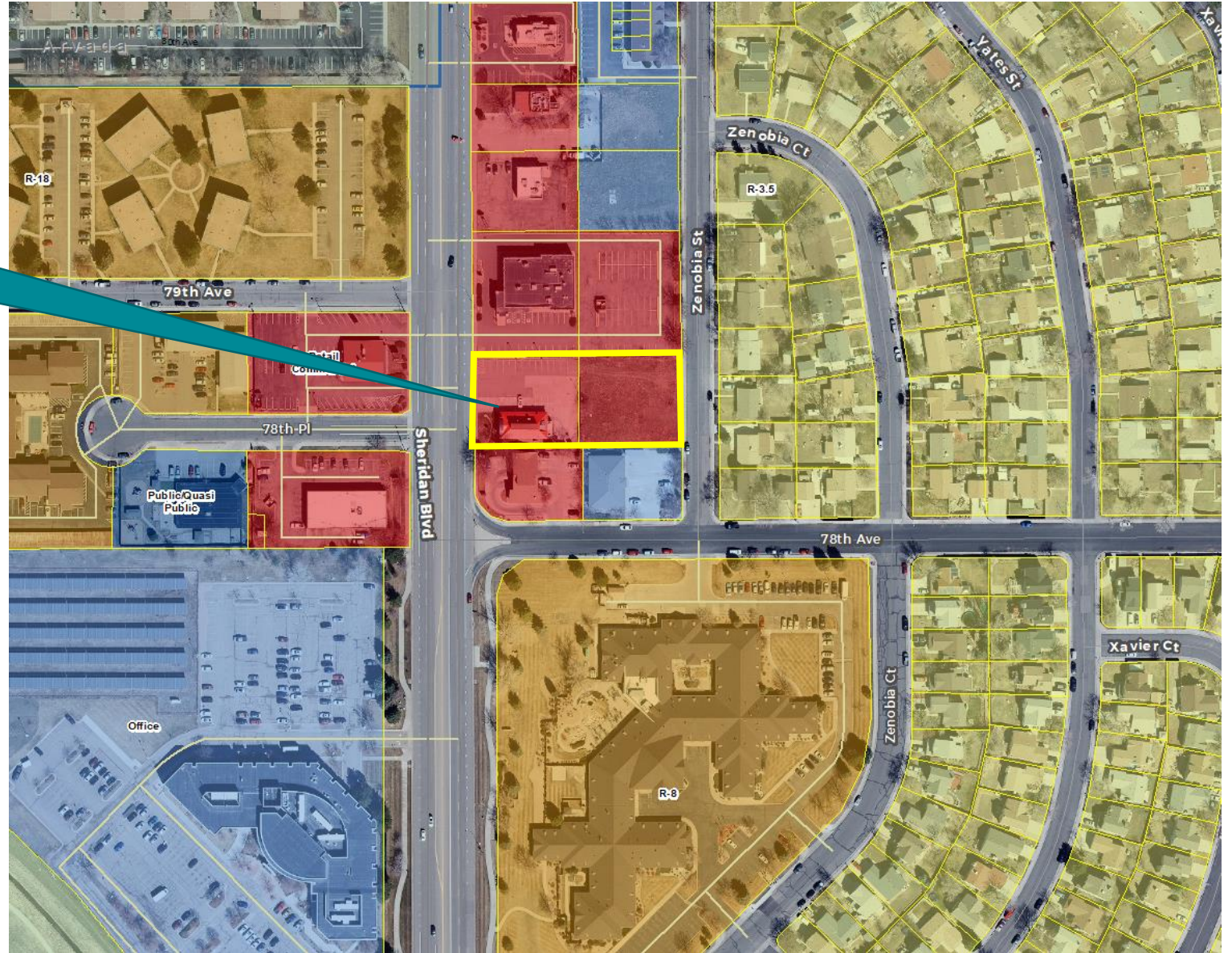
- Neighborhood Center
- Commercial Corridor & Centers

Zoning?

- NC

Building Types?

- Commercial
- Drive-Through
- Office



# Scenario 4

4.8 acres  
MU Center LU  
Promenade West PUD

Use Pattern?

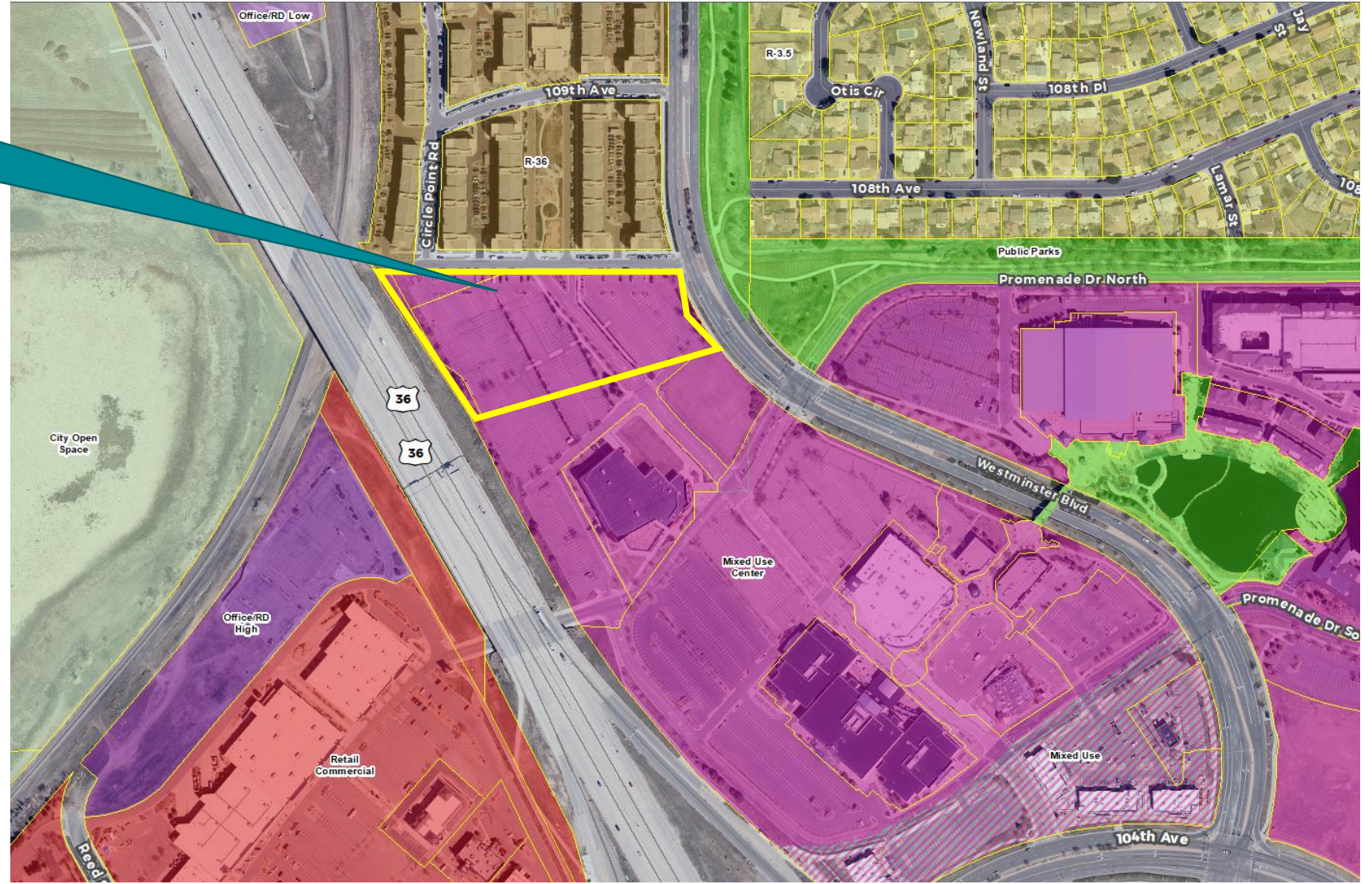
- Commercial Retrofit
- Others?

Zoning?

- PUD
- MC
- MH
- TC

Building Types?

- Mixed Use
- Multi-Family
- Townhome
- Live Work
- Commercial
- Office
- Hospitality



# Scenario 5

7.6 acres on 2 lots  
R-3.5 LU  
O-1 zoning

Use Pattern?

-Single-Family Curvilinear

Zoning?

-PUD

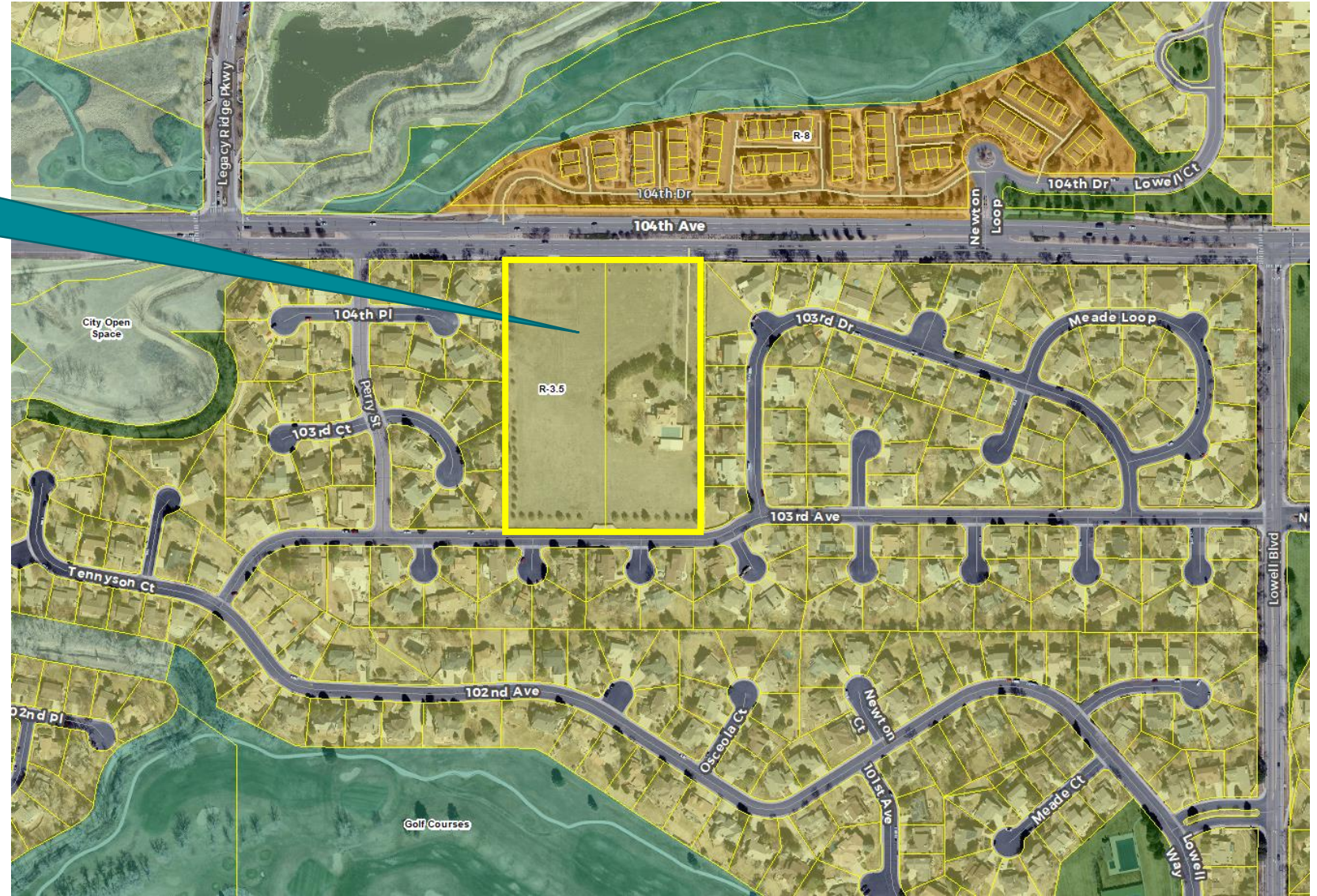
-SR

Building Types?

-Detached Single Family

-Duplex + Single Family

Semidetached





# Scenario 6

5.8 acres

Retail Commercial LU  
Legacy Ridge West PUD

Use Pattern?

- Neighborhood Center
- Commercial Corridor & Centers

Zoning?

- PUD
- NC
- TC

Building Types?

- Commercial
- Drive-Through
- Office



# Future Discussions

Code organization – restructure into Title XI

Building materials- fire resistance, durability, costs to owner/tenant

Accessory dwelling units (ADU)

Inclusionary zoning (IZ)

Sustainability menu

Landscape

Food access – community agriculture, food deserts/swamps

Others?

# Next Steps

Topical Discussions

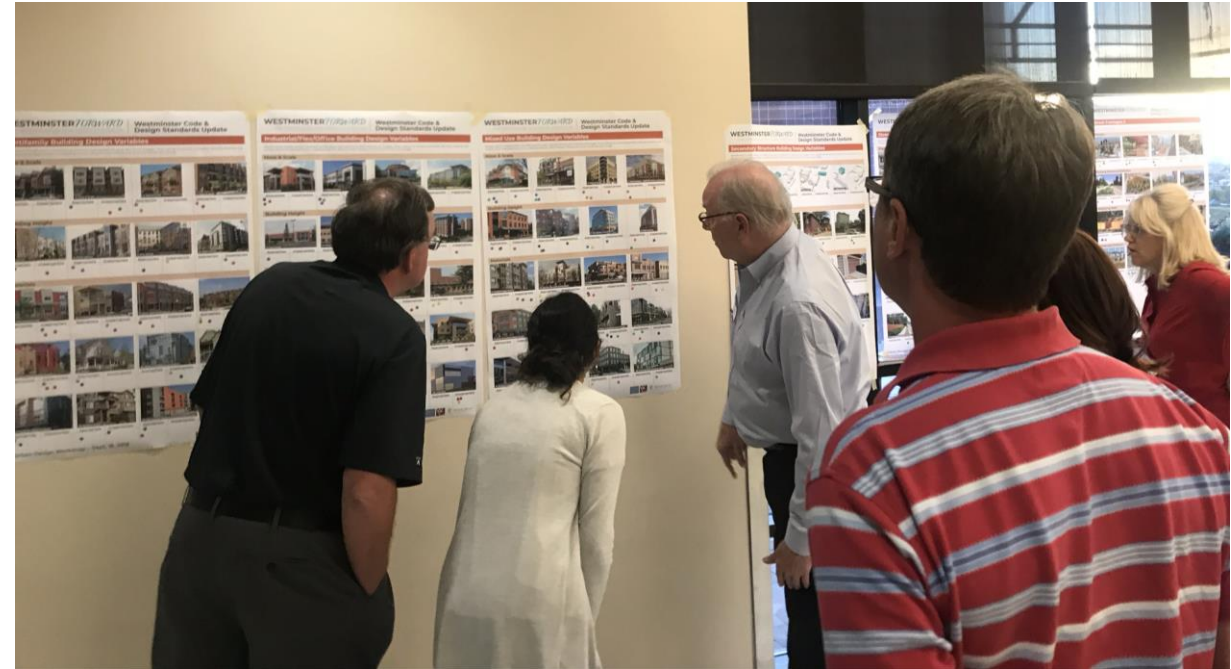
Revised Drafts – reorganize to Title 11

Community Engagement

Testing

Legal Review

Adoption





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

# **Code Forward: Development Code/Design Standards Update**

February 15, 2022