

Final Draft – Code Framework

Article 1. General Provisions

- 1.01 Overview
- 1.02 Interpretation
- 1.03 Administration
- 1.04 Enforcement
- 1.05 Nonconformities

Article 2. Procedures

- 2.01 General – All Applications
- 2.02 Platting
- 2.03 Zoning Map Amendment
- 2.04 Planned Development
- 2.05 Administrative Site Plan
- 2.06 Site Plan
- 2.07 Alternative Compliance
- 2.08 Special Use Permit
- 2.09 Variance
- 2.10 Appeals of Administrative Decision
- 2.11 Code Amendments
- 2.12 Vested Property Rights
- 2.13 Vacation of Rights-of-Way or Easements

Article 3. Subdivision Standards

- 3.01 Streets
- 3.02 Open and Civic Spaces
- 3.03 Blocks & Lots
- 3.04 Required Improvements
- 3.05 Community Facilities & Fees

Article 4. Zoning Districts & Uses

- 4.01 Zoning Districts
- 4.02 Allowed Uses
- 4.03 Accessory Uses
- 4.04 Specific Use Standards
- 4.05 District Performance Standards

Article 5. Residential Development Standards

- 5.01 Intent & Applicability
- 5.02 Residential Building Types
- 5.03 Neighborhood Design Standards
- 5.04 Courtyard Pattern
- 5.05 Conservation Pattern
- 5.06 Manufactured & Small Format Housing District

Article 6. Nonresidential Development Standards

- 6.01 Intent & Applicability
- 6.02 Development Standards
- 6.03 Design Standards

Article 7. Access & Parking Standards

- 7.01 Intent & Applicability
- 7.02 Access & Circulation
- 7.03 Required Parking
- 7.04. Parking Design
- 7.05 Loading Areas
- 7.06 Alternative Compliance

Article 8. Landscape & Site Design Standards

- 8.01 Intent & Applicability
- 8.02 Landscape Design
- 8.03 Buffer & Screening
- 8.04 Plant Specifications
- 8.05 Fences & Walls
- 8.06 Outdoor Lighting
- 8.07 Alternative Compliance

Article 9. Signs

- 9.01 Intent & Applicability
- 9.02 Exempt Signs
- 9.03 Residential Signs
- 9.04 Non-residential Signs
- 9.05 General Standards – All Signs
- 9.06 Specific Sign Standards
- 9.07 Design Guidelines
- 9.08 Alternative Compliance

Article 10. Supplemental Standards

- 10.01. Flood Plain
[TBD]

Article 11. Definitions & Terms

- 11.01 Description of Uses
- 11.02 Glossary of Architecture & Design Terms
- 11.03 Definitions

SECTION MAP & SUMMARY – ARTICLE 4 ZONING DISTRICTS & USES		
DRAFT DEVELOPMENT CODE	EXISTING CODE [RELEVANT SECTIONS]	SUMMARY
4.01 Zoning Districts		
A. Intent	16-30 District and Zoning Map Various sections (intent statements of 16-32 through 16-45)	No substantive changes, but improved description of districts relative to physical patterns, form and design characteristics of each district to better distinguish. Consolidated all zoning district intent statements in associate with revised approach to development standards (better organization and easier comparison of different between districts) Also added “Relationship to Comprehensive Plan” element to provide more specific link to Picture Fort Lupton. This is a non-regulatory provision that can be used as a better guide to applying the districts.
B. Official Zoning Map	16-30 District and Zoning Map	Simplified with no substantive change; many items in current section are incorporated into the rules of construction in Chapter 1 or procedures in Chapter 2
4.02 Allowed Uses		
A. Use Table	New – currently each district has a long list of permitted uses and between the districts there is often overlap, gaps or interpretation issues. This provides a more systematic categorization of all districts, and better comparison and distinctions between districts. (16-32 through 16-44 – permitted and special use lists)	Generalized some uses where there was no distinction between the districts they were enabled in, but distinguished other uses by scale and intensity to better refine allowances for the character of different districts – this could allow for greater restrictions on some uses (at larger scales) but more allowances for other uses (at smaller scales). In general, all of the same or similar uses of the current code should be allowed in all of the districts, but the form / format of some may change. Notable changes include: <ul style="list-style-type: none"> • Add new downtown district to emphasize compact, walkable, regional • Re-characterize other districts (RO – mixed use, neighborhood scale; C-1 neighborhood scale; C-2 regional scale) • Added “established residential” to non-residential districts to allow reinvestment in existing non-conforming houses as residences. Currently listed as “residential uses in existing structures” in C-1 and I-1
4.03 Accessory Uses		
A. Accessory Uses, Generally	16-62 Accessory buildings and uses	Separation of “buildings” and “uses” based on reorganization (uses in Art. 4; development standards in Art. 5 or Art. 6). Broadened and emphasized general criteria for accessory uses to handle a wide range of non-mentioned accessory uses and site conditions. Added some specific conditions for some accessory uses to allow more flexibility:
B. Accessory Dwelling	16-62.e.	Changed the size parameters (current 850 max) to be more scaled to the lot and building (50% up to 1,200 max); connected with compatibility and design standards for residential buildings in Article 5. Removed requirement for 1K additional s.f. to lot – impractical once platted, and better ways to scale building to lot and principle building. Recommend being more permissive of ADUs – at least allowing (subject to standards) in R-2, R-3, and A. Consider similar strategy in R-1 or R-1A, but this draft leaves as SUP only.
C. Home Occupation	16-65 Home Occupations	No substantive changes
D. Small Wind Energy Facilities	SUP in various districts 16-32 through 16-44	Current small wind energy facilities only allowed by SUP generalized to “renewable energy facilities” where some are allowed as permitted accessory use and larger or more prominent require SUP review.
E. Craft Food & Beverage Manufacturing	new	Added to create more flexibility for manufacturing associated with retail / restaurant uses... See counterpart “artisan manufacturing” to promote retail / customer service as a component some small scale manufacturing uses, and then allowing “manufacturing” in more zoning districts.
F. Outdoor Storage, Non-residential	new	Added to distinguish some component of non-residential outdoor storage with all uses, vs. “outdoor storage” as a principal use of land.
G. Outdoor Display and Service Areas	new	Added to distinguish some component of outdoor display and service with all commercial uses (and tiers of typical accessory allowances), from “outdoor sales” or uses that always have a significant and continuous component of outdoor sales as a principal use of land.

SECTION MAP & SUMMARY – ARTICLE 4 ZONING DISTRICTS & USES		
DRAFT DEVELOPMENT CODE	EXISTING CODE [RELEVANT SECTIONS]	SUMMARY
H. Accessory Drive-Through	new (but listed as permitted use in C-1 (16-40(d)(16))	Added to emphasize “drive-through” is not a land use, but a component of different land uses (i.e. bank, dry cleaners, pharmacy, or restaurant); standards then emphasize design and location based on district, context, street type, and facility type, rather than just on the particular zoning district or specific land use.
I. Recycling Collection Point	new	Added to reflect typical circumstances and remove confusion for larger scale “waste / recycling” uses by SUP only.
4.04 Use Specific Standards		
A. Residential Care	New	<p>New sections based on new approach to land uses. With more generalized and flexible approach to permitted uses, it is based on the following:</p> <ul style="list-style-type: none"> • More specific form and urban design standards, that can reduce the need to regulate specific uses; • Not rely on the assumption that certain uses always accompany a particular format. • Place more emphasis on the scale and format of general uses to determine appropriateness in certain districts, rather than a specific district. <p>In association with this, some specific uses will have known or anticipated impacts, and specific design standards or performance criteria can be written to raise expectations for those uses and mitigate potential impacts or unintended consequences from a general or flexible approach to uses overall. These sections begin to address some of those, but it is likely that this section may expand over time as new issues are encountered or specific circumstances arise where the general design standards (site, building, parking/access, landscape) to not suffice and standards for a particular use are needed.</p>
B. Manufactured Homes		
C. Lodging – Bed & Breakfast		
D. Recreation & Entertainment - Outdoor		
E. Storage & Warehousing - Outdoor		
4.05 District Performance Standards		
Table 4-3	New, but based off similar char in I-1 and I-2 (16-42 and 16-43)	Broadened generic “anti-nuisance” standards (related to approach in 4.04 as a “catch-all” mitigation strategy) and make it generally applicable to all districts equally; standards are refined based on the intended scale and intensity of each zoning district..