



***CITY OF FORT LUPTON
RESIDENTIAL DESIGN STANDARDS***

Effective October 19, 2007

***CITY OF FORT LUPTON
PLANNING DEPARTMENT
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SECTION I: GENERAL PROVISIONS

A. TITLE/CITATION

The regulations set forth in this ordinance shall be officially known and cited as the "City of Fort Lupton Residential Design Standards," although they may be referred to in this document as "Residential Design Standards" and otherwise as "RDS."

B. PURPOSE

These standards serve to implement the City of Fort Lupton Comprehensive Plan, Land Use Codes and promote the health, safety, and general welfare of the residents of the City of Fort Lupton, by encouraging high quality design organization, and construction of new residential development and neighborhoods in the City of Fort Lupton and, more specifically, by:

1. Promoting new residential developments that are distinctive and have character.
2. Encouraging site planning that accommodates and responds to the existing natural and built environments on and adjacent to the site, including but not limited to: preservation of existing trees, vegetation, wildlife habitat, stream corridors, wetlands, and manmade cultural resources such as agricultural buildings and irrigation ditches;
3. Encouraging organization of new residential developments into cohesive neighborhoods that provide different modes of transportation other than the automobile.
4. Encouraging connections within and between new residential neighborhoods and adjacent and surrounding neighborhoods (existing or planned), land uses (such as schools, shopping, and employment), and parks and open space/trail systems;
5. Providing variety in housing design and types in order to promote more social, economic, and lifestyle diversity in the City of Fort Lupton.
6. Providing variety in housing architecture and design in order to discourage monotonous "cookie-cutter" neighborhoods often associated with large-scale residential subdivisions; and
7. Encouraging housing lot location and design that emphasizes light, privacy, and resident access to outdoor space and recreation.
8. Provide safe housing through the use of Crime Prevention Through Environmental Design Principles

C. CONFLICTING PROVISIONS & RELATIONSHIP WITH OTHER REGULATIONS

The Residential Design Standards referenced herein supplement the City of Fort Lupton's regulations set forth in the City's Municipal Code, as amended. In addition to the requirements of the Residential Design Standards, an applicant shall comply with all other applicable City land development regulations, ordinances, and requirements. If the provisions of the Residential Design Standards are inconsistent with one another, or if the provisions of the Residential Design

Standards conflict with provisions found in the Municipal Code, or in any other City ordinance or regulation, the more restrictive provision shall govern unless otherwise expressly stated.

SECTION II: DEFINITIONS

A. GENERAL PROVISIONS

1. Many of the words and terms used in these Residential Design Standards are defined in the Zoning Regulations or the Subdivision Regulations, and are not generally repeated here. If a word, term, or phrase is not defined in this Section II or in the Zoning or Subdivision Regulations, the Planning Director shall have the authority and power to interpret or define such words, terms, and phrases, subject to appeal to the Board of Adjustment. In making such interpretations or definitions, the Planning Director or Board of Adjustment may consult secondary sources related to the planning profession, such as A Survey of Zoning Definitions - Planning Advisory Service Report Number 421, edited by Tracy Burrows (American Planning Association, Chicago, Ill. 1989), Zoning & Development Definitions for the Next Century, by Michael Davidson (in Zoning News, August 1999) and The Illustrated Book of Development Definitions, by Harvey S. Moskowitz and Carl G. Lindbloom (Center for Urban Policy Research, Rutgers University. N.J. 3d ed. 1987), for technical words, terms and phrases, or Webster's Unabridged Dictionary (Random House Reference & Information Publishing, New York, 1997), as supplemented, for other words, terms and phrases.
2. If a definition set forth in this Section II of the Residential Design Standards is inconsistent with a definition or definitions found in the Zoning Regulations, Subdivision Regulations, or in any other City ordinance or regulation, the definition in this Section II shall govern.

B. DEFINITIONS OF WORDS, TERMS, & PHRASES

The following words, terms and phrases, when used in the Residential Design Standards, shall have the meanings ascribed to them in this subsection:

1. Abutting or Adjoining. To physically touch or border upon; or to share a common property line or border.
2. Applicant. A developer, landowner, or other person with a legal property interest, including heirs, successors, and assigns, whom has filed an application for subdivision or development.
3. Agriculture. Farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, and harvesting for the production of food and fiber products (except commercial logging and timber harvesting operations); the grazing and raising of livestock (except in feedlots); aquaculture; sod production; orchards; Christmas tree plantations; nurseries; and the cultivation of products as part of a recognized commercial enterprise.
4. Block. A unit of land bounded by streets or by a combination of streets and public lands, railroad rights-of-way, waterways or any barrier to the continuity of

development. The barriers creating the boundary of block shall not be included in the calculation of block size.

5. Block Face. The properties abutting on one side of a block.
6. Building Mass. The three-dimensional bulk of a building: height, width, and depth.
7. Building Scale. The relationship of a particular building, in terms of building mass, to other nearby and adjacent buildings.
8. Caliper. The diameter of a tree trunk measured 6 inches from the ground for trees up to 4 inches in caliper/diameter and 12 inches from the ground for trees 4 inches or larger in caliper/diameter.
9. Character. Those attributes, qualities, and features that make up and distinguish a development project and give such project a sense of purpose, function, definition, and uniqueness.
10. Compatible or Compatibility. The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.
11. Contiguous. Next to, abutting, or touching and having a boundary or portion thereof that is continuous. Contiguity is not broken by a road or alley, a public or private right of way or easement, a state highway right-of-way or interstate right-of-way or a natural or artificial watercourse.
12. Cultural Facilities. Institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and art galleries.
13. Director. The Director of the City of Fort Lupton Planning & Building Department.
14. Dedication. The conveyance or transfer of property (such as land for streets or parks) by an owner to the City of Fort Lupton. Such conveyance is not complete until acceptance by the City and any warranty period has expired.
15. Detention Facility. A facility for the temporary storage of storm-water runoff, constructed to receive and temporarily hold storm-water for release at a controlled rate. Such devices may include graded depressions in the ground, parking lots with concave surfaces, or buried tanks or pipes.
16. Developer. Any person, firm, partnership, joint venture, limited liability company, association, or corporation who participates as owner, promoter,

developer, or sales agent in the planning, platting, development, promotion, sale, or lease of a subdivision or development.

17. Dormer. A windowed wall area flanked on both sides by sloping roof areas.
18. Effective Date. The effective date of these Residential Design Standards, which is October 19, 2007.
19. Fence. An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
20. Front Entry. An entry to a dwelling unit, which is directly connected to a network of sidewalks, and which opens directly into the unit's living room or family room, or to a foyer leading directly to a living room or family room.
21. Garage, Front Loaded. A private residential garage that is accessed from a street other than an alley. A front-loaded garage may face the street (garage doors parallel to the street) or may turn its side to the street (garage doors perpendicular to the street, sometimes referred to as a "side-loaded" garage).
22. Greenbelt. Any parcel or area of land essentially unimproved with any residential, commercial, or industrial uses, dedicated or reserved for public and/or private use and enjoyment that may serve as a regional trail system and community separator between the incorporated boundaries of the City of Fort Lupton and adjacent communities as well as protect existing farmland and open space.
23. Hazard Areas. All areas that are or that may become hazardous due to environmental conditions. The hazards include, but are not limited to, the following: wildfire, avalanche, landslide, rock fall, mud flow and debris fan, unstable or potentially unstable slopes, seismic effects, radioactivity, ground subsidence, expansive soils, and oil and gas wells.
24. High Water Mark. The line on the bank of a stream, river, lake, or impoundment to which the high water ordinarily rises annually in seasons, as indicated by changes in the characteristics of soil, vegetation, or other appropriate means taking into consideration the characteristics of the surrounding areas. Where the ordinary high water mark cannot be found, it shall be presumed to be the edge of vegetation growing along the channel bank. In braided channels, the ordinary high water mark shall be measured so as to include the entire stream feature.
25. Housing or Home Model. A single-family detached dwelling or duplex dwelling having at least four (4) distinguishing major exterior features, including but not limited to elevations, material treatments, front façade placement of windows and doors, garage location/placement, rooflines, and entryway.
26. Large Lot Development. A residential subdivision where the average lot size is 8,000 square feet or greater, or where the overall gross density is five (5) dwellings per acre or less.
27. Local Street System. The interconnected system of collector and residential (local) streets providing access to residential development from an arterial street.

28. Manufactured Housing. A single-family detached dwelling that:
- (a) Is partially or entirely manufactured in a factory;
 - (b) Is not less than 24-feet in width and 36-feet in length;
 - (c) Is installed on an engineered permanent foundation;
 - (d) Has brick, wood, or cosmetically equivalent exterior siding and a pitched roof; and
 - (e) Is certified pursuant to the "National Manufactured Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq., as amended.
- Such housing is sometimes referred to as "modular housing." See Exhibit "A" for photos.
29. Maximum Extent Feasible. No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent feasible."
30. Maximum Extent Practicable. Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.
31. Mobile Home. A single-family detached dwelling built on a permanent chassis that is transportable in one or more sections, designed for long-term residential occupancy and containing complete electrical, plumbing, and sanitary facilities, and designed to be installed in a permanent or semi-permanent manner with or without a permanent foundation. "Mobile Home" does not include recreational vehicles or travel trailers.
32. Modular Homes or Housing. See definition of "Manufactured Housing," above.
33. Neighborhood. An area of residential and supporting development that contains dwelling units, and that is separated and distinguished from other similar neighborhoods or areas by natural or man-made features such as: parks or open space; water features or irrigation ditches; an arterial street; or permitted nonresidential uses.
34. Neighborhood Feature. A one-to-three acre project, containing one or more conditional or other uses as allowed by the underlying zoning and by these Residential Design Standards, that improves the livability of the surrounding residential neighborhoods and serves as a focal point or activity center for one or more neighborhoods without eroding residential quality. A Neighborhood Feature shall be accessible to the general public by both vehicles and pedestrians. See Exhibit "B" for photos.

35. Open Space. Any parcel or area of land or water essentially unimproved with any residential, commercial, or industrial uses and dedicated, or reserved for public and/or private use and enjoyment including agricultural, recreational, scenic, or environmental purposes. Open areas may include farmland and agricultural uses, natural areas, including but not limited to meadows, forested areas, steep slopes, flood plains, hazard areas, unique geologic features, ridgelines, unique vegetation and critical plant communities, stream corridors, wetlands and riparian areas, wildlife habitat and migration corridors, areas containing threatened or endangered species and archeological, historical, or cultural resources, trails, buffer zones, community separators, and greenbelts.
36. Open Space, Usable. A combination of open space or developed parks which are available to the general public as a year round community amenity for active or passive recreation, that includes a nature center, picnic area, trails, ball fields, a golf course, ponds for fishing or boating or the benched area above a detention system that is outside the 10-year flood event at no more than a 2:1 slope and approved by the City Council.
37. Ordinary High Water Mark. See definition of "High Water Mark," above.
38. Orient. To bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position: to orient a building.
39. Overlay Zone. A zoning district that includes one or more underlying zones that impose additional requirements beyond the underlying zone.
40. Owner. An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.
41. Parcel. A contiguous area of land in the possession of, or owned by, or recorded as the property of, the same person or persons.
42. Perimeter Fences and Walls. Fences, walls, or hedges that are forty-two (42) inches or more in height, and are placed within fifty (50) feet of the edge of the right-of-way of a collector or an arterial street. Fences, walls or hedges that have a surface area that is 25% or less opaque, and hedges and screens composed of living plant material, shall not be included in this definition of "perimeter fences and walls."
43. Planned Unit Development (PUD). A zoning overlay district that is specified to be developed, operated and maintained as a single entity, under one set of approved standards. A PUD is to provide innovative and exceptional development in return for flexibility in site design, density, set backs, lot size and lot area.
44. Porch. A covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, and that is attached to the outside of a building.
45. Primary or Principal Entrance. The place of ingress and egress used most frequently by the public.

46. Residential Development. Any change to improved or unimproved real estate for the purpose of providing residential dwelling uses, including but not limited to the construction of any residential structure, and any change in use of a property, building, or structure to residential uses. The term "residential development" shall also include the act of subdivision as the term "subdivision" is defined in the City of Fort Lupton's Subdivision Regulations.
47. Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.
48. Stream Corridor. The corridor defined by a stream's ordinary high water mark. See definition of "High Water Mark," above.
49. Street-Arterial. A street designated on the Comprehensive Plan (Figure 7: Transportation Plan), as amended, as either a "major" or "minor" arterial:
 - (a) A "Major" Arterial is a regionally significant street that serves the major activity centers in the City and carries the majority of trips entering and leaving the City, as well as the majority of through movements desiring to bypass City neighborhoods.
 - (b) A "Minor" Arterial is a street that interconnects with and augments the regional major arterial system, which distributes travel to geographic areas smaller than those identified with the major arterial system, and which provides intra- community continuity. A minor arterial should not, ideally, penetrate identifiable neighborhoods.
50. Streetscape. A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, sidewalks, trails, landscaping including trees and other plantings, awnings and marquees, signs, and lighting.
51. Subdivision Regulations. The subdivision regulations set forth in the Subdivision Regulations of the City of Fort Lupton, effective October 11, 1979, as amended from time to time.
52. Trail. A tract of land designated, designed, and used by the public for hiking, biking, horseback riding, or other recreational activities.
53. Wetlands. An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
54. Zoning Regulations. The zoning regulations set forth in the City of Fort Lupton Zoning Ordinance, effective August 1, 1976, as amended from time to time.

SECTION III: RESIDENTIAL SITE PLANNING & SITE DESIGN STANDARDS

A. APPLICABILITY

1. **New Residential Subdivisions.**

All new residential subdivisions approved after the effective date of this ordinance in the City of Fort Lupton shall comply with all the standards set forth in this Section III, "Residential Site Planning and Site Design Standards, except as provided herein.

2. **New Residential Development on Previously Approved Lots.**

Development on lots in a subdivision approved prior to the effective date of this ordinance shall not be required to conform to the standards of this Section III, "Residential Site Planning and Site Design Standards unless required by City Council as part of the annexation agreement, final plat dedication statements, development agreement, or subdivision improvement agreement.

B. PROVISION OF NEIGHBORHOOD FEATURES

1. **Purpose.**

The purpose of this subsection is to provide an organizational framework or structure for the layout of new residential subdivisions. On a community-wide scale, residents of each neighborhood will have easy access to at least one central neighborhood feature or gathering place, e.g. Neighborhood Park. Such neighborhood features lend a "sense of place" to a new community, thereby encouraging people to connect with their physical surroundings and interact with their neighbors.

2. **When Required.**

All residential developments containing twenty (20) acres or one hundred and twenty (120) dwelling units, shall provide a neighborhood feature, and include such feature in the required Final Plat.

3. **Neighborhood Feature as Permitted Conditional Use.**

Notwithstanding the use regulations set forth in the City's Municipal Code Chapter 16, Article II (Zoning Districts), a Neighborhood Feature, as defined in these Residential Design Standards, shall be a special use in all residential zoning districts. The City Council shall have the discretion to review and approve a Neighborhood Feature, including its location and relationship to surrounding uses, subject to the special use procedures set forth in Section 16-7 of the Municipal Code. However, in addition to the general review criteria for special uses set forth in Section 16-7 of the Municipal Code, the City Council shall find, before approving a Neighborhood Feature, that:

- (1) The Feature meets the intent and specific criteria of these Residential Design Standards and this Section III.B. and
- (2) The Neighborhood Feature will be compatible with surrounding uses and neighborhoods.

4. **Allowable Neighborhood Features.**

The following land uses or facilities are permitted, either singularly or in combination, as a Neighborhood Feature. At its sole discretion, the City Council may accept as a Neighborhood Feature a land use or facility that is not listed below, provided such alternative serves the same "focal point" purpose and intent of the features listed below.

- (a) A developed neighborhood park, which shall be maintained by the HOA as a public park, and shall contain a range of improvements such as multiple-use turf areas, parking area, restrooms, playgrounds, walking paths, plazas, pavilions, picnic tables, benches, or other similar features for various age groups to enjoy, and shall be accessible to the public through connections to planned and existing trails adjacent to the subdivision. A neighborhood park that satisfies this subsection's requirement for a Neighborhood Feature shall be credited against the neighborhood parkland dedication requirements and improvements to such park shall be credited against and not to exceed the Park Development fees set forth in Section III.C. below.
- (b) Public open space, greenbelts, or nature center. Open space that satisfies this subsection's requirement for a Neighborhood Feature shall be credited against the open space dedication requirements set forth in Section III.C. below.
- (c) Other public, civic or cultural uses, including but not limited to land or facilities for a library, public clubhouse or museum..

5. Location of Neighborhood Features.

A Neighborhood Feature shall be located where several access points of residential (local) streets and trails provides access to the Feature.

6. Design Standards.

The following design standards shall apply to a Neighborhood Feature:

- (a) Direct and convenient pedestrian and bicycle access shall be provided from adjacent residential land uses to the Neighborhood Feature.
- (b) When a building, e.g. swimming pool clubhouse, restrooms is part of a Neighborhood Feature, the building's principal entrances shall be oriented to the primary access streets and a pedestrian walkway (minimum width five (5) feet) shall connect all building entrances to:
 - (i) The sidewalk system along the perimeter of the site; and
 - (ii) Each area of on-site parking that contains more than ten (10) parking spaces.
- (c) To enhance pedestrian safety and comfort, all on-site pedestrian walkways shall be distinguished from driving and automobile parking surfaces through the use of change in materials, height, or distinctive colors (e.g., pavers, bricks, or scored, colored concrete).

7. **Timing of Provision.**

Prior to the time of final plat approval, the developer shall make adequate provision for the reservation or dedication of suitable and sufficient lands, and for the acceptable site planning, design and construction of the Neighborhood Features(s) required by this section. Actual construction of Neighborhood Features, whether by the Developer, successors or assigns, shall be in accordance with the approved Final Plat, and other documents governing subdivision and development, including but not limited to Annexation, Development, or other Agreements, and shall be subject to these Residential Design Standards and all applicable criteria for special uses set forth in the Municipal Code, as amended.

C. **OPEN SPACE**

1. **Purpose.**

These regulations are intended to achieve the following purposes:

- (a) To preserve open areas and sensitive natural lands or features;
- (b) To provide passive and active recreational opportunities for the City of Fort Lupton community, including limited recreation facilities and amenities; and
- (c) To provide a system of trails within new subdivisions that connects to adjacent properties and serves the City of Fort Lupton community.

2. **Definitions.**

For the purposes of this subsection III.C, the following definitions shall apply:

- (a) A "Natural Area" is defined as natural lands or features, such as a wetland, flood plain, body of water, wildlife corridor, or other open areas without any improvements on the land.
- (b) "Open Space" may include any Natural Areas as well as a greenbelt, community separator, trails, buffer zones, portions of a detention system (not less than one (1) acre), undeveloped parkland, or agricultural or conservation easements.
- (c) "Usable Open Space" is defined as open areas used for active or passive recreation, including parks, trails, greenbelts, or a benched area above a detention system that is outside the 10-year flood plain at no more than a 20% slope. Usable Open Space may or may not include improvements on the land, but must be accessible to the public as a year-round community amenity. Usable Open Space may include, but not be limited to, developed parkland, nature center, picnic area, ball fields, a golf course, or ponds for fishing or boating. See Exhibit "C" for example of recreation activities within detention areas.

3. **Land Dedication for Public Parks and Open Space.**

(a) **Intent.** Applicants for approval of new subdivisions that create a demand for parks, and public facilities shall be required to dedicate and, if necessary, reserve sufficient and appropriate land and/or funds to purchase sufficient land to accommodate such public facilities.

(b) **Land Dedication.** Payments and dedications made under the requirements of this Section shall be made payable or dedicated to the City at the time of Final Plat approval. Land dedicated to the City shall be free and clear of all liens and encumbrances. The Applicant shall provide for the installation of all street improvements adjacent to dedicated park and school sites, the installation of water, sewer and other public utilities to dedicated park and school site property lines, and overlot grading of the park and school sites.

(c) **Land Reservation.** In addition to any requirement for dedication of land for public facilities, the City may require reservation of additional lands within the boundaries of a proposed subdivision when such reservation is necessary to provide viable sites for public facilities. Reservation of such additional land shall be for purchase at fair market value, or for other mutually agreeable consideration, within a reasonable period of time. Terms of the reservation shall be included in the Subdivider Improvements Agreement.

(d) **Use of Dedicated Land.** Land Dedicated for public use under the provisions of this Chapter shall be used for parks, schools, fire stations or other public facilities. Land or fees for school sites may be transferred to the School District according to agreements between the City and the District. Use of dedicated land may be specified in the Subdivider Improvements Agreement.

(e) **Fee-in-Lieu of Dedication.** If there is not sufficient property on the plat to provide land for the entire school or park or other public facility required, with the approval of the City Council, the subdivider may, in lieu of dedication of all or part of the land requirements, pay fees equivalent to the value of required land dedication. Fees are to be calculated in the following manner:

(1) Fees shall be calculated based on the full market value of the land assuming the plat has been approved and proper zoning exists.

(2) Full market value shall be determined by mutual agreement between the subdivider and the City Council. In the event of inability of any of the above parties to agree on the value of the required land dedication, the subdivider shall submit to the City a written appraisal from a qualified appraiser meeting the value requirements set forth herein. Said appraisal shall be made by an individual or entity that does not have a financial interest in the subdivision and shall be a member of the Appraisal Institute (MAI), a member of the Society of Real Estate Appraisers (SRA), or such other qualified person mutually agreeable to the Administrator and the applicant. The applicant shall pay the cost of said appraisal.

(3) Such appraisal may be submitted during the review period of the final plat. If the City Council believes that the appraised value is not accurate, it may obtain its own appraisal from a qualified appraiser, or determine the fair market value by such procedure as the City Council deems appropriate.

(4) All fees-in-lieu of dedications are to be paid prior to the approval of the final plat unless otherwise agreed by the City Council in the Subdivider Improvements Agreement.

(5) For subdivisions that are platted in phases, the above calculations can be made on a phase-by-phase basis through methods to be devised by the City Council realizing that by virtue of developing one (1) phase, the value of the undeveloped adjacent phase will increase. The subdivider has the option of paying the fees for all phases upon the due date of fees for the first phase.

(f) **Land unacceptable for dedication.** Land proposed for dedication shall be appropriate for the proposed uses as determined by the City Council in its sole discretion. Small remnants of land, rugged or hazardous sites, drainage ways, land encumbered by easements, and land that is otherwise inappropriate for public use will not be acceptable in fulfillment of public land dedication requirements.

(g) **Plat of dedicated and reserved land.** The final subdivision plat shall include all land to be dedicated or reserved for public use as separate and defined tracts. The plat shall include appropriate dedication certifications as required by the City.

(a) Land dedication requirements for residential subdivisions.

(1) The amount of land to be dedicated to the City as a condition of approval and in coordination with the school district of a Final Plat of a residential subdivision shall be ten (10) acres per one thousand residents who might potentially occupy the subdivision. Residential occupancy shall be calculated at a rate of three (3) residents per single-family dwelling, and two and one-half (2.5) residents per multi-family dwelling. The number of potential dwellings within a subdivision shall be the maximum number of units that could be built on the property, considering the subdivision configuration and the ultimate zoning.

(2) School sites. The amount of land to be dedicated to the City or cash-in-lieu of land for school sites as a condition of approval of a Final Plat shall be based on the prevailing student generation and corresponding facility demand estimates published by the School District.

4. Preservation of Natural Areas and Features.

To the maximum extent feasible, where significant natural and scenic resources exist on a property, an applicant shall give priority to their preservation, and

provide for access, through the Open Space dedications required by subsection C.3.(a)(1) above. In reviewing the location of open space, the City shall use all applicable plans, maps, and reports to determine whether significant resources exist on a proposed site that should be protected, with priority being given to the following areas:

- (a) Wetlands.
- (b) Floodplains.
- (c) Lakes, river, and stream/riparian corridors.
- (d) Wildlife migration corridors.
- (e) Steep slope areas.
- (f) Ridgelines.
- (g) Historic or archeological sites or areas that have been recognized by the City Council as significant.
- (h) Significant views of the Front Range or of designated open space areas as viewed from dedicated public parks and open space, or from collector or arterial streets.
- (i) Geologic Hazard Areas (e.g., expansive soils, rockfalls, faulting).
- (j) Significant stands of mature trees.

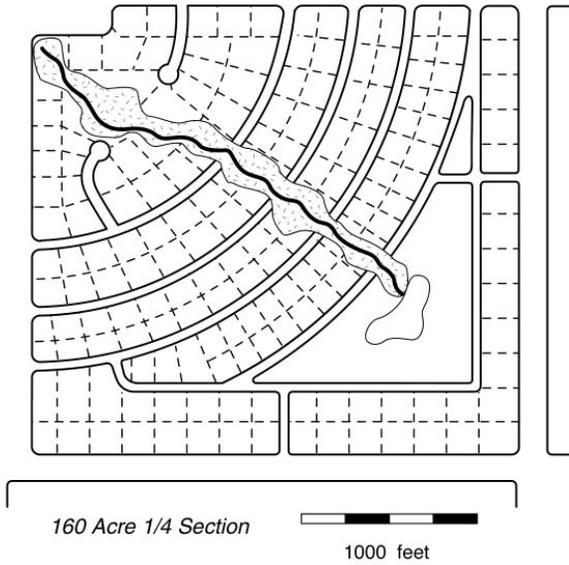
5. **Locational Criteria for Open Space.**

- (a) Consistent with Plans. Dedications for Open Space shall be at locations deemed appropriate by the City Council. If a specific site has been designated in the Comprehensive Land Use Plan, Parks & Trail Master Plan or on any applicable plan for a future neighborhood or Community Park or Open Space purposes, the plans for subdivision and development shall show the dedications of land in a location that corresponds to that designation.
- (b) Neighborhood and Community Parks.
 - (1) To the maximum extent practicable, parks should be used as a primary organizing feature for the residential development.
 - (2) Land dedicated for neighborhood and community parks shall be bordered on at least two sides by public streets, preferably local or collector streets.
- (c) Areas Not Allowed as Part of Open Space. The following shall not satisfy the Open Space dedication requirements of this Section C.3.(a)(1):
 - (1) Private lots or yards;
 - (2) Public or private street rights-of-way, including arterial and collector right-of-way landscaping areas required by these

Residential Design Standards or other City land development regulations;

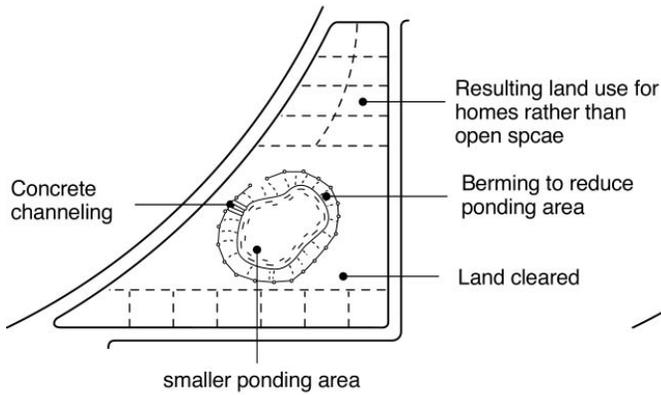
- (3) Open parking areas and driveways for dwellings;
- (4) Land covered by structures, except those associated with parks and open space i.e.: gazebos, covered benches and picnic areas etc.;
- (5) Designated outdoor storage areas; and
- (6) Detention ponds, except that portions of a detention system may be used to meet up to fifty (50) percent of the usable Open Space dedication amounts, provided such areas or facilities are outside the area identified as a ten (10) year flood event and are accessible and usable, as defined in C.2. above.
- (7) Alley's.

Detention Ponds and Drainage Area Principles

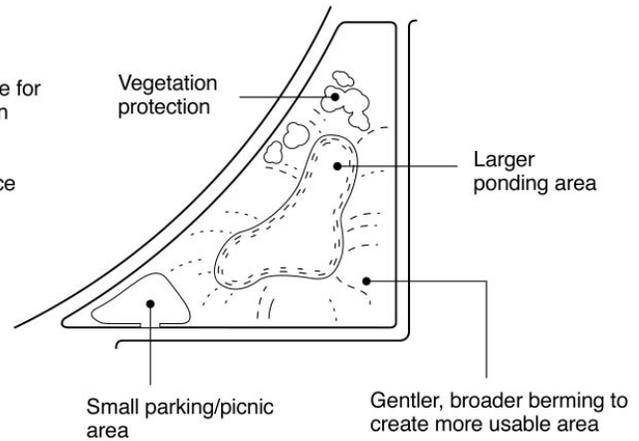


- Up to 50% of open requirements may be met through the use of higher elevation areas around detention facilities.
- Land for open space and parks must be:
 - Above the 10 year flood pool line
 - Accessible to the public
 - Usable

Less Preferred Design



Preferred Design



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6. **Design Criteria for Open Space.**

All Open Space lands shall meet the following design criteria as reviewed and recommended by the Parks and Recreation Department:

Connectivity Required. To the maximum extent practicable, Open Space shall be organized to create integrated systems of Open Space that connect with the following types of lands located within or adjacent to the subdivision:

- (1) Public or private parks lands;
- (2) Dedicated school sites;
- (3) Other dedicated open spaces;
- (4) Portions of the regional trail and open space system;
- (5) Neighborhood shopping and activity centers; and
- (6) Adjacent employment centers.

Compact and Contiguous. The Open Space land shall be compact and contiguous unless the land will be used as a continuation of a planned or existing greenbelt, trail, or other linear Open Space, or unless specific topographic features require a different configuration.

Trails. Trails shall be constructed to link with planned or existing pathways and shall be constructed of crushed rock when constructed through Natural Areas.

Accessible to Public and Residents. Open Space shall be reasonably accessible to all of the residents of the subdivision and to the general public at large. The City may restrict access if access would degrade, destroy, or adversely interfere with sensitive environmental or natural areas, cultural resources, or active agricultural operations. Where provided, access to Open Space shall be a minimum of twenty-five (25) feet wide.

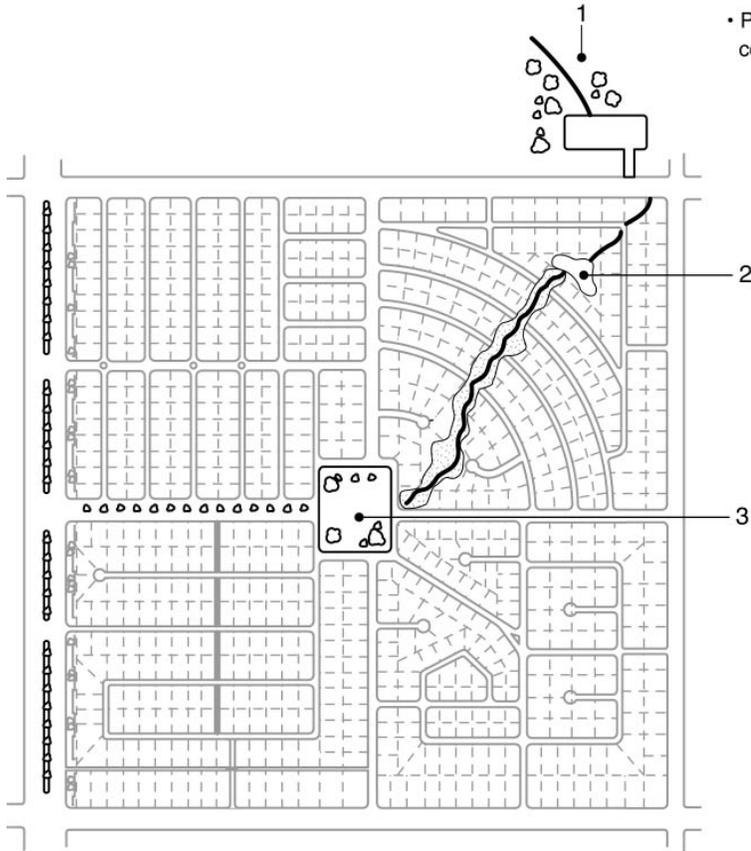
Recreational Facilities. If recreational facilities are to be constructed as an amenity, such recreational facilities shall be constructed in accordance with recommendations of the Parks and Recreation Department, regarding type, size, siting, use, materials, and similar matters.

Fences/Walls on Perimeter. Where Open Space is bordered by private rear or side yards, opaque fences and walls (e.g., privacy fences) shall not be erected in yards bordering the Open Space. Only open style fences, excluding chain link fences, with a maximum 50% opacity for each 100 feet of fence length (e.g., post and rail), shall be allowed on the perimeter of Open Space. See Exhibit "D" for example.

Park Principles

Local and community parks should meet City acreage standards

- Passive and active recreation needs should be met
- Connectivity to other community resources (e.g., a regional trail system (1))
- Natural areas should be protected and integrated within the park and open space system (e.g., stream and wetland (2))
- Parks should be a primary organizing principle for the neighborhood (3)
- Parks and open space should be compact, contiguous and should border two streets



160 Acre 1/4 Section

1000 feet

**The information presented in this illustration and related principles is intended to supplement and clarify the regulatory text. In all cases this material shall be subordinate to the regulatory text.

7. **Provisions for Ownership.**

All Open Space land shall be utilized only for non-commercial passive or active recreation or for conservation purposes; shall be reserved as Open Space in a manner satisfactory to the City; and shall be:

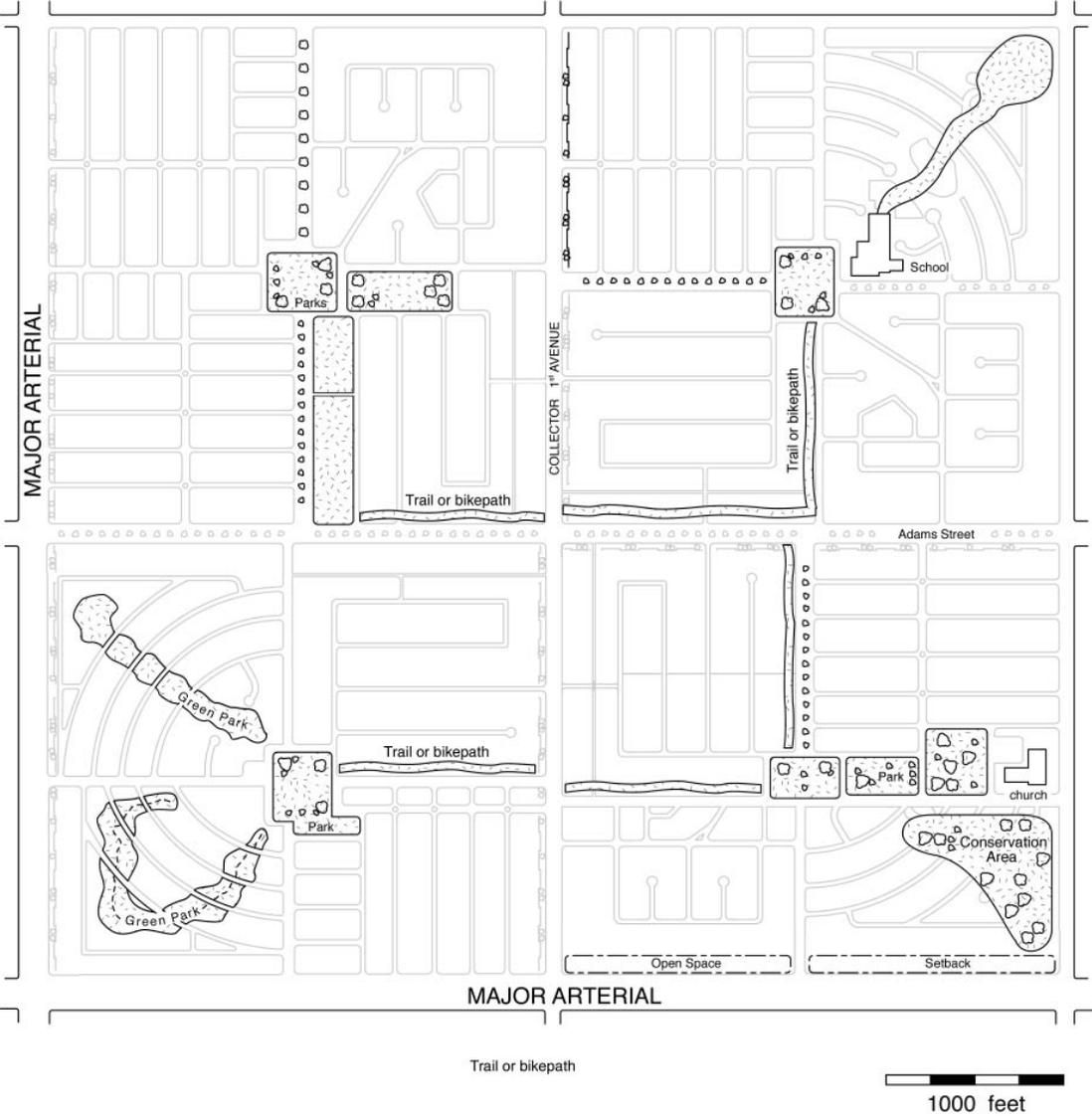
- (a) Dedicated to the HOA;
- (b) Dedicated to another public entity, subject to the entity's acceptance and City approval;
- (c) Owned by a non-profit land trust or similar organization approved by the City.

8. **Maintenance.**

- (a) A Homeowner's Association may be established for the purpose of providing said maintenance. Homeowner's Association agreements (including articles of incorporation, by-laws, and covenants) shall guarantee continuing maintenance of such Open Space. Further, such approved covenants, articles of incorporation and by-laws shall be filed with the appropriate Clerk and Recorder's office prior to the issuance of any building permits for said development.

Integrating Open Space in a Large Subdivision

Figure A - Medium density development with integrated Parks and Open Space



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Integrating Open Space in a Large Subdivision

Integrating Open Space in a Large Subdivision

This illustration shows how the city's parks and Open Space standards might be applied to a large scale development, if the developer chooses to integrate the parks and Open Space within the project rather than choosing an alternative method such as dedicating land elsewhere or making a payment in lieu.

Table A gives the amount of parks and Open Space required for a section of land (640 acres) at two different densities. The figures given are theoretical, but realistic. Figure A illustrates the medium density development (average of 4 dwelling units per acre).

Table A - Specifications for Open Space in 640 Acre Project

Variable	Medium Density	Lower Density
Total acreage	640	640
- Road allocation (acres)	64	64
- School allocation	25	5
- Wetlands and unusable drainage areas	20	20
= Buildable, usable land	531 acres	551 acres
Local parks at 3 acres/1000 persons	15.1	4.6
Community parks at 3 acres/ 1000 persons	15.1	4.6
Open Space at 15 acres/1000 persons	75.5	23.0
= Public Open Space	106 acres	32 acres
Buildable, usable land	531	551
- Public Open Space	106	32
= Land available for homes	425 acres	519 acres
Densities (homes per acre)	4	1
Resulting homes	1700	519
Total persons at average of 2.96 persons per home	5032	1536

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D. STREAM CORRIDOR, IRRIGATION CANALS, & WETLANDS PROTECTION STANDARDS

1. Purpose.

The following requirements and standards are intended to promote, preserve, and enhance the important hydrologic, biological, ecological, aesthetic, recreational, and educational functions that stream corridors, associated riparian areas, wetlands, and drainage channels (irrigation canals) provide.

2. Applicability.

This subsection shall apply to all new residential subdivisions, except for the following development or activities:

- (a) Agricultural activities such as soil preparation, irrigation, planting, harvesting, grazing and farm ponds;
- (b) Maintenance and repair of existing public roads, utilities, and other public facilities within an existing right of way or easement;
- (c) Maintenance and repair of drainage channels (irrigation canals) within an existing right of way or easement;
- (d) Maintenance and repair of flood control structures and activities in response to a flood emergency; and
- (e) Wetland and wildlife habitat restoration, creation, and/or enhancement that improves the wetland function, provided that the proposed activity is approved by the appropriate agency such as the U.S. Army Corps of Engineers or the Colorado Division of Wildlife. Existing wetlands shall not be disturbed or relocated without prior approval of the City.

3. Other Regulations.

- (a) This subsection does not repeal or supersede any existing federal, state, or local laws, easements, covenants, or deed restrictions. If this subsection imposes a higher or more restrictive standard than found in another applicable ordinance, statute, or regulation, this subsection shall apply.
- (b) No person shall engage in any activity that will disturb, remove, drain, fill, dredge, clear, destroy, or alter any area, including vegetation, within a wetland that falls in the jurisdiction of the federal government and its agencies, except as may be expressly allowed under applicable federal laws or regulations. However, notwithstanding any contrary federal law or regulations, draining any wetland that falls in the jurisdiction of the federal government and its agencies, shall be prohibited.
- (c) The City Council shall not grant final approval to any development or activity, including subdivisions, in a wetland that falls within the federal government's jurisdiction until all necessary federal approvals and permits have been obtained.

4. **Boundary Delineation.**

- (a) Qualified Professional. A qualified professional that has demonstrated experience necessary to conduct site analysis shall perform Stream/river corridor and wetland area delineation.
- (b) Stream Corridor Boundaries. Stream corridors shall be delineated at the annual high-water mark, or if not readily discernible, the defined bank of the stream or river, as those terms are defined in Section II. of these design standards.
- (c) Wetland Boundaries. The review of a development proposal may discover a potential wetland that has not been mapped or for which the boundaries have not been clearly established. In such instances, the applicant shall retain a qualified wetland expert to delineate the boundaries of the wetland according to accepted professional standards.

5. **Buffer/Setback Areas.**

- (a) Irrigation Canals/Drainage Channels. All buildings, parking areas, and accessory structures, including fences, shall be outside of any existing easements or rights-of-way owned by a ditch company or set back at least 25 feet horizontally (plan view) from the top of the bank of all irrigation canals, whichever distance is greater. Where physical constraints exist that make compliance with the 25-foot setback impossible, the City Council may in its reasonable discretion modify this requirement.
- (b) Stream Corridors. All buildings, parking areas, and accessory structures shall be set back at least 100 feet horizontally (plan view) from the delineated boundary of the stream corridor. Pedestrian walkways and viewing areas approved by the City may be allowed, subject to subsection 6.(c) below.
- (c) Wetlands. All buildings, parking areas, and accessory structures shall be set back at least 100 feet horizontally (plan view) from the delineated boundary of the wetlands. Pedestrian walkways and viewing areas approved by the City may be allowed, subject to subsection 6.(c) below.

6. **Development Standards.**

- (a) Prohibited Activities. No person shall engage in any activity that will disturb, drain, remove, fill, dredge, clear, destroy, or alter any area, including vegetation, within any stream or river corridors, wetlands, and their associated buffer/setback areas, except as may be expressly allowed in this section or except as necessary to remove noxious weeds.
- (b) Utilities. Utilities may be allowed in a buffer/setback area only if the City Council determines that there is no practical alternative. Any disturbance of the buffer area shall be reclaimed by re-grading and re-vegetation. Provisions for reclamation of the disturbed area shall be included in any

development or subdivision agreement for the project, with adequate collateral to guarantee the reclamation will be completed. Utility corridors in buffer/setback areas shall be located at the outside edge of the area and access roads for maintenance of utilities shall be located outside the buffer/setback area. Access for maintenance of utilities in buffer/setback areas should be at specific points rather than parallel to the utility corridor.

- (c) Recreation, Education, or Scientific Activities. Structures and improvements for recreational, educational, or scientific activities such as trails, fishing access, and wildlife management and viewing may be permitted in a buffer/setback area provided a management plan that establishes long-term protection of the buffer/setback area is submitted with the final plat and approved.
- (d) Preservation of Vegetation.
 - (1) Preservation of Existing Vegetation. All existing vegetation, except for noxious weeds, within the stream/river corridor or wetland buffer/setback area shall be preserved, and where necessary to provide adequate screening or to repair damaged riparian areas, supplemented with additional native planting and landscaping.
 - (2) Prohibited Activities. There shall be no introduction of plant or animal species without approval by the City, and the appropriate state and/or federal agencies.
- (e) Roads and Bridges. Roads and bridges across stream/river corridors or wetlands and their associated buffer/setback areas may be allowed if the City Council finds that all of the following conditions, as applicable, exist:
 - (1) No practical alternative exists for the location of the road or bridge;
 - (2) All crossings shall minimize impacts to the stream/river corridor or wetland and shall provide mitigation for unavoidable impacts through restoration, enhancement or replacement;
 - (3) Crossings shall not change the overall wetland hydrology; and
 - (4) Crossings shall not diminish the flood storage capacity of the corridor or wetland.

E. ON-SITE DRAINAGE AND STORMWATER MANAGEMENT

1. Compliance with City Standards & Specifications.

All on-site drainage and stormwater management plans shall comply with City standards and specifications as amended, and all applicable zoning and subdivision regulations, including *Standards and Specifications For the Design & Construction of Public Improvements*, as amended. In addition, if the standards set forth in this subsection conflict with any other City regulation, standard, or specification, the most restrictive standard shall apply.

2. **Non-Structural Techniques Preferred.**

To the maximum extent feasible, the applicant's stormwater management and on-site drainage plan shall include the following non-structural control techniques. Where the applicant proposes the use of detention/retention facilities, the applicant must first utilize one or more of the following runoff reduction measures. The applicant shall provide a written justification of the utilization or non-utilization of the following or similar techniques in calculating storage capacities of any detention/retention facilities:

- (a) Limit of land disturbance areas;
- (b) Restriction of development on steep slopes;
- (c) Maintenance of vegetation buffers;
- (d) Minimization of impervious surfaces and use of pervious surfaces;
- (e) Use of terraces, contoured landscapes, tiered pond systems, runoff spreaders, grass or rock-lined waterways or swales; and/or
- (f) Use of infiltration trenches, such as adjacent to a trail system.

3. **Detention Basins.**

To the maximum extent feasible, detention basins shall be located, designed, and managed for use as year-round neighborhood open space and passive recreation components. Applicants shall consider designs based on standards from the Urban Drainage and Flood Control District, Center for Watershed Protection, and other similar entities. Alternately, detention basins may be located, designed, and managed to serve as an attractive entryway feature for a development. Credit against Open Space dedication requirements, but not neighborhood parks, may be available for portions of well-designed detention basins (*see* Section III.C. above) that are outside the area required to store a 10-year flood event.

F. NEIGHBORHOOD ACCESS AND CIRCULATION

1. **Purpose.**

Within each residential development, the access and circulation system shall accommodate the safe, efficient, and convenient movement of vehicles, bicycles, pedestrians, and transit through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses.

2. **General Design Standards for Residential Local Street Systems.**

- (a) The "local street system" for any proposed residential subdivision shall be designed to be safe, efficient, convenient, and attractive for multi-modal use (including, without limitation, cars, trucks, buses, bicycles, pedestrians, and emergency vehicles). For purposes of this provision, the "local street system" shall mean the interconnected system of collector and

residential (local) streets providing access to the residential subdivision from an arterial street.

- (b) The local street system shall provide multiple direct connections to and between local destinations such as parks, schools, and shopping. Local streets shall provide for both intra- and inter-neighborhood connections to knit separate developments together, rather than forming barriers between them. The street configuration within each individual subdivision shall contribute to the street system of the neighborhood.
- (c) The local street system should be arranged in a "modified grid" pattern that utilizes both parallel and perpendicular streets in identifiable blocks, as well as occasional curvilinear or diagonal streets, except where sensitive natural areas would be unduly disturbed by such a pattern. "T" intersections are also encouraged in locations where views of important public spaces or natural or open areas can be highlighted.

3. **Street Connectivity Standards.**

- (a) Distribution of Local Traffic to Multiple Arterial Streets. All residential subdivision plats shall contribute to developing a local street system that will allow access to and from the proposed subdivision, as well as access to all existing and future development within the same section mile as the proposed subdivision, from at least three (3) arterial streets upon development of remaining parcels within the section mile, unless rendered infeasible by unusual topographic features, existing development, or a natural area or feature.

The local street system shall allow multi-modal access and multiple routes from each development to existing or planned neighborhood features, parks, and schools, without requiring the use of arterial streets, unless rendered infeasible by unusual topographic features, existing development, or a natural area or feature.

- (b) Street Connections to and from Adjacent Developments and Developable Parcels. All residential subdivision plats shall incorporate and continue all sub-arterial streets stubbed to the boundary of the subdivision plan/plat by previously approved development plans/plats or existing development. All residential subdivision plats shall provide for future public street connections to adjacent developable parcels as outlined in the 2007 Transportation Master Plan.
- (c) Gated Developments. Limited access developments may be approved where existing built or natural barriers, open space, or public facilities would make the continuation of streets impractical. However, this exception shall not apply to designated or planned collector or arterial streets.

Access and Circulation

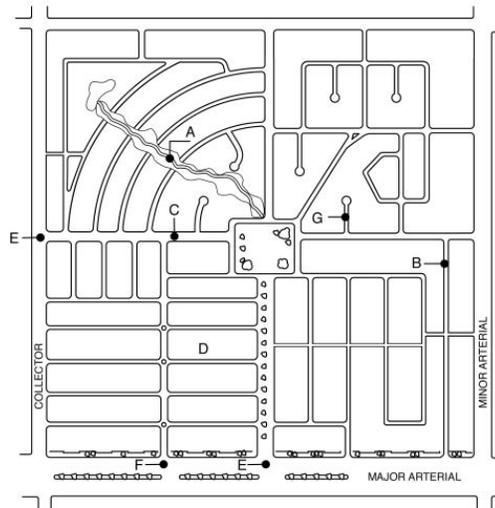
Well-designed neighborhoods shall provide:

- Multi-modal use. For example:
 - Creek path (*A*)
 - Alleys may be used to provide alternate access. (*B*)
 - Internal collector streets of sufficient width for easy bus and truck access. (*C*)
 - Varying local street width to provide for clear bike routing. (*D*)

- Multiple connections to destinations and between neighborhoods.

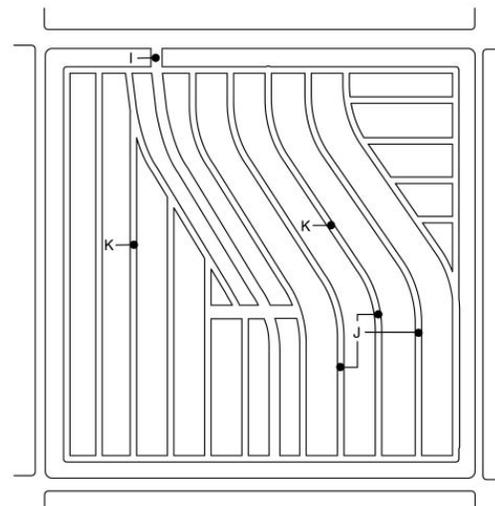
note: Web of streets that provide easy access within and outside neighborhood.

- A modified grid pattern with block lengths of 1000 feet on local streets.
- Full movement – arterial/collector intersections every 1/4 mile. (*E*)
- Limited movement – arterial/collector intersections every 660 feet. (*F*)
- Maximum cul-de-sac length of 500 feet. (*G*)



Application of access and circulation principles to 160 acre tract.

1000 feet



Absence of access and circulation principles to 160 acre tract.

1000 feet

Poorly-designed neighborhood circulation might contain:

- No provision for pathways.
- Limited access points into and out of neighborhood. (*I*)
- Few connections between blocks. (*J*)
- Monotonous and excessively long street layouts. (*K*)
- An absence of physical features or landmarks that make the neighborhood easier to navigate and understand. (e.g., parks, medians, changing street and block arrangements)

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4. **Cul-de-Sacs.**

Cul-de-sacs shall meet all applicable City standards for design and construction, and in addition shall comply with the following standards:

- (1) Length. The maximum length of a cul-de-sac shall be five-hundred (500) feet, measured from the center of the intersection to the center of the turnaround, unless it is a part of an approved cluster development plan intended to preserve open space.
- (2) Pedestrian Connections. The City Council may require pedestrian ways and bicycle access routes between houses or at the bulb end that will connect the cul-de-sac to an appropriate street when necessary to permit easy pedestrian circulation and access to adjacent transit service, identified trail system, community facilities such as parks or schools, or employment centers.

5. **Dead-End Streets.**

Dead-end streets shall not be permitted except;

- (1) Cul-de-sacs as provided in this section.
- (2) Where such streets are designed to connect with future streets on adjacent land, in which case a temporary turnaround easement at the end of the street with a diameter of at least eighty (80) feet shall be provided. The turnaround easement shall not be required if lots in the subdivision do not use such street for access.
- (3) Where existing built or natural barriers, open space, or public facilities would make the continuation of streets impractical. However, this exception shall not apply to designated or planned collector or arterial streets.

6. **Residential Alleys.**

Alleys shall not be used to satisfy the requirement for public street access set forth in the *Municipal Code*, as amended, and/or in other City standards. However, alleys may be considered as an option for primary access to single-family detached dwellings in a residential development when submitted as a part of a Planned Unit Development. See Exhibit "E" for examples.

Alleys may be used as an option for secondary access to single-family detached dwellings in a residential development. Where alleys are used:

- (a) The total alley right-of-way shall be a maximum of twenty (20) feet;

- (b) The alley right-of-way shall meet all applicable City standards for pavement width, design, and construction; and
- (c) Alleys shall connect through the block to a publicly dedicated street on each end.
- (d) Maintenance of alleys, including connection to a public street, shall be the responsibility of an approved Homeowner's Association.

7. **Detached Sidewalks.**

- (a) Meandering, detached sidewalks meeting City standards and specifications shall be installed along both sides of all collector and arterial streets. Detached sidewalks along residential (local) streets are strongly encouraged, but are not required.
- (b) Sidewalks shall be detached from the curb an average of six (6) feet but may vary from four (4) to eight (8) feet from the edge of the curb to allow for a landscaped planting strip between the outer edge of the curb and the sidewalk.
- (c) The applicant or developer shall install proper irrigation and shall landscape the strip located between the curb and sidewalk with street trees and other materials and plantings that emphasize water conservation principles. The HOA shall have the responsibility of perpetual maintenance. (*See Section III.H.3. below*).

G. BLOCKS AND LOTS

1. **Block Standards.**

- (a) Block Length. The preferred block length for residential blocks with lots fronting on a local street shall be eight hundred (800) feet. The maximum block length for residential blocks with lots fronting on a local street shall be one thousand (1,000) feet.
- (b) Maximum Block Size. The maximum size or area of a residential block shall be six (6) acres.
- (c) Mid-Block Pedestrian Connections. Blocks that exceed eight hundred (800) feet in length shall provide a pedestrian and bicyclist access route through the center of the block. Such access routes shall be a total of twelve (12) feet wide with a four-foot wide concrete-paved path for pedestrians and bicyclists. Fences adjacent to a mid-block pedestrian connection shall comply with the standards for front yard fences set forth in subsection III.H.5.(b)(5).

2. **Residential Lots Adjacent to Collector Streets.**

- (a) Double frontage lots adjacent to collector streets are prohibited, unless the following requirements are met:

- (1) Except for perimeter fences and walls, the minimum rear setbacks for the principal structures and free-standing detached garages on a lot adjacent to a collector shall be 20 feet; and
- (2) Perimeter fences and walls along collector streets shall comply with the requirements set forth in section III.H.5. "Fences and Walls," below, except that the fence setback area shall be landscaped with a minimum turf and double row of shrubs and a mix of evergreen and deciduous trees no less than forty (40) feet on center.
- (3) The dwelling units shall be constructed so that they are NOT oriented to face or front the collector street.
- (4) Vehicle access to dwelling units located on lots adjacent to a collector street may not be directly from the collector street; and should be from a frontage road, from an auto court or loop lane, or from a rear residential alley.

3. Residential Lots Adjacent to Arterial Streets.

(a) Lots Adjacent to "Minor Arterial" Streets.

- (1) Double frontage residential lots adjacent to streets designated as "minor arterial" streets in the Comprehensive Plan are prohibited, unless the following requirements are met:
 - (i) Except for perimeter fences and walls, the minimum rear setbacks for accessory and principal structures on the lot, including garages, shall be 35 feet; and
 - (ii) Perimeter fences and walls along collector streets shall comply with the requirements set forth in section III.H.5, "Fences and Walls," below, except that the fence setback area shall be landscaped with a minimum double row of shrubs and a mix of evergreen and deciduous trees no less than forty (35) feet on center.
- (2) All residential lots adjacent to minor arterial streets shall have a minimum depth of one hundred twenty five (125) feet.
- (3) Vehicle access to dwelling units located on lots adjacent to a minor arterial street should be, preferably, from a rear residential alley, or may be taken directly from the arterial street via a frontage road, auto court or from a rear residential alley.

(b) Lots Adjacent to "Major Arterial" Streets. Double frontage residential lots adjacent to streets designated as "major arterial" streets in the Comprehensive Plan are strongly discouraged, but will be allowed subject to the following standards:

- (1) Such lots shall have a minimum depth of one-hundred fifty (150) feet;

- (2) Such lots shall not have direct access from the major arterial street; and
- (3) Fences and walls erected that face the arterial street shall comply with the standards set forth for perimeter fences/walls in section III.H.5. below.

H. STREETScape DESIGN STANDARDS

1. Purpose.

The following streetscape standards are intended to enrich the image and character of new residential neighborhoods by improving the visual appeal and quality of residential streets. In addition, these standards are intended to use uniformly well-designed streets as the identifiable connector between separate neighborhoods and between different parts of the City. These standards also discourage the "walling off" of neighborhoods from one another; instead, they encourage connections and easy access between neighborhoods. Further, these landscaping standards encourage and emphasize incorporation of water conservation principles. See Exhibit F for a list of Recommended Species.

2. Applicability.

Subject to review and approval by the City, these streetscape standards shall be required in all new residential developments. Unless otherwise approved, the developer shall be responsible for installation of these improvements.

3. Street Tree Planting.

- (a) Applicable Streets. Street tree planting shall be required on all minor arterial and collector streets located within or on any boundary of a new residential development or subdivision.
- (b) Planting Requirements.
 - (1) Location & Amount. Street trees shall be installed on both sides of all minor arterial and collector streets within the development. On minor arterial and collector streets that form a boundary of the development, street trees shall be installed along the side of such street that is immediately adjacent to the development. The developer shall plant one street tree for every 35 feet of linear street frontage. The street tree shall be planted at the center of the landscaped planting strip between the edge of the curb and sidewalk at regular intervals, subject to review and recommendation by the Parks and Recreation Department. Where attached sidewalks are present, the minimum distance between the tree and the edge of the sidewalk shall be 6 feet for large trees, and 4 feet for medium and small trees.
 - (2) Type & Size Trees. The developer shall select tree species that are suitable for the local climate and soil conditions, preferably species

that are native and minimize damage to infrastructure caused by the root system. The City shall approve all species choices. All planted trees shall be nursery grown, or substantially uniform size and shape, and have straight trunks. Ornamental trees shall have a minimum caliper of 1 1/2 inches, deciduous trees shall have a minimum caliper of 2 inches, and all evergreen trees shall have a minimum height of 6-8 feet.

- (3) Spacing. For purposes of this subsection, trees are defined by their mature height as follows: Large--60 feet and taller; Medium--21 to 59 feet; and Small--20 feet and shorter.
- (a) Minimum spacing between trees shall be 35 feet for large trees, 30 feet for medium trees, and 25 feet for small trees.
 - (b) The maximum spacing between trees shall be 50 feet for large trees, 40 feet for medium trees, and 30 feet for small trees.
 - (c) The tree shall be planted a minimum of 30 feet from street intersections and 10 feet from fire hydrants and utility poles. If a driveway conflicts with the spacing of trees the tree shall be planted in the nearest location and will not conflict with access.
 - (d) Only small trees shall be planted over or within 10 lateral feet from any underground utilities.
 - (e) A small tree shall be used when planting under or within 10 lateral feet of overhead utility wires. A small or medium tree shall be used when planting within 10 to 20 lateral feet of overhead utility wires.

(c) Installation, Inspection, and Maintenance.

- (1) Installation. Street trees shall be properly planted and staked in accordance with accepted landscaping and nursery practices.
- (2) Inspection.
 - (i) Upon completion of street tree planting, the developer or property owner shall contact the City for a preliminary inspection. If the City determines that it is necessary to retain an arborist or landscape architect to conduct the inspection, the developer shall pay all reasonable costs for the City to retain such professional services.
 - (ii) A final inspection shall be made at the end of the one-year guarantee period (*See* subsection (c)(3)(i) below.). If the City determines that it is necessary to retain an arborist or landscape architect to conduct the inspection, the developer shall pay all reasonable costs for the City to retain such professional services. The developer shall promptly

replace all trees not exhibiting a healthy, vigorous growing condition, as determined by the City's inspection.

(3) Guarantee Period/Responsibility for Maintenance.

- (i) Warranty Period. The developer shall be required to maintain all street trees for one year after the trees are planted and to replace any tree that fails to survive or does not exhibit normal growth characteristics of health and vigor within such one-year period. The one-year warranty period shall begin at each planting date upon passing the preliminary inspection, and shall re-commence if a tree is replaced.
- (ii) Responsibility of Developer & Owners. The developer and subsequent owners of properties within the development shall be responsible for maintaining all street trees located outside of public rights-of-ways.

4. **Development Buffer from Major Highways.**

- (a) All proposed residential developments containing more than twenty (20) dwelling units and located adjacent to U.S. 85, HWY 52 or other major roadway shall provide a minimum 100-foot wide buffer along the outer edge of the highway or expressway right-of-way, which shall be measured from the R.O.W.
- (b) No residential buildings, parking areas, fences, sheds, etc., except for permitted signs, shall be allowed within the 100-foot buffer area. Agricultural activities shall be allowed within the 100-foot buffer area.
- (c) At the City's discretion, the buffer area required by this subsection may be credited against the Open Space dedication requirement set forth in section III.C.3.(a)(2) above.

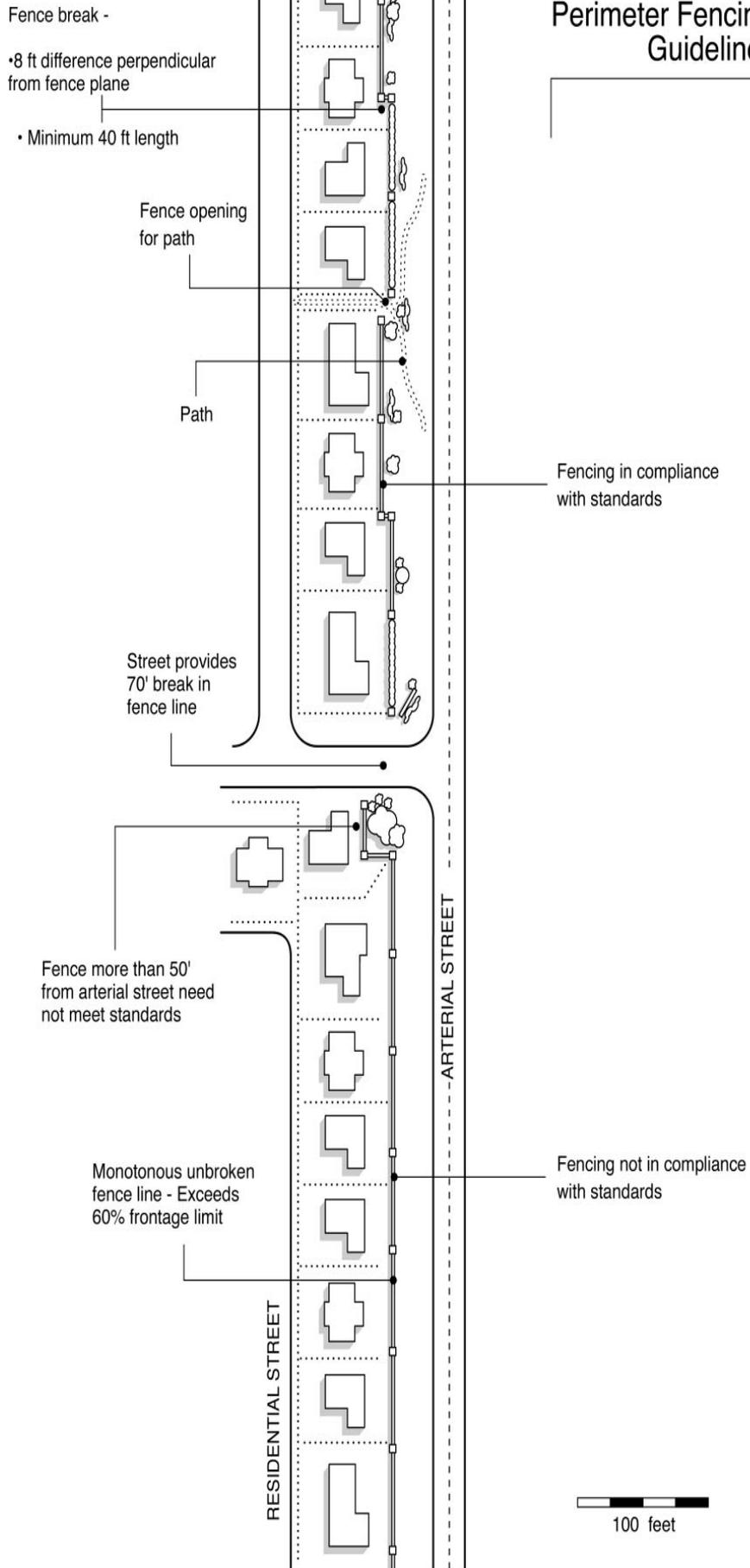
5. **Fences and Walls.**

- (a) Perimeter Fences and Walls. This subsection shall apply to all perimeter fences and walls located adjacent to a collector or arterial street. Preferably, perimeter treatment will emphasize berms and landscape materials.
 - (1) Perimeter fences and walls are discouraged, but where they are erected, they shall comply with the standards set forth below. For purposes of these Residential Design Standards, "perimeter fences and walls" shall mean fences or walls that are forty-two (42) inches or more in height, and are placed within fifty (50) feet of the edge of the right-of-way of a collector or minor or major arterial street. Fences or walls that have a surface area that is 25% or less opaque, and hedges and screens composed of living plant material, shall not be included in this definition of "perimeter fences and walls."

- (2) Ownership and Maintenance. Except where a perimeter fence or wall is provided by the City or other governmental entity, the ownership and maintenance of such fences and walls shall be the responsibility of a Homeowner's Association or adjacent property owner. Such ownership and maintenance shall also extend to the landscaped setback area between the sidewalk and fence or wall, as described and required by this subsection. Maintenance responsibility for perimeter fences and walls shall be noted directly on the subdivision plat.
- (3) Perimeter Fence and Wall Materials. Fences constructed along the perimeter of residential developments shall be constructed of durable, easily maintained materials such as vinyl, plastic, stone, metal, brick, or treated wood that is resistant to rot on not less than three (3) rails and include two-foot by two-foot (2' x 2') masonry fence posts located no further than sixty (60) feet on-center, and with sloped column caps to drain water to the sides of the posts. The School District may apply to the Planning Director for other fencing material not described in this subsection.
- (4) Maximum Fence Frontage. Perimeter fences or walls that are forty-two (42) inches in height or greater may be located adjacent to an arterial street (including State Highways) or collector street provided they meet the following requirements:
 - (i) No more than 60% of the street frontage may be occupied by the fence or wall; and
 - (ii) The required 40% openings in the fence or wall frontage may occur to provide exposure for intersecting streets, pedestrian entryways, parks or open space, or any non-walled or non-fenced land use (e.g., a church or school). Fences or walls that have a surface area that is 25% or less opaque, hedges and screens composed of living plant material, or any land use with a wall or fence lower than forty-two (42) inches may count toward the 40% requirement.
- (5) Maximum Continuous Fence or Wall Length. The maximum length of continuous fence (regardless of any changes in the fence plane), without a break provided shall be four-hundred (400) feet.
- (6) Fence or Wall Setbacks.
 - (i) Along detached sidewalks, perimeter fences or walls shall be set back at least six (6) feet from the back of the sidewalk, and the area between the sidewalk and the fence shall be landscaped with turf or a single row of shrubs with variety of species for seasonal color and plant variety.

- (ii) Along attached sidewalks, perimeter fences or walls shall be set back at least ten (10) feet from the back of the sidewalk. The applicant or developer shall landscape the area between the sidewalk and the fence as set forth in Section III.F.7.(c), above.
- (7) Maximum Length of Unbroken Fence Plane. The maximum length of continuous, unbroken and uninterrupted fence plane shall be one-hundred (100) feet. A break in the plane of a fence or wall may be achieved by either:
- (i) A break in the length of the wall or fence that is at least forty (40) feet long (measured parallel to the street), at least eight (8) feet wide (measured perpendicular to the street), and is landscaped with at least one (1) tree and one (1) rows of shrubs for each forty (40) feet in length. Landscaping shall incorporate species with seasonal color and plant variety and shall be in addition to any other landscaping required in these Residential Design Standards or other sections of the City's *Zoning Regulations* or *Subdivision Regulations*.
 - (ii) A change to a fence that is not more than 25% opaque that is offset from the primary fence or wall plane by at least four (4) feet, and that extends for no less than forty (40) feet and no more than three-hundred twenty (320) feet. The offset area shall be landscaped with at least one (1) tree for each forty (40) feet of length; this requirement shall be in addition to any other landscaping in these Residential Design Standards or other sections of the City's *Zoning Regulations* or *Subdivision Regulations*.
- (8) Sight Triangle. The construction of any fence and/or landscaping located at the intersection of streets shall not obstruct motor vehicle operator views and shall comply with the requirements of Section 16-102 of the Municipal Code

Perimeter Fencing Guidelines



(b) Front Yard Fences or Walls on Individual Lots.

Fences, barriers, walls, or other obstruction shall not be placed or constructed in the front building setback area on an individual residential lot unless they comply with the following criteria:

The surface of the fence or wall is not more than fifty (50) percent opaque and does not exceed forty-eight (48) inches in height, or the fence is more than fifty (50) percent opaque and does not exceed thirty-six (36) inches in height.

On lots with dwellings fronting collector streets, the following additional standards shall apply to all front yard fences or walls:

- (i) If fences or walls are used, the developer shall install an approved, uniform style of front yard fencing or walls for individual lots.
- (ii) If there are detached sidewalks along the collector street, front yard fences or walls shall be setback a minimum distance of eighteen (18) inches from the back of the sidewalk, and the area between the sidewalk and the fence or wall shall be landscaped by the applicant or developer with turf or a single row of shrubs with variety of species for seasonal color and plant variety.
- (iii) If there are existing attached sidewalks along the collector street, front yard fences or walls shall be set back at least eighteen (18) inches from the back of the sidewalk, and the area between the sidewalk and the fence or wall shall be landscaped by the applicant or developer as set forth in Section III.F.7.(c), above.
- (iv) Chain-link fences are prohibited in the front yard.

Fences or walls erected on the street side of a corner lot within the front or side building setback area shall comply with the front yard fencing requirements set forth in this subsection.

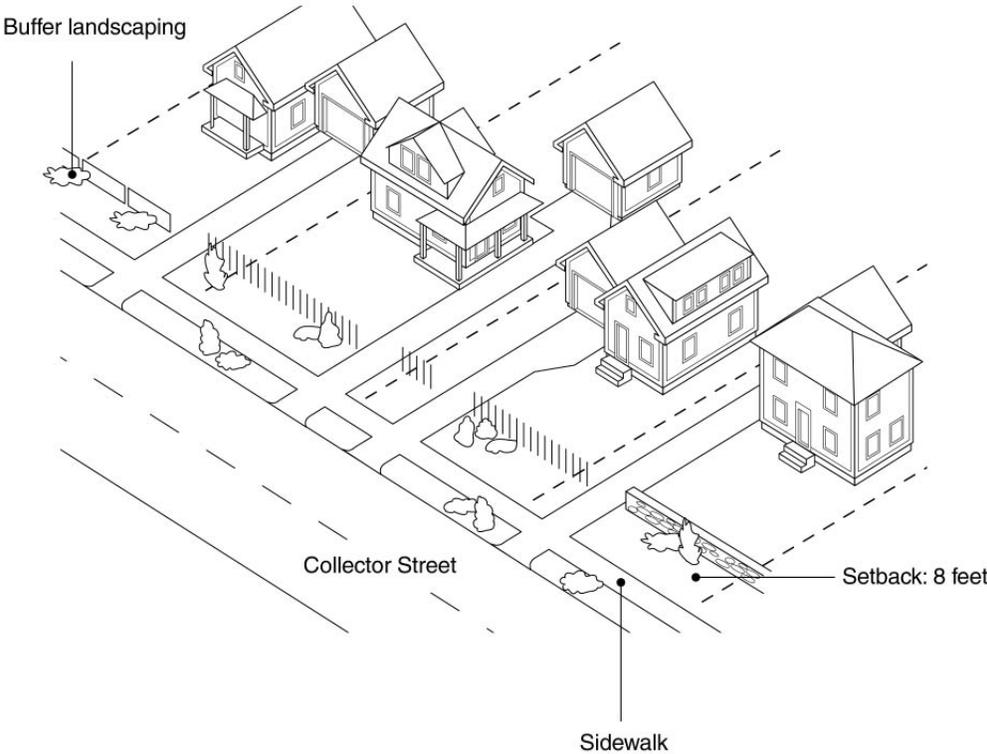
Fences adjacent to a mid-block pedestrian connection shall comply with the standards for front yard fences set forth in this subsection.

Site Triangle. The construction of any fence and/or landscaping located at the intersection of streets shall not obstruct motor vehicle operator views and shall comply with the standards set forth in Section 16-102 of the Municipal Code.

Collector Street Fencing

Fencing in front of dwellings on a collector street shall:

- Be setback at least 8 feet from the back of detached sidewalks.
- Be setback at least 10 feet from the back of attached sidewalks
- Have landscaping between the sidewalk and fencing
- Be a uniform, approved style



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I. *CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN*

Crime Prevention Through Environmental Design, CPTED, is based on the idea that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in the quality of life. In other words, if a site is laid out well, the likelihood of it being targeted for a crime may be reduced. All subdivisions platted after the effective date of these Residential Design standards will include as part of the review process compliance with the basic CPTED principles listed below:

1. Natural Surveillance is the placement of physical features, activities and people in a way that maximizes visibility and utilizes design features to increase the visibility of a property or a building.
2. Natural Access Control is the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping and lighting.
3. Territoriality is the use of physical attributes that express ownership such as fences, signage, landscaping, lighting, pavement designs, etc.

SECTION IV: RESIDENTIAL LOT & BUILDING DESIGN

A. GENERAL PURPOSE

The intent of this section's design standards is to line residential streets with active living spaces, create pedestrian-oriented streetscapes, and provide variety and visual interest in the exterior design of residential buildings. These standards are also intended to provide, within each neighborhood, a mix of housing sizes, types, and styles to engender diversity and provide greater visual interest.

B. APPLICABILITY

1. New Residential Subdivisions.

All new residential subdivisions shall comply with the residential lot and building design standards set forth in this Section IV.

2. New Residential Development on Previously Approved Lots.

(a) Within developed areas. New residential development on lots of record approved prior to the effective date of these Residential Design Standards and located within all ready developed areas shall comply only with the standards in subsection IV.K., "Residential Compatibility Standards," set forth below.

(b) Areas with new construction or where construction has yet to begin. New residential development on lots of record approved prior to the effective date of these Residential Design Standards and shall not be required to comply with these regulations unless requirements were included by the City as part of a annexation agreement, subdivision improvement agreement, final plat notes, or planned unit development agreements. .

C. MIX OF RESIDENTIAL LOT DIMENSIONS

1. Applicability.

In all new residential subdivisions containing twenty (20) or more lots for single-family detached or duplex dwelling uses, a mixture of lot sizes and dimensions shall be provided in order to avoid monotonous streetscapes. For example, larger and wider lots are encouraged on corners. Smaller lots are encouraged adjacent to parks and open spaces.

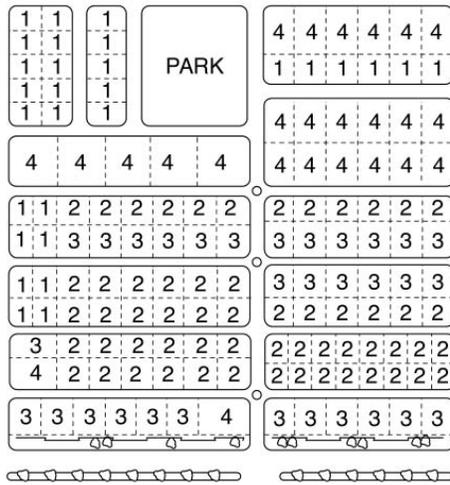
2. Variation of Lot Sizes Required.

(a) General Rule. The developer shall propose a variation of lot sizes within the development to ensure for different housing types and to avoid monotonous streetscapes. The Developer shall show a breakdown of the lot variation and shall be a requirement on the final plat.

(b) Dispersion of Lot Sizes Preferred. The City shall require developers to distribute similar lot sizes throughout a subdivision rather than consolidate them in one area. However, if the developer has land within designated

areas that suggest cluster development per the 2007 land use plan this subsection shall not apply.

Residential Lot Design



Neighborhood A – Street layout and lot subdivision illustrating lot mixing.

Table 1
Lot Size Distribution in Neighborhood A

Code	Dimensions (ft)		
	Lot Size (sq ft)	# of Lots	% of Total
1	7,500	29	21%
2	10,000	54	39%
3	15,000	31	22%
4	22,500	25	18%
		139	100%

Tract Facts

- Tract size: 1400' x 1400' or 40 acres
- Total lots in subdivision = 139
- Gross average density = 4 units per acre
- Park requirement is (139 units x 0.00296 x 6 acres) or 2.47 acres for this subdivision
- Amount of park space allocated in design is 3.4 acres

Principles for Mixing Lots**

- No more than 40% of any one size, unless agreed to otherwise by the City.
- Lot's of different sizes shall be distributed throughout the subdivision and not clustered in one area.

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D. RESIDENTIAL GARAGE PLACEMENT & DESIGN

1. Applicability/Purpose.

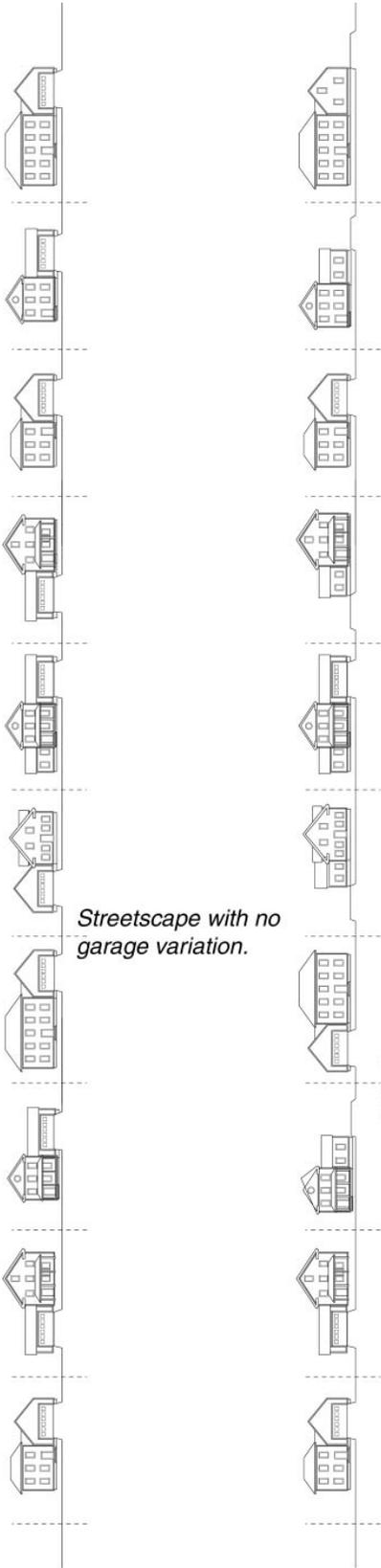
The following garage placement standards shall apply to all new residential developments and subdivisions approved after the effective date of these Residential Design Standards. These standards are intended to prevent residential streets from being dominated by garage doors and to add variety to the streetscape.

2. Deviation.

At the time of building permit application, builders in residential developments with lots that average 10,000 square feet or more may obtain a deviation(s) from these Residential Garage Placement and Design Standards, provided that the applicant demonstrates that the proposed deviation will not detract from the variety of the streetscape, in part due to the large lot nature of the development.

3. Design Standards for Front-Loading Garages.

- (a) At least 50% of all street-facing garage doors on garages attached to the principal dwelling structure shall be recessed a minimum of four (4) feet behind the front façade of the dwelling portion of the structure or, if applicable, a minimum of four (4) feet behind a covered front porch meeting the minimum dimensions of section IV.E.3.(b) below.
- (b) Garage doors shall not comprise more than forty-five (45) percent of the front façade of the principal dwelling structure for two-car garages nor more than fifty (50) percent for three-car garages.
- (c) Garages that are adjacent to the street but that have side-facing garage doors (perpendicular to the street) shall have architectural details or windows that mimic the features of the living portion of the dwelling on the side of the garage facing the street.
- (d) It is strongly encouraged that dwellings on corner lots be built with garages (either attached or detached) that face the side lot line (as opposed to facing the designated front lot line of the corner lot).



Streetscape with no garage variation.

Streetscape illustrating garage placement and design principles.

Garage Placement and Design

Garage Placement and Design Principles:

- At least 50% of street-facing garage doors shall be recessed
- Garage doors shall not comprise more than 45% of the front facade
- Side-facing garages shall have architectural details

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4. **Building Setback Reductions Allowed.**

- (a) Front-Loaded Garages with Side-Facing Garage Doors. The front building minimum setback for the garage may be reduced to ten (10) feet only for the garage sidewall containing no garage doors.
- (b) Detached Garages Located in Rear of Lot.
 - (1) The minimum front building setback may be reduced by five (5) feet when there is a detached garage located behind the principal dwelling structure in the rear of the lot.
 - (2) The minimum rear building setback for a detached garage located in the rear of the lot may be reduced to zero (0) feet when the garage is accessed from the required street frontage, or to three (3) feet when the garage is accessed from a rear alley.
 - (3) The minimum separation between a detached garage located behind the principal dwelling structure and the principal dwelling structure shall be per current Building Code.

E. **MIX OF DIFFERENT HOUSING MODELS REQUIRED**

1. **Applicability/Purpose.**

The following housing model variety standards shall apply to all new residential subdivisions and developments that contain twenty (20) or more single-family detached or duplex dwellings. These standards are intended to prevent monotonous streetscapes and offer consumers a wider choice of housing styles.

2. **General Requirement.**

- (a) All subject developments shall offer the following home model variations (with distinctly different floor plans).

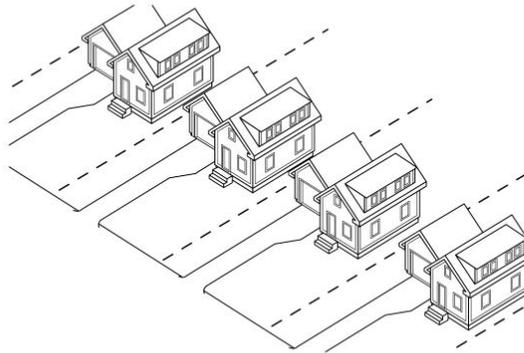
Subdivisions containing between 1-100 units.	Builder shall use no less than four (4) Models.
Subdivisions containing between 101 – 250 units.	Builder shall use no less than five (5) Models.
Subdivisions containing between 251 and 500 units.	Builder shall use no less than six (6) models.
Subdivisions greater than 501 units.	Builder shall use no less than seven (7) models.

- (b) No home model elevation shall be repeated more than once every four (4) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same model elevation, but the second, third, and fourth lots must contain three (3) different model elevations).

See subsection E.3. below for exceptions to this provision when the different home model elevations incorporate twenty-five percent (25%) brick or other stone or masonry exterior materials or when different home model elevations incorporate a front porch.

- (c) No home model elevation shall be repeated directly across any street from the same home model elevation.
- (d) For purposes of this subsection, each home model elevation used to satisfy this requirement shall substantially and distinctly differ from other home model elevations in at least four (4) of the following areas:
 - (1) The placement of all windows and doors on the front facade elevation (at least a two (2) foot vertical or horizontal variation in size or location is required).
 - (2) The use of different materials on the front façade elevation.
 - (3) Substantial variation in the location and/or proportion of garages and garage doors.
 - (4) The width of the front facade elevation must differ more than two (2) feet.
 - (5) Variation in the location and proportion of front porches. Front porches shall comply with the minimum standards in Section IV.E.3.(b)(2) below.
 - (6) Substantial variations in rooflines and/or in the angle of roof runs. Roofs shall have a minimum pitch of 4:12 except for dormers, porch roofs, or other extensions.
 - (7) Use of roof dormers.
 - (8) A variation of building types: ranch, two-story, and split-level.
 - (9) Window shapes that are substantially different.
 - (10) Other distinct and substantial design variations approved by the City.

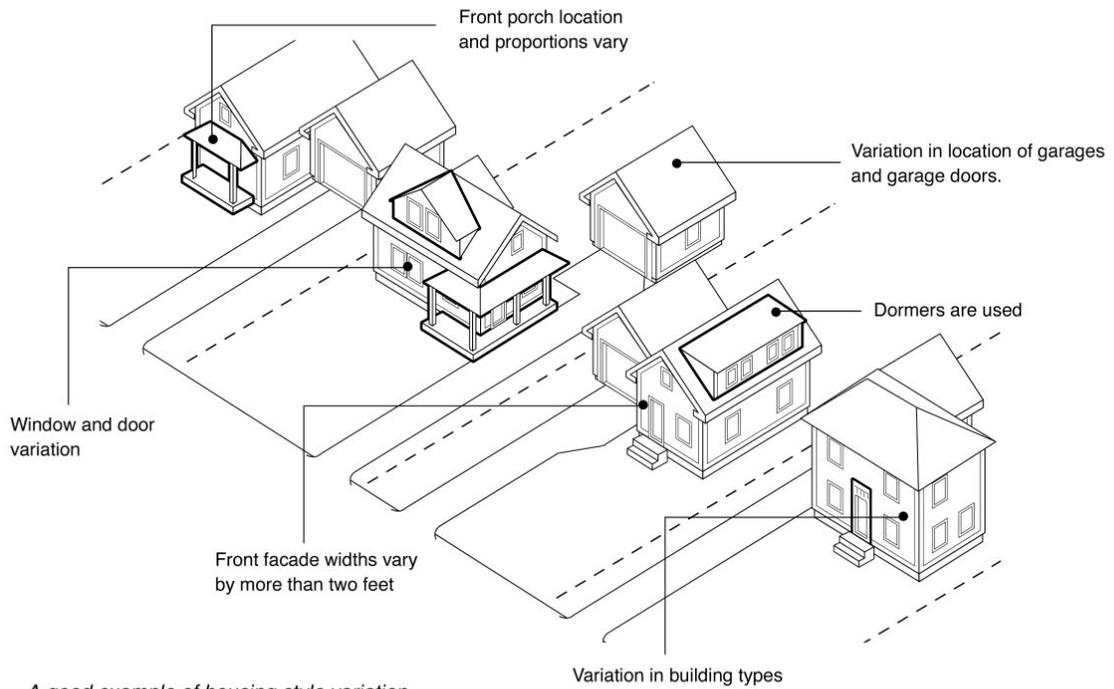
Housing Model Variation



The result of an absence of housing style variation.

The homes in the illustration below far exceed the four-variation minimum through the use of the following techniques:

- Four or more distinct models
- Repetition of models with no one model appearing more than once every five lots.
- Variety on each side of the street with no repetition of models across a street
- Model variation in window placement, front porch location, materials, width of front facade, garage door variation and other factors



A good example of housing style variation.

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(a) Incorporation of Front Porches.

- (1) When at least 2 of the 4 required home models in the development or in each subdivision filing incorporate a qualified front porch, as defined in paragraph (2) below, said porches may extend ten (10) feet into the required front yard setback and the developer shall be allowed to repeat the same home model elevation no more than once every *three (3)* lots on the same side of the street (i.e., the first and fourth lots in a row may contain the same model elevation, but the second and third lots must contain a different model elevation).
- (2) A "qualified front porch" shall mean a covered front porch with a minimum size of sixty (60) square feet of floor area, excluding the stoop and any projections (e.g., bay window), with a minimum depth of six (6) feet. Qualified front porches shall not be enclosed to provide additional living space.

Residential Variety Incentives: Masonry

Amounts of masonry that allows one-in-three repetition

When at least two of the four required home models have an area equivalent to at least 50% of the front facade elevation in masonry materials, the developer is allowed to repeat the same model elevation no more than once every three lots on the same side of the street compared with the regular requirement of once every five.



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F. MIX OF ROOF COLORS

1. Applicability/Purpose.

These roof standards shall be applicable to all new residential developments containing 20 or more single-family detached or duplex dwellings.

2. Mix of Roof Colors Required.

Where asphalt shingles are used, each development or subdivision filing with between 20 and 50 homes shall use at least 3 visibly distinct colors of roof materials distributed in roughly equal proportions throughout the development; and each subdivision filing with more than 50 homes shall use at least 4 visibly distinct colors of roof materials distributed in roughly equal proportions throughout the development.

G. REAR ELEVATIONS

1. Applicability/Purpose.

These elevation standards shall be applicable to all new multi-story residential developments containing 20 or more single-family detached or duplex dwellings.

2. Variation in Rear Elevations.

A horizontal or vertical offset, projection, or recess of twelve (12) inches or greater is required on all rear elevations.

(a)

H. MULTI-FAMILY BUILDING DESIGN

1. Applicability/Purpose.

This subsection's multi-family building design standards shall apply to subdivisions and developments containing single-family attached dwellings (other than duplexes) or multi-family dwellings. Unless otherwise expressly stated, the term "multi-family" shall include single-family attached dwellings (except duplexes incorporated into a single family detached development). The purpose of these standards is to provide a distinctive architectural character in new multi-family residential developments that avoids featureless design and repetition of façades.

2. Building Connections & Orientation.

(a) Pedestrian Connections to Adjacent Uses and the Street System.

(1) Where adjacent to commercial areas or an existing or planned trail system, multi-family developments shall provide direct walkways on site that allow residents to walk to nearby shopping, services, and recreational amenities.

(2) Every front façade with a primary entrance to a dwelling unit or units shall face the adjacent public street to the maximum extent

possible. If there are open tracts, parks, or other landscaping features units may face such feature. Every front façade with a primary entrance to a dwelling unit or units shall include a connecting walkway from the primary entrance to the perimeter street sidewalk system.

- (3) Every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent street that is not an arterial street or that has on-street parking.

(b) Vehicle Connections.

- (1) Multi-family developments between five (5) and fifteen (15) acres shall include a minimum of one public street or private drive, with detached sidewalks and landscaped planting strips in compliance with the standards in Section III.F.7. above, that is continuous through the site, and connects to a public street on either end (referred to as a "through-access drive").
- (2) Multi-family development sites greater than fifteen (15) acres shall include a minimum of two (2) through-access drives.
- (3) The design of all through-access drives shall be consistent with, and aligned with, local streets in adjacent existing development sites.

(c) Building Orientation. Multi-family buildings within a development are encouraged to be arranged in and around common areas, which may include gardens, courtyards, recreation, and play areas. Such common areas should contain at least three (3) of the following features:

- (1) Seasonal planting areas;
- (2) Large, flowering trees;
- (3) Seating;
- (4) Pedestrian-scaled lighting;
- (5) Gazebos or other decorative structures;
- (6) Play structures for children; or
- (7) Natural environmental features.

Multi-Family Site Planning Principles

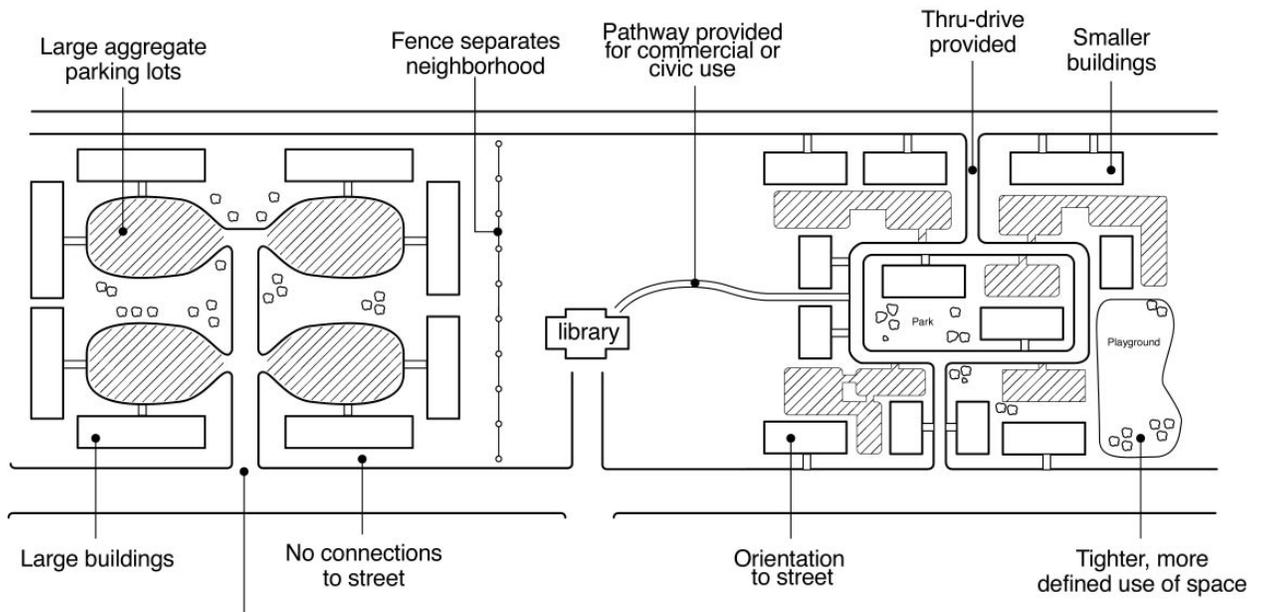
Multi-Family standards promote distinctive character, create good neighborhoods and avoid featureless repetition in design and facades.

Examples of design objectives include:

- Walking connections to shopping and recreational amenities
- Walkways and orientation to public streets
- Creation of internal street
- Creation of internal common areas and gardens
- Drives that provide through-access to the street system
- Buildings shall not exceed 200 feet in length

Development which does not exhibit design objectives:

Development which exhibits design objectives:



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3. **Multi-Family Building Design Standards.**

(a) Building Height.

(1) The maximum building height for all mutli-family buildings including town home buildings shall be thirty-five (35) feet or two (2) stories.

(2)

(b) Building Massing.

(1) All buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes. Plain, monolithic structures with long, monotonous, unbroken wall and roof plane surfaces of forty (40) feet or more shall be prohibited.

(2) The facades of single-family attached town homes shall be articulated to differentiate individual units.

(3) On small multi-family buildings of ten (10) units or less, the massing and use of exterior materials is encouraged to be arranged to give each building the appearance of a large single family home. This does not apply to duplex or town home structures.

(c) Maximum Building Length.

(1) The maximum length of any multi-family residential building shall not exceed two-hundred (200) feet.

(2) The maximum number of units for any multi-family buildings is twenty four (24).

(d) Exterior Wall Materials.

(1) For multi-family and town home buildings, the total exterior wall area of each building elevation shall be composed of one of the following:

(i) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.

(ii) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, masonite or vinyl lap siding would not be allowed under this option.)

(iii) All stucco, provided there are unique design features in the elevations of the buildings.

- (e) Garages & Carports.
- (1) To the maximum extent feasible, garage entries, carports, and parking garages shall not be located between a principal multi-family building and a required street frontage, but shall instead be internalized in building groups so that they are not visible from adjacent public streets.
 - (2) Detached garages and carports shall be compatible with the principal building architecture, and shall incorporate similar and compatible forms, scale, materials, colors, and details.
 - (3) Carports shall be limited to six (6) spaces per parking structure to avoid a continuous row of parking structures.
 - (4) No more than four (4) garage doors may appear on any multi-family building elevation containing front doors, and the plane of each garage door shall be offset at least two (2) feet from the plane of the garage door adjacent to it.
 - (5) Detached garages and carports shall have pitched roofs with a minimum slope of 4:12.
- (f) Roofing Materials. All sloped roof areas shall be clad with either high profile composition shingles such as slate, tile, or dimensional asphalt shingles, concrete or clay tiles, or seamed architectural metals.
- (g) Roof Shapes.
- (1) All one-story multi-family buildings shall have a pitched roof with a minimum slope of at least 4:12.
 - (2) On buildings where sloping roofs are the predominant roof type, each building roof shall have at least three (3) distinct roof ridgelines.
 - (3) On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least once in every forty(40) feet of building wall length.
- (h) Requirement for Four-Sided Design. A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.
- (i) Windows. All elevations on town home and multi-family buildings shall contain windows.
- (j) Exposed HVAC Units and Grilles. When through-wall heating, venting, or air conditioning units appear on exterior building walls, such units shall be covered by an architectural grille, and shall be designed in such a manner as to blend in with surrounding wall surfaces. When such units are adjacent to building windows, they shall be designed to appear to be part of the building's window pattern by matching window dimensions,

colors, or trim. Such units shall not overhang surrounding wall planes, but shall be set flush with the façade or be placed inconspicuously in façade recesses.

(k) Architectural Elements.

- (1) All multi-family and town home buildings shall employ at least two (2) of the following design items applied consistently along each facade:
 - (i) Projections
 - (ii) Recesses
 - (iii) Shadow lines
 - (iv) Window patterns
 - (v) Overhangs
 - (vi) Reveals
 - (vii) Changes in parapet height.
- (2) Stairways in multi-family buildings shall not be located outside of the building envelope.
- (3) Entrances to multi-family buildings should be identifiable by an architectural treatment such as a covered portico or a different roofline treatment.

(l) Recreational Amenities. All multi-family developments with less than fifty dwelling units shall incorporate at least one (1) of the following recreational amenities and multi-family developments with fifty (50) or more dwelling units shall incorporate two (2) of the following recreational amenities:

- (1) Swimming pool.
- (2) Resident clubhouse.
- (3) Two (2) playgrounds with playground equipment and a minimum size of five hundred (500) square feet per playground.
- (4) Sport court.
- (5) Two (2) picnic areas.

4. **Quality Enhancement Standards.**

(a) Menu of Quality Enhancement Elements for Single-Family Attached Dwellings (Including Town Homes). In addition to any other applicable standard set forth in this section, each individual town home or other single-family attached building (e.g., triplexes or other clustered homes) shall incorporate at least six (6) of the following features:

- (1) A minimum habitable floor area (excluding unfinished garage, attic, or unfinished basement space) of at least 1,300 square feet.

- (2) A first floor front facade elevation that is 100% masonry.
- (3) A primary roof slope of at least 6:12.
- (4) A garage door with windows.
- (5) Transom windows on at least one-quarter (1/4) of the windows facing public or private streets.
- (6) At least one bay window.
- (7) A front door containing two sidelights or one transom over the front door.
- (8) An outdoor private enclosed area of at least one hundred (100) square feet.
- (9) A covered front porch at least five (5) feet x eight (8) feet.
- (10) A functional or simulated chimney appearing on an exterior wall, faced with masonry or stucco.
- (11) At least one hundred (100) square feet of patterned paving materials used in driveways or walks open to public view.
- (12) At least one roof dormer containing a window.
- (13) A unit designed so that the unit's garage door or doors and its "front entry" appear on different sides of a building.
- (14) A unit located in an attached town home row or attached cluster containing no more than three (3) units.
- (15) A unit located in an attached townhouse row or attached cluster where no single elevation of the entire row or cluster contains more than four (4) garage doors (if garages are provided).
- (16) The distance between residential structures is a minimum of 30 feet.
- (17) Front elevation of the building contains at least three distinct roof breaks.
- (18) Adjacent units in a building are different elevations.
- (19) The City may approve other substantial architectural features.

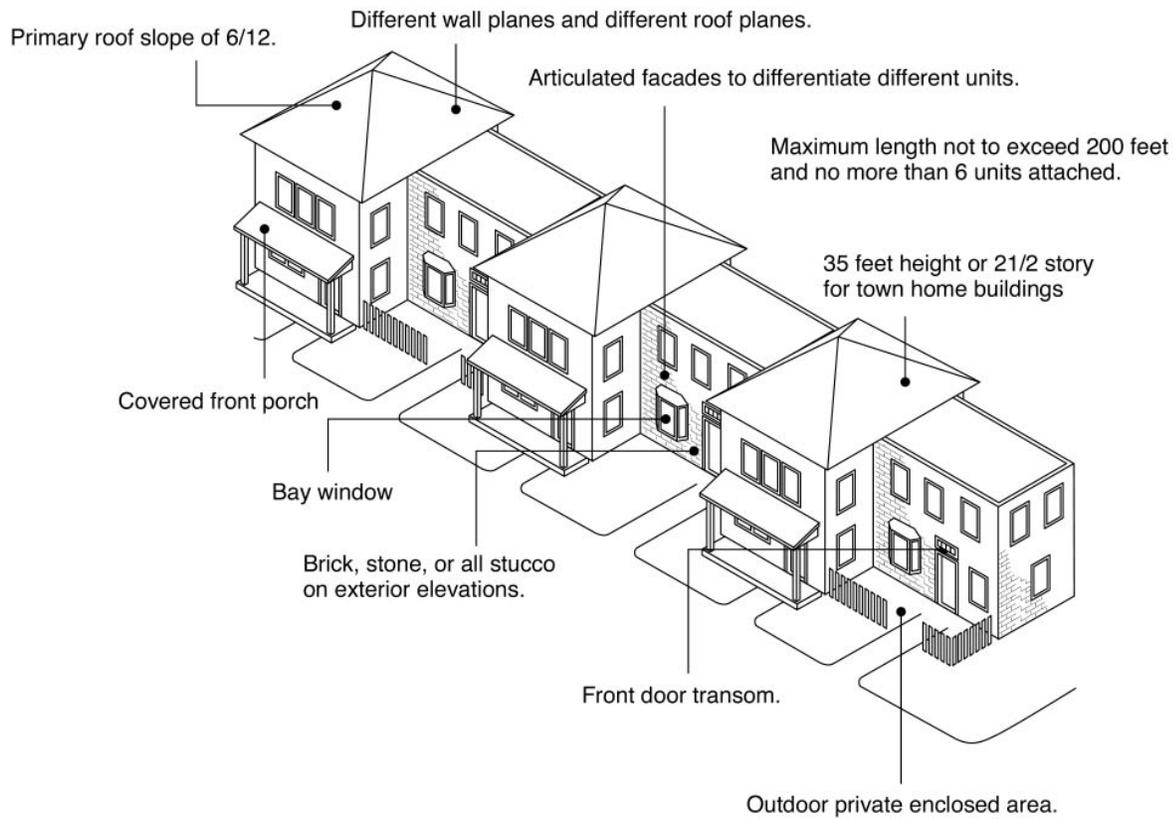
(b) Menu Of Design Elements For Multi-Family Buildings (Not Including Town Home Buildings). In addition to other applicable standards required in this section, each multi-family building shall incorporate at least five (5) of the following architectural features:

- (1) The average rentable living area of all units in the building is at least 900 square feet.

- (2) The total wall area of exterior walls of the building, excluding windows and doors, is at least 50% brick or at least 25% stone in combination with brick or stucco.
- (3) The building's main roof is clad with clay or concrete tiles.
- (4) The building's main roof is pitched with at least a 6:12 slope.
- (5) The building's main roof is pitched with at least five (5) distinct ridgelines, at least two (2) of which are at least two (2) feet apart in height, and two (2) of which are at right angles to the others.
- (6) At least two ends of the building step down one story or more in height.
- (7) All building elevations contain at least three (3) distinct wall planes separated from each other by at least two (2) feet.
- (8) Landscaping along arterial and collector streets is enhanced through the use of berms, larger trees than required by these or other City regulations, and additional numbers of bushes and other screening plants.
- (9) Residential structures in the project are separated from all other structures by a minimum of 40 feet.
- (11) The City may approve other substantial architectural features.

Multi-Family Building Principles

This illustration shows a multi-family structure containing attached town homes that incorporates required design standards and a minimum of five quality enhancement standards.



**The information presented in this illustration and related principles is intended to supplement and clarify the regulatory text. In all cases this material shall be subordinate to the regulatory text.

I. INCENTIVES FOR MIX OF HOUSING TYPES

The City Council may grant a density bonus of up to twenty-five (25) percent to the density of the underlying base zone district density to any development plan or residential subdivision plat or development plan (including PUD plans) containing a mix of housing types, provided the plat or plan complies with the applicable zoning district restrictions on permitted uses and with the following standards:

1. The development plat or plan contains a minimum of two (2) different housing types. The following list of housing types shall be used to satisfy this requirement:
 - a. Single-family detached dwellings on standard lots containing 6,500 square feet or more;
 - b. Duplex dwellings on standard lots containing 6,000 square feet or more;
 - c. No more than six (6) single-family attached dwellings (e.g., town homes) on a parcel containing 10,000 square feet or more (individual town home lots shall be a minimum of 1,650 square feet); and
 - d. Multi-family dwellings (limited to six (6) units per building).
2. A single housing type from the list set forth in subsection J.1. above shall not constitute more than fifty (50) percent of the total number of dwelling units.

J. RESIDENTIAL COMPATIBILITY STANDARDS

1. Applicability/Purpose.

These residential compatibility standards shall apply to development of a new residential use, or substantial expansion or alteration of an existing residential use, on a site that is adjacent to or across a street from two or more lots with existing structures. For purposes of this subsection only, "substantial expansion or alteration" shall mean construction that is equal to or greater than twenty-five percent (25%) of the principal dwelling structure's original gross floor area (including attached and detached garages).

2. Compatibility Standards.

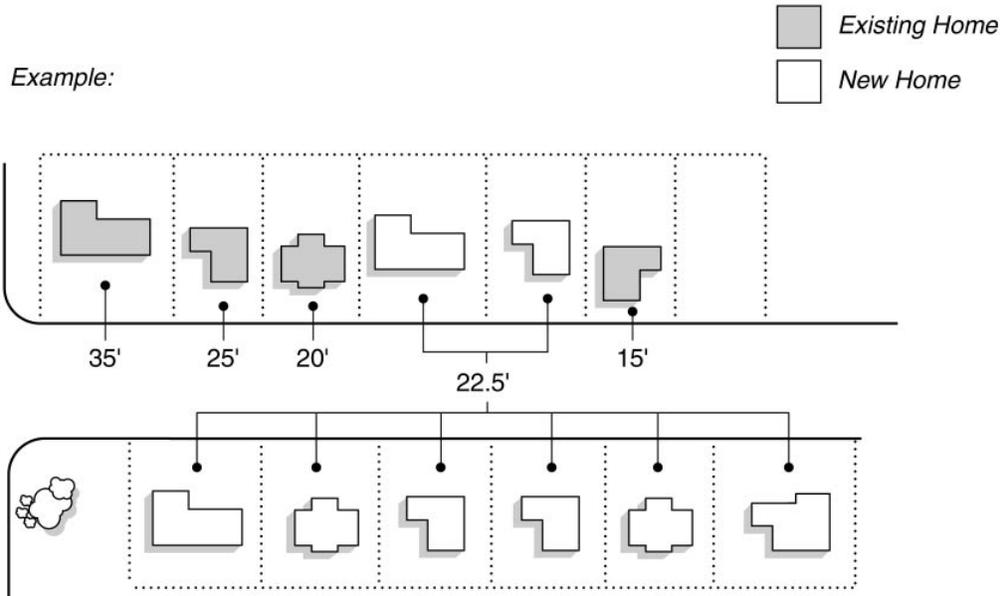
- (a) Contextual Front Building Setbacks. Notwithstanding the minimum front setback requirements required in the Municipal Code, as amended, for the zoning district in which the subject property is located, the applicant shall use a "contextual" front setback when existing front setbacks on the same block are less than that required by the underlying zoning. In such circumstance, the front setback for the proposed development shall equal the average of the existing front setbacks on the same and facing block faces. Only lots with similar uses to that proposed shall be included in the average, and vacant lots shall be included using the underlying district standard.

Contextual Setback Principles

Setback Averaging Applied to Infill and Facing Block:

When infill occurs on a block, or when a facing block is developed, contextual setback shall be used if the new development is subject to regulations requiring deeper front yard setbacks. In such cases, the new homes' setbacks shall be an average of the existing setback pattern.

Example:



- Existing average setback = $(35+20+20+15)/4 = 90/4 = 22.5$ feet
- Setback required under existing newer zoning = 35 feet
- Contextual setback applied to street = 22.5 feet

**The information presented in this illustration and related principles is intended to supplement and clarify the regulatory text. In all cases this material shall be subordinate to the regulatory text.

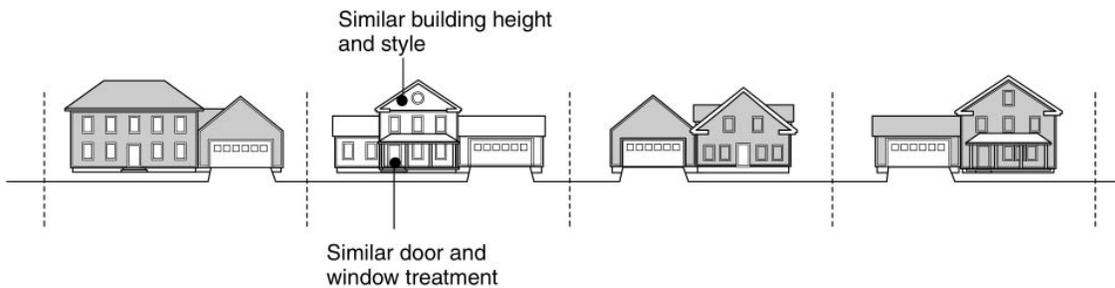
- (b) Contextual Building Heights. Notwithstanding the maximum height required in the Municipal Code, as amended, for the base-zoning district in which the subject property is located, the applicants shall apply a "contextual" height standard. The "contextual" height shall not be more than ten (10) percent of the highest existing residential building located on both lots adjacent to the subject lot and on the lot directly across the street from the subject lot.
- (c) Appearance. New development shall be constructed to be generally compatible with other existing structures on the block. This provision shall be satisfied by constructing the proposed building so that at least three (3) of the following features are substantially similar to the majority of other buildings on the same and facing block face (both sides of the street):
- (1) Roof pitch;
 - (2) Roof material;
 - (3) Roof overhang;
 - (4) Exterior building material;
 - (5) The shape, size, and alignment of windows and doors;
 - (6) Front porches or porticos; or
 - (7) Exterior building color.

Contextual Appearance Principles

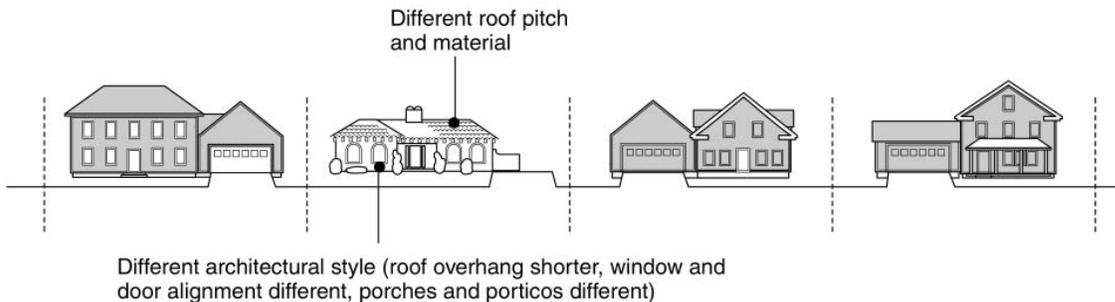
In cases of infill and/or development of facing blocks, the height and appearance of new homes shall be in context with existing homes.

- First, the height of new homes shall be no more than 10% higher than adjacent and facing homes.
- Second, the appearance of the new home shall be compatible and similar to the majority of the other buildings on both sides of the street. At least three of the following features must be substantially similar: roof pitch, roof material, roof overhang, exterior building material, shape, size and alignment of windows and doors, front porches or porticos, and exterior building color.

New building in context



New building not in context



**The information presented in this illustration and related principles is intended to supplement and clarify the regulatory text. In all cases this material shall be subordinate to the regulatory text.

K. ACCESSIBLE HOUSING STANDARDS

1. Applicability/Purpose. The “accessible housing standards” set forth herein shall apply to all new residential developments for which an overall development plan (“ODP”), final zoning, re-zoning, preliminary plat, or final plat is required after the effective date of this ordinance. The purpose of these standards is to provide “greater access” for handicapped persons to attached residential dwelling units. “Handicapped” means a person having a non-ambulatory disability, semi-ambulatory disability, sight disability, hearing disability, and disabilities of in-coordination and aging.

2. Accessible Housing Standards.

(a) Definition. Accessible Housing units shall be constructed to be habitable by handicapped persons, and shall be easily adaptable to become accessible units by including the following minimum basic design features:

- (1) At least one (1) entrance to such Unit shall be readily accessible to and usable by handicapped persons;
- (2) All doors designed to allow passage into and within such Units shall be sufficiently wide to allow passage by handicapped persons in wheelchairs, and there shall be an accessible route into and through such Units;
- (3) Light switches, electrical outlets, thermostats and other environmental controls shall be placed in accessible locations;
- (4) Sufficient reinforcements shall be installed in bathroom walls, so as to allow the installation of grab bars;
- (5) Usable kitchens and bathrooms shall be constructed such that an individual in a wheelchair can maneuver about the space;
- (6) Compliance with appropriate requirements of the most recent version of the American National Standard for buildings and facilities providing accessibility and usability for physically handicapped people (commonly cited as ‘ANSI A117.1’) or other comparable standard, satisfies the requirements of this Ordinance.

(b) Applicability.

- (1) Attached Residential. Accessible Housing Units shall be provided for all residential housing developments containing attached residential dwelling units, according to the sliding scale of one (1) Accessible Housing Unit for every seven (7) attached residential dwelling units in the aggregate within such development. For purposes of this section, “attached residential dwelling unit” means a unit within a building containing single- or multi-family attached dwelling units, including attached town homes. Residential housing development containing one or more buildings containing such units shall provide one (1) Accessible Housing Unit for every seven (7) attached residential dwelling units in the aggregate. Phasing of construction of the development, if any, shall not affect these numerical requirements.

- (2) Multiple Housing Types. Residential developments that contain a variety of attached residential housing types (e.g., single-family attached, multi-family attached, attached town homes, etc.) shall meet the requirements of section (b) (1).
- (3) Federal and State Accessibility Standards. Notwithstanding the foregoing, all residential housing developments containing attached residential dwelling units shall otherwise comply with all Federal and State accessibility standards and requirements, as applicable.

SECTION V: RESIDENTIAL DESIGN REVIEW PROCEDURES

A. SUBDIVISION COMPLIANCE

1. Evidence of Compliance Required.

- (a) Preliminary Subdivision Plat Applications. All applications for preliminary subdivision plats submitted after the effective date of these Residential Design Standards shall be required to evidence compliance with the following:
 - (1) The residential site planning and site design standards set forth in Section II. of these Residential Design Standards.
 - (2) The standards requiring a mix of residential lot dimensions set forth in Section III.C. of these Residential Design Standards (a table of lot dimensions shall be included with all preliminary subdivision plats).
- (b) Final Subdivision Plat Applications. Applications for final subdivision plats submitted after the effective date of these Residential Design Standards shall evidence compliance with all the design standards set forth in Section III. of these Residential Design Standards, including without limitation standards requiring a mix of housing models and setbacks for front-loaded garages. A building envelope plan and architectural elevations for all proposed housing models shall be submitted with all final subdivision plats to evidence compliance with these standards.

2. Staff Review for Compliance.

The Director of the Planning Department shall be responsible for reviewing all subdivision applications for compliance with these Residential Design Standards. In the staff report compiled for the Planning Commission and City Council, the Director shall include a written finding regarding the application's compliance or non-compliance with these Residential Design Standards.

3. Additional Review Criteria.

- (a) Preliminary Subdivision Plats. In addition to the review criteria set forth in the City's Municipal Code, the Planning Commission (and City Council on appeal) shall review all applications for preliminary subdivision plats for compliance with the following criteria:
 - (1) The plat complies with the residential site planning and site design standards (Section III) and the mix of residential lot dimensions standards (Section IV.C.) set forth in these Residential Design Standards; and

- (2) The plat evidences the availability and adequacy of public facilities and services needed to meet the demand generated by the proposed subdivision.

The Planning Commission (and City Council on appeal) shall deny a preliminary subdivision plat that does not evidence such compliance, unless the applicant has made a successful application for a variance from these Residential Design Standards pursuant to subsection V.B. below, or pursuant to waivers or exceptions contained in an approved PUD plan.

- (b) Final Subdivision Plats. In addition to the review criteria set forth in the City's Municipal Code, as amended, the Planning Commission and City Council shall review all applications for final subdivision plats for compliance with the following criteria:
 - (1) The plat complies with these Residential Design Standards, including without limitation standards requiring a mix of housing models; and
 - (2) The plat evidences the availability and adequacy of public facilities and services needed to meet the demand generated by the proposed subdivision, or has provided measures to substantially mitigate any inadequacies.

The City Council shall not approve a final subdivision plat that does not comply with these Residential Design Standards, unless the applicant has made a successful application for a variance pursuant to subsection V.B. below, or pursuant to waivers or exceptions contained in an approved PUD plan.

4. **Housing Model Mix--Verification at Building Permit Stage**

Applicants for building permits for single-family detached dwellings that were part of a subdivision approved in accordance with this subsection shall affirm and certify in the building permit application that the dwelling that is the subject of the permit does not adjoin or face a lot with the same housing model in violation of the mix of housing model standards set forth in Section IV.E. above. No building permit shall be issued for construction out of compliance with these regulations. In addition, no building permit shall be issued without written approval from the corresponding Home Owners Association.

Model Subdivision

This subdivision is an example of how the residential design principles will create coherent, sustainable neighborhoods for Brighton.

1000 feet



B. VARIANCES

If specific site conditions make it impossible or clearly impractical to construct dwellings as required by these Residential Design Standards, the applicant may request a variance from the terms of these Residential Design Standards through the City's standard zoning variance procedure set forth in Section 16-3. of the Municipal Code, as amended. The variance process may not be used where the site conditions supporting the variance were caused by the applicant or known to the applicant at the time of the subdivision or Design Review application.

C. ENFORCEMENT

Any violation of these Residential Design Standards, including without limitation, construction of any new single-family detached, duplex dwelling unit, or multi-family building without first obtaining subdivision or Design Review approval, or filing false or misleading information on a subdivision or Design Review application, shall be a violation of the City of Fort Lupton Municipal Code, as amended, and shall be subject to all the enforcement provisions of those regulations. Without limiting the generality of the previous sentence, these Residential Design Standards may be enforced by withholding residential building permits, suspending or revoking building permits previously granted, withholding certificates of occupancy or issuing stop work orders effective until violations of these Standards have been corrected.



Exhibit A

Photos of Modern
Manufactured (or Factory)
Built Homes





Exhibit B
Photos of Neighborhood
Features



Exhibit C

Recreation Area With Detention Facilities

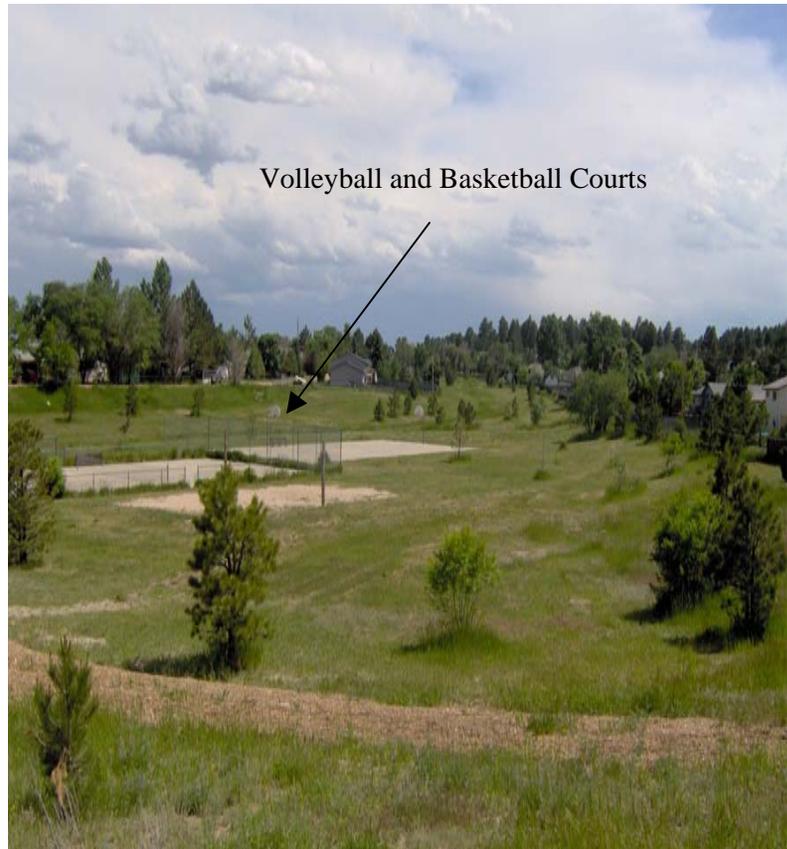
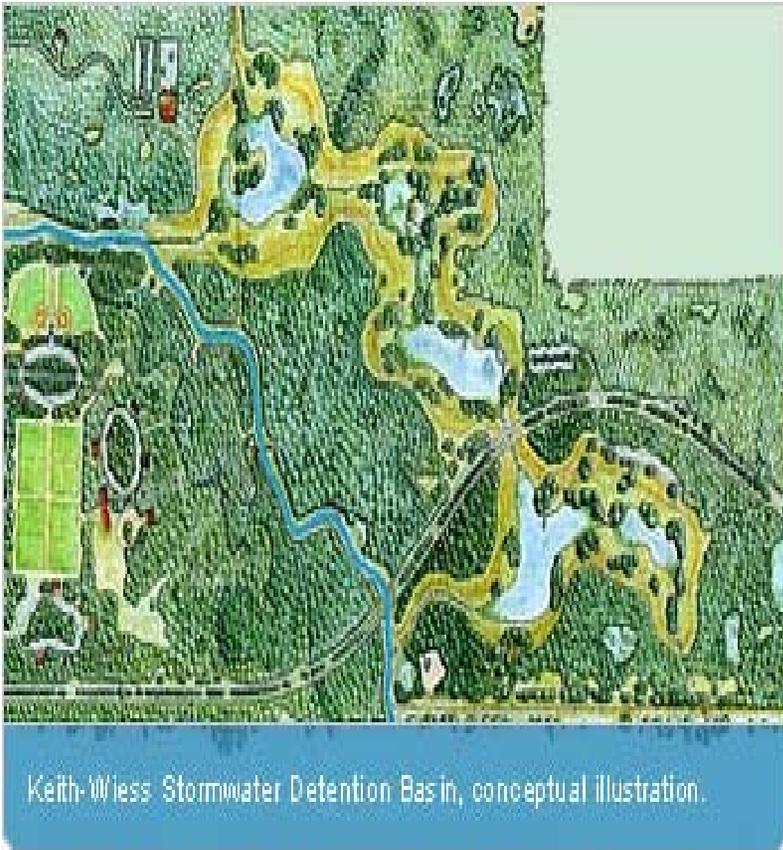




Exhibit D
Photos of Open Style Fences

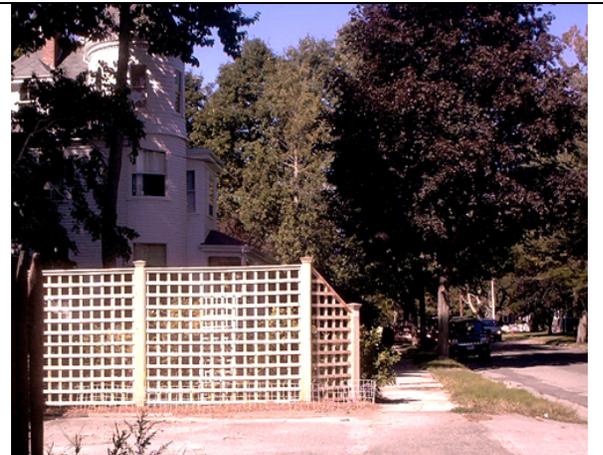


Exhibit E
Photos of Alleys & Alley
Loaded Garages



Exhibit F

Recommended Plant Material List

Latin Name	Common Name	Height X Width	Water Demand*
Shade Trees			
Acer negundo "Sensation"	Sensation Box Elder	40'-50' X 30'-40'	L
Acer platanoides	Norway Maple	40'-50' X 40"-50"	M
Aesculus glabra	Ohio Buckeye	25'-30' X 25'	M
American (Tilia Americana), Littleleaf (Tilia cordata)	Linden varieties	50'-70' X 30'-50'	M
Catalpa speciosa	Western Catalpa	50'-60' X 30'-40'	L
Celtis occidentalis	Hackberry	40'-60' X 40'-60'	L
Celtis reticulata	Native Hackberry	30' X 30'	X
English (Quercus robur), Northern Red (Quercus rubra), Swamp White (Quercus bicolor)	Oak varieties	45'-60' X 50'-70'	M
Fraxinus pennsylvanica lanceolata	Green Ash Varieties	50'-60' X 25'-35'	L
Fraxinus americana	Ash, Autumn Purple	40'-50' X 40'-50'	M
Gleditsia triacanthos inermis	Thornless Honeylocust varieties	40'-50' X 35'-45'	L
Gymnocladus dioica	Kentucky Coffeetree	50'-60' X 40'-50'	X
Quercus macrocarpa	Bur Oak	50'-60' X 45'-60'	L
Small Trees			
Acer ginnala	Maple, Ginnala	15'-20' X 12'-20'	L
Acer grandidentatum	Wasatch Maple	25'-30' X 20'-25'	L
Acer tataricum	Maple, Tartarian	12'-15' X 8'-10'	L
Alnus glutinosa	Alder	25' X 25'	
Amelanchier grandiflora, Amerlanchier Canadensis, Amelanchier leavis	Serviceberry varieties	12'-15' X 10'-15'	M
Cercis canadensis	Redbud	20' X 20'	M
Crataegus ambigua	Russian Hawthorn	15'-25' X 20'-25'	L
Crataegus erythropoda	Native Hawthorn	20' X 20'	X
Crataegus viridis	Winter King Hawthorn	20' X 25'	L
Crataegus phaenopyrum	Washington Hawthorn	15'-25' X 12'-20'	L
Koeleruteria paniculata	Goldenrain Tree	20'-30' X 20'-25'	L
Malus spp. (choose CSU fireblight resistant)	Crabapples	18'-25' X 18'-25'	M
Prunus	Cherry, sour	20' X 25'	M
Prunus ceracifera	Newport Plum	20' X 25'	M
Prunus nigra	Princess Kay Plum	15' X 10'	M
Ptelea trifoliata	Wafer Ash	10'-15' X 10'-15'	L
Quercus gambelii	Gamble Oak	8'-20' X 6'-8' (spreading)	X
Sorbus scorpolina	Mountain Ash	15'-20' X 15'-18'	L
Syringa reticulata	Japanese Lilac Tree	20'-25' X 15'	M
Ussurian (Pyrus ussuriensis), Calleryana (Pyrus calleryana)	Pear, Ornamental	30'-40' X 15'-30'	M
Washington (Crataegus phaenopyrum), Thornless Cockspur (Crataegus crus-galli "Inermis) and others	Hawthorn varieties	10'-15' X 10'-15'	M
Evergreens**			
Dwarf Evergreens	many varieties	varies	M
Juniper horizontalis, Juniperus Sabina, Juniperus chinensis	Spreading Juniper	varies – minimum 4' wide	L

<i>Juniperus monosperma</i>	Native Upright Juniper	25'-30' X 16'-20'	X
<i>Juniperus scopulorum</i> , <i>Juniperus virginiana</i> , <i>Juniperus chenensis</i>	Upright Juniper	varies – minimum 6' wide	L
<i>Mahonia fremontii</i>	Freemont Mahonia	5'-8' X 5'-8'	X
<i>Picea pungens</i>	Colorado Spruce	50' X 20'	M
<i>Picea</i> spp.	Black Hills Spruce and other varieties	Varies, including dwarf varieties	M
<i>Pinus aristata</i>	Bristlecone Pine	20'-30' X 10'-20'	X
<i>Pinus cembroides edulis</i>	Pinon Pine	15'-20' X 15'-20'	X
<i>Pinus contorta latifolia</i>	Lodgepole Pine	50'-70' X 10'-15'	X
<i>Pinus mugo</i>	Mugo Pine	Varies	L
<i>Pinus nigra</i>	Austrian Pine	40'-60' X 30'-40'	L
<i>Pinus ponderosa</i>	Ponderosa Pine	50'-60' X 20'-30'	X
<i>Pinus sylvestris</i>	Scotch Pine	30'-50' X 20'-30'	L
<i>Pseudotsuga menziesii</i>	Douglas Fir	50' X 20'	M
Shrubs Over Six (6) Feet Tall			
<i>Acer glabrum</i>	Maple, Rocky Mountain	15'-20' X 15'	M
<i>Amelanchier alnifolia</i>	Saskatoon or Mountain Serviceberry	8'-12' X 8'-12'	L
<i>Amelanchier alnifolia</i> 'Regent'		Regent 6'X6'	
<i>Aronia arbutifolia</i> "Brillantissima"	Brilliant Red Chokeberry	6' X 5'	M
<i>Artemisia tridentatum</i>	Sagebrush, Tall Western	6' X 6'	X
<i>Buddleia davidii</i>	Butterfly Bush varieties	6'-10' X 4'-8'	L
<i>Buddleia alternifolia</i> "Argentia"	Alternate-Leaf Butterfly Bush	8'-10' X 8'-10'	L
<i>Caragana arborescens</i>	Peashrub, Siberian	12'-15' X 8'-10'	L
<i>Cercocarpus ledifolius</i>	Mountain Mahogany, Curlleaf	15' X 10'	X
<i>Cercocarpus montanus</i>	Common Mountain Mahogany	8'-10' X 6'-8'	X
<i>Chaenomele speciosa</i>	Quince, Tall Flowering	12' X 10'	M
<i>Chrysothamnus</i> sp.	Rabbitbrush, Tall	4'-6' X 4'-6' (spreading)	X
<i>Cotoneaster lucidus</i>	Peking Cotoneaster	8'-10' X 8'-10'	L
<i>Cytisus</i> x varieties	ScotchBroom	6' X 6'	L
<i>Forestiera neomexicana</i>	Privet, New Mexico	8'-15' X 8'-12'	L
<i>Forsythia</i> x <i>intermedia</i> Northern Sun, Meadowlark, etc.	Forsythia, cold hardy varieties	8'-10' X 10'-12'	M
<i>Hibiscus syriacus</i>	Rose of Sharon	8'-10' X 8'-10'	L
<i>Kolkwitzia amabilis</i>	Beauty Bush	8'-10' X 8'-10'	L
<i>Ligustrum vulgare</i> "Cheyenne"	Privet, Common Cheyenne	12'-15' X 12'-15'	L
<i>Lonicera</i> varieties	Honeysuckle	8'-10' X 8'-10'	M
<i>Mahonia aquifolium</i>	Evergreen Oregon Grape Holly	6'-10' X 6'-10' (slow growing)	L
<i>Phamnus smithii</i>	Smith's Buckthorn	8' X 8'	L
<i>Philadelphus coronarius</i>	Mockorange, Sweet	10'-12' X 10'-12'	L
<i>Physocarpus opulifolius</i>	Ninebark, Common	8'-10' X 10'-12'	L
<i>Prunus americana</i>	American Wild Plum	10' X 15' (spreading)	X
<i>Prunus cistina</i>	Purple;leaf Plum	8'-12' X 8'-12'	M
<i>Prunus tomentosa</i>	Nanking Cherry	10' X 15'	L
<i>Prunus triloba</i>	Rose Tree of China	8' X 8'	M
<i>Rhamnus frangula</i> "Colimnaris"	Tall Hedge Buchthorn	12'-15' X 4'-6'	L
<i>Rhus glabra</i>	Sumac, Smooth	12'-15' X 12'-15' (spreading)	X
<i>Rhus trilobata</i>	Sumac, Three-leaf	6'-8' X 8' (spreading)	X
<i>Rhus typhina</i>	Sumac, Staghorn	15' X 10'	X
<i>Ribes aureum</i>	Currant, Yellow Flowering	5' X 6'	X
<i>Rosa</i>	Rose, Harrison's, Austrian Copper, Persian	Varies	L
<i>Rosa glauca</i>	Rose, Red=leaf shrub	8' X 8'	L
<i>Sorbaria sorbifolia</i>	Ural False Spirea	4'-8' X 6'-8' (spreading)	L
<i>Spirea</i> x <i>vanhouttei</i>	Spirea, Vanhoutte	6' X 8'	M
<i>Syringa meyeri</i> or <i>Syringa patula</i>	Lilca, Dwarf Korean	6' X 8'	M

<i>Syringa vulgaris</i>	Lilac, Common Purple	10'-12' X 10'-12'	L
Wayfaring Tree (<i>Vibumum lantana</i>), Blackhaw (<i>Vibumum prunifolium</i>), Burkwood (<i>Vibumum burkwoodi</i>), American Highbush Cranberry (<i>Vibumum</i> varieties) and other varieties	Vubumum varieties	6'-15' X 6'-15'	M
Shrubs Under Six (6) Feet Tall			
<i>Amorpha nana</i>	Leadplant, Dwarf	2'-3' X 2'-3'	X
<i>Aronia melanocrpa elata</i>	Black Chokeberry	4'-5' X 4'	L
<i>Atriplex canescens</i>	Four Wing Saltbush	3'-5' X 3'-4'	X
<i>Berberis</i> spp.	Barberry varieties	Varies from 2' X 2' to 5' X 5'	L
<i>Caryopteris incana</i>	Blue Mist Spirea	3'-4' X 4'-5'	L
Ceratoides or Krascheninnikovia lanata	Winerfat	2'-4' X 2'-4'	X
<i>Cercocarpus ledifolius intricatus</i>	Littleleaf Mountain Mahogany	3'-5' X 3'-5'	X
<i>Chaenomeles japonica</i>	Quince, Dwarf Flowering	4' X 8'	M
<i>Chamaebatiaria millefolium</i>	Fernbrush	5' X 5'	X
<i>Chrysothamnus</i> sp.	Rabbitbrush, Dwarf	1'-4' X 2'-4' (spreading)	X
<i>Contoneaster apiculatus</i>	Contoneaster, Cranberry	2' X 4'	M
<i>Cotoneaster divaricatus</i>	Contoneaster, Spreading	4' X 4'-6' (spreading)	L
<i>Cowania mexicana</i>	Cliffrose	4' X 6'	X
<i>Cytisus purgans</i> "Spanish Gold"	Spanish Gold Scotch Broom	4' X 6'	L
<i>Daphne burkwoodii</i> "Carol Mackie"	Carol Mackie Daphne	4' X 4'	M
<i>Ephedra viridis</i>	Mormon Tea	2'-3' X 2'-3'	X
<i>Euonymous fortunei</i>	Euonymous	Coloratus 2' X 8' Sarcoxie 4' X 4'	M
<i>Fallugia paradoxa</i>	Apache Plum	3'-5' X 3'-5'	X
<i>Genista</i> varieties	Woadwaxen	Varies 1' X 3' X 2' X 4'	L
<i>Holodiscus dumosus</i>	Rock Spirea	3' X 6'	X
<i>Hypericum patalun</i> "Hidcote"	Hidcote St John's Wart	3' X 4'	M
<i>Jamesia americana</i>	Waxfower	4' X 4'	X
<i>Ligustrum vulgare</i> "Lodense	Privet, Lodense	4' X 4'	M
<i>Mahonia aquilifolium</i> "Compacta"	Compact Evergreen Oregon Grape Holly	3' X 3'	L
<i>Perovskia atriplicifolia</i>	Russian Sage	3'-5' X 3'-5'	L
<i>Philadelphus</i>	Mockorange, Dwarf	6' X 6'	L
<i>Physocarpus monogynus</i>	Ninebark, Native	4' X 4'	X
<i>Physocarpus opulifolius nana</i>	Ninebark, Dwarf	6' X 6'	L
<i>Potentilla fruticosa</i> garden varieties	Potentilla varieties	2' X 2' up to 4' X 4'	L
<i>Potentilla fruticosa</i>	Potentilla, Native	3' X 3'	X
<i>Prunus Besseyi</i>	Western Sandcherry	4' X 4'	X
<i>Prunus besseyi</i> "Pawnee Buttes"	Sandcherry, Pawnee Buttes	2'-3' X 6'-10'	L
<i>Rhus aromatica</i> "Gro-low"	Sumac, Gro-low	2'-3' X 6'-8'	L
<i>Rhus glabra cis-montana</i>	Sumac, Rocky Mountain	3' X 8' (spreading)	X
<i>Ribes alpinum</i>	Currant, Alpine	5' X 5'	L
<i>Ribes cereum</i>	Currant, Squaw or Wax	2'-4' X 2'-4'	X
<i>Rosa Rugosa</i>	Rose, Rugosa Shrub	2' X 2' to 5' X 5'	L
<i>Rosa Woodsii</i>	Rose, Native	4'-5' X 4'-5' (spreading)	X
<i>Rubus deliciosus</i>	Boulder Raspberry	6'-8' X 6'-8' (arching)	X
<i>Spirea</i> varieties	Spirea varieties	Varies, 2'-6' X 2'-6'	M
<i>Symphoricarpos albus</i>	Coralberry, White	4'-5' X 4'-6'	L
<i>Symphoricarpos orbiculatus</i>	Coralberry, Red	4'-5' X 4'-6'	L
<i>Symphoricarpos oreophilus</i>	Coralberry, Mountain Snowberry	4' X 4' (spreading)	X
<i>Symphoricarpos x chenaulti</i> "Hancock"	Coralberry, Hancock	2' X 12'	L
<i>Viburnum</i> varieties	Viburnem varieties	Varies, 5'-12' X 5'-12'	M
<i>Yucca</i>	<i>Yucca</i> varieties	3' X 3'	X

Grasses - ornamental			
Arundo donax	Bamboo Grass	12' X 6' (spreading)	L
Bouteloua gracilis	Blue Gramma Grass	4" tall 15" with seed heads	X
Buchloe dactyloides	Buffalo Grass	4"-6"	X
Calmagrostis acutiflora varieties	Feather Reed Grass varieties	4' X 2'	L
Carex spp.	Sedge varieties	12" X 12"	M
Chasmanthium latifolium	Northern Sea Oats	2'-3' X 2'	M
Erianthus ravannae	Plume Grass	12' X 4"	L
Festuca ovina glauca	Blue Fescue Grass	1' X 1'	L
Festuca varieties	Turf-type Tall Fescue Grasses		L
Helictotrichon sempervirens	Blue Avena Grass	2' X 2'-3'	L
Imerata cylindrical "Red Baron"	Japanese Blood Grass	1'-2' X 1'-2'	M
Miscanthus	Maiden Grass varieties	Varies 3'-8' X 3'-6'	L
Panicum virgatum	Switchgrass	3'-4' X 2'-3'	X
Phalaris arundinacea "Picta"	Ribbon Grass	2' X 4'-6' (spreading)	M
Schizachyrium coparium	Little Bluestem	3' X 18"	X
Sorghastrum nutans	Indian Grass	3'-4' X 2'	L
Grasses - Sod			
<i>Festuca glauca</i>	Fescue		L
<i>Distichlis spicata var. stricta.</i>	Saltgrass		X
Perennials & Groundcovers			
Achillea "Moonshine"	Moonshine Yarrow	24"-30" X 24"-30"	L
Achillea serbica	Serbian Yarrow	6" X 12"	L
Agastache cana	Double Bubble Mint	24"-36" X 24"	X
Agastache rupestris	Sunset Hyssop	24' X 24"	X
Aguilegia	Columbine	12"-36" X 12"-36"	M
Alchemilla mollis	Lady's Mantle	2' X 2'	L
Alyssum monyanum	Mountain of Basket Gold	6'-10" X 1'-2'	L
Anemone pulsatilla or Pulsatilla vulgaris	Pasque Flower	8" X 12"	L
Anemone sylvestris	Spring Wildflower	10" X 24"	M
Anemone vitifolia "Robustissima"	Fall Grape-leaf Anemone	36" X 45"	M
Antennaria rosea	Pink Pusseytoes	2" X 6" (spreading)	L
Arctostaphylos uva-ursi	Kinnickinnick	6" X 6"	X
Armeria maritime	Sea Pink	12" X 12"	M
Artemisia frigida	Fringed Sage	12"-24" X 12"-24"	X
Artemisia versicolor	Seafoam Sage	12"-18" X 2'-3'	X
Aster Frikarti	Summer Aster	24" -30" X 24"	M
Aster novae-angliae varieties	New England Aster	2' X 2' (spreading)	L
Aster novi-belgii varieties	Dwarf Fall Asters	12"-15" X 2'-3'	L
Aubrieta or Arabis varieties	Rockcress	6" X 2' (spreading)	L
Baptisia australia	False Indigo	24" X 36"	L
Boltonia asteroides "Snowbank"	Boltonia, Snowbank	48"-60" X 48"	M
Brunnera macophylla	False Forget-me-not	12"-18" X 18" (spreading)	L
Callirhoe involucrate	Poppy Mallow/Wine Cups	5" X 30"	X
Campanula	Bellflower varieties	3" X 12" to 30" X 30"	M
Centranthus ruber	Red Valerian	3' X 3'	L
Cerastium tomentosum	Snow in Summer	6"-12" X 24"	L
Ceratostigma plumbaginoides	Plumbage	1' X 1' (spreading)	L
Coreopsis lanceolata	Coreopsis	1'-2' X 1'-2'	L
Coreopsis verticillata varieties	Moonbeam Coreopsis	24" X 24"	M
Delosperma nubigenum (Yellow)			
Delosperma cooperia (Purple)	Iceplant varieties	2"-3" X 2"	L
Digitalis lanata	Grecian Foxglove	18"-24" X 18"-24"	L

<i>Duchesnea indica</i>	Flae Strawberry	3"-6" X 24" (spreading)	L
<i>Echinacea purpurea</i>	Purple Coneflower	2'-3' X 2'-3'	M
<i>Echinops ritro</i>	Globe Thistle	3" X 3"	L
<i>Eriogonum umbellatum</i>	Sulpher Flower	15" X 24"	X
<i>Gaillardia</i> varieties	Blanket Flower	2'-3' X 2'-3'	L
<i>Galium odoratum</i>	Sweet Woodruff	4" X 24" (spreading)	M
<i>Geranium sanguineum</i>	Bloody Cranesbill	1' X 2'	L
<i>Geranium</i> varieties	Hardy Cransbill	8"-36" X 12"-36"	M
<i>Geum triflorum</i>	Prairie Smoke Avens	1' X 1'	L
<i>Helianthemum nummularium</i>	Sunrose	6" X 18"-24"	L
<i>Helianthus maximiliana</i>	Maximilian Sunflower	6'-8' X 4'	X
<i>Hemerocallis</i> varieties	Daylily varieties	18"-36" X 18"-36"	M
<i>Iberis sempervirens</i>	Candytuff	8" X 24"	M
<i>Iris siberica</i>	Iris, Siberian	24" X 24"	M
<i>Iris</i> varieties	Dwarf and Bearded varieties	Varies, 3'-4' X 3'-4'	L
<i>Knautia Macedonia</i>	Maroon Pincushion Flower	3' X 3'	L
<i>Kniphofia</i>	Red Hot Poker varieties	Varies, 3'-4' X 3'-4'	L
<i>Lamium maculatum</i> "White Nancy"	White Nancy Nettle	4"-6" X 2' (spreading)	L
<i>Lavendula angustifolia</i>	Lavender varieties	12"-24" X 12"-24"	L
<i>Leucanthemum</i> spp.	Daisy, Shasta	24"-36" X 24"-36"	M
<i>Liatris punctata</i>	Native Gayfeather	18" X 18"	X
<i>Liatris spicata</i> , garden varieties	Gayfeather	1'-2' X 1'	L
<i>Lilium</i>	Lily	24"-36" 12"	M
<i>Linum perenne</i> , <i>Linum lewisii</i>	Blue Flax	18" X 18"	X
<i>Lupinus</i>	Lupine varieties	12"-24" X 12"-24"	L
<i>Lychnis coronaria</i>	Rose Champion	12"-30" X 18"-30" (spreading)	L
<i>Mahonia repens</i>	Creeping Mahonia	12"-24" (spreading)	X
<i>Malva alcea</i>	Hollyhock Mallow	3' X 3' (seeds)	L
<i>Mirabilis multiflora</i>	Four-O'-Clock, wild	24"-48" X 24"-48"	X
<i>Monarda</i> varieties	Bee Balm varieties	2'-3' X 2'-3'	L
<i>Nepera x faassenii</i>	Catmint	1'-3' X 1'-3' depending on variety	L
<i>Oenothera macrocarpa</i>	Evening Primrose, Missouri	12"-15" X 24"	X
<i>Oenothera speciosa</i>	Showy Pink Evening Primrose	10" X 18"	L
<i>Paeonia</i>	Peony varieties	Varies, 36" X 36"	M
<i>Papaver orientalis</i>	Oriental Poppy	2'-3' X 2'-3'	L
<i>Penstemon</i>	Penstemon garden varieties	Varies 1'-3' X 1'-3'	L
<i>Penstemon</i> varieties	Penstemon varieties	Varies	X
<i>Persicaria affinia</i>	Himalayan Border Jewell	1' X 2'	L
<i>Phlomis russeliana</i>	Hardy Jerusalem sage	36" X 20"	L
<i>Phlox divaricata</i>	Sweet William	8"-12" X 12"-15"	M
<i>Phlox paniculata</i>	Tall Summer Garden Phlox	32"-48" X 30"40"	M
<i>Phlox subulata</i>	Phloz creeping	3"-4" X 12"-24"	M
<i>Physostegia virginiana</i>	Obedient Plant	2' X 2'	M
<i>Platycodon grandiflora</i>	Balloon Flower	24" X 24"	M
<i>Primula denticulate</i>	Himalayan or Drumstick Primrose	6"-12" X 8"-12"	M
<i>Ratibida columnifera</i>	Coneflower, 3-leaf yellow	15"-24" X 18"	X
<i>Rudbeckia fulgida</i> "Goldstrum"	Black-eyed Susan	24"-28" X 24"	M
<i>Salvia nemerosa</i>	Pernnial Salvia	Varies, 24" X 24"	L
<i>Salvia</i> spp.	Sage varieties, ornamental and cooking	1'-2' X 1'-2'	L
<i>Saponaria ocymoides</i>	Rock Soapwort	6" X 2' (spreading)	L
<i>Scabiosa caucasica</i>	Pincushion Flower	24" X 24"	M
<i>Scabiosa luncida</i>	Dwarf Pincushion Flower	6"-8" X 12"	L
<i>Sedum spectabile</i>	Tall Sedum varieties	18"-24" X 18"-24"	L
<i>Sedum spurium</i>	Low Sedum varieties	3" X 24" (spreading)	L
<i>Sempervirens</i> sp.	Hens & Chicks	2"4" X 2"4" (spreading)	X
<i>Sidalcea malviflora</i>	Prairie Hillyhock	3' X 3'	L

Solidago	Goldenrod varieties	varies, 12"-24" X 12"-24"	L
Sphaeralcea muhroans	Orange Globe Mallow	36"-24" X 18"-24"	X
Stachyz byzantina	Lamb's Ear	10"-12" X 24" (spreading)	L
Tanacetum densum amani	Partridge Feather	8"-10" X 2' (spreading)	L
Tanacetum niveum	Snow Daisy	18"-24" X 18"-24"	L
Teucrium Canadensis	American Germander	1' X 1'	L
Thermopsis divaricarpa	Golden Banner	18"-24" X 18"-24" (spreading)	X
Veronica pectinata	Woolly Veronica	3" X 24" (Spreading)	L
Veronica prostrata	Turkish Veronica	3" X 24" (spreading)	L
Veronica spicata	Tall Veronica varieties	24"-36" X 24"-36"	M
Vinca Minor	Evergreen Periwinkle	8"-10" X 2' (spreading)	L
Viola Corsica	Corsican Violet	4" X 4" reseeds	L
Waldsteinia fragaroides	Barren Strawberry	4"-6" X 24" (spreading)	L
Zauschneria	Hummingbird Palnt varieties	2'-3' X 2'	L
Vines			
Campsis radicans	Trumpet Vine		L
Clematis tangutica	Yellow Lantern Clematis	(climbing or scrambling)	X
Clematis terniflora, Sweet Autumn	Clematis varieties including large hybrid flowers		M
Hedera helix	English Ivy		M
Humulus lupulus	Hop Vine		M
Lonicera spp.	Honeysuckle varieties		M
Parthenocissus cuspidate	Virginia Creeper		L
Parthenocissus tricuspidata	Boston Ivy		M
Polygonum aubertii	Silverlace Vine		L
Vitis spp.	Grapes		M
Bulbs			
Allium sp.	Ornamental Onion		L
Crocus biflorus, Crocus sieberi, Crocus ancyriensis, Crocus chysanthus, Crocus tomasinianus	Species Crocus		L
Iris reticulata	Botanical Iris		L
Muscari spp.	Grape Hyacinth		L
Scilla spp.	Scilla		L
Tulipa linifolia, Tulipa batalinii, tulipa humilis, Tulipa vvedenskyi	Species Tulip		L

* Water Demand Symbols: Moderate = M, Low = L, Xeriscape = X

** Most Pine Trees & Junipers have low water requirements.

RESOLUTION 2007-026

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON, COLORADO,
APPROVING AND ADOPTING THE CITY OF FORT LUPTON RESIDENTIAL
DESIGN STANDARDS**

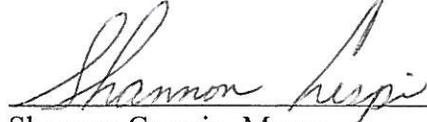
WHEREAS, the City Council of Fort Lupton, Weld County, Colorado, desires to further implement the City's Comprehensive Plan, Land Use Codes, and promote the health safety of welfare of its citizens, and

WHEREAS, design standards are necessary to establish quality construction, consistent with high standards of residential development,

NOW, THEREFORE, BE IT RESOLVED by the City Council of Fort Lupton, Weld County, Colorado that the attached "City of Fort Lupton Residential Design Standards" (RDS) are hereby approved and adopted. These stands may be amended by resolution of this City Council.

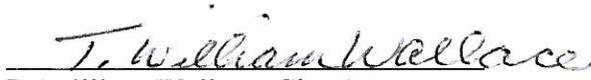
APPROVED AND ADOPTED this 8th day of August 2007.

City of Fort Lupton, Colorado



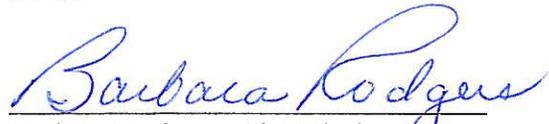
Shannon Crespin, Mayor

Approved as to form:



T. William Wallace, City Attorney

Attest:



Barbara Rodgers, City Clerk

ORDINANCE NO. 2007-888

INTRODUCED BY: Gary Frank

AN ORDINANCE ADDING SECTIONS 16-176, 16-177, 16-178, 16-31 TO AND AMENDING 17-60 OF THE FORT LUPTON MUNICIPAL CODE REQUIRING COMPLIANCE WITH THE CITY OF FORT LUPTON RESIDENTIAL DESIGN STANDARDS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, AS FOLLOWS:

Part 1. Section 16-176 is hereby added to the Fort Lupton Municipal Code to read as follows:

“Sec. 16-176. Residential Design Standards. Compliance with the City of Fort Lupton Residential Design Standards (RDS), as approved and adopted by Resolution 2007-026, (and as may be thereafter amended by resolution), is required in the City of Fort Lupton.”

Part 2. Section 16-177 is hereby added to the Fort Lupton Municipal Code to read as follows:

“Sec. 16-177. Unlawful to violate the City of Fort Lupton Residential Design Standards.

No person or entity shall construct, re-build, alter, replace, or use, a structure, building or other covered facility, that is covered by but not in compliance with the City of Fort Lupton Residential Design Standards (RDS). The city building official and the city Planning Director have joint jurisdiction to administer and enforce the RDS. Each day of violation is a separate and distinct offense. The RDS may be enforced by court action by either or both (1) Summons and Complaint(s) filed in the Municipal Court (Code enforcement officers or law enforcement officers may issue Municipal Court Summons and Complaint (s) for violations of the RDS)., or (2) District Court civil actions, including restraining orders.”

Part 3. Section 16-178 is hereby added to the Fort Lupton Municipal Code to read as follows:

“Sec. 16-178 Stop work order. The building official may issue a stop work order to any person or entity not in compliance with the City of Fort Lupton Residential Design Standards (RDS). This stop work order may be enforced in the same manner as any other stop work order in the building code.”

Part 4. Section 16-31 of the Fort Lupton Municipal Code is renumbered to be Section 16-30. The new, revised, Section 16-31 shall read as follows:

“Sec. 16-31. Application of Residential Design Standards. The City of Fort Lupton Residential Design Standards (RDS) apply to the A, E, R-1, R-1A, R2, and R-3 zoning districts. All applicable development in those zoning districts must comply with the RDS.”

Part 4. Section 17-60 of the Municipal Code shall be amended to read as follows:

“Sec. 17-60. Design Standards. The general location and alignment of streets and lot size shall conform to the Comprehensive Plan and zoning requirements of the City. The design and construction of all public and private improvements within the subdivision shall conform to adopted building codes and the City of Fort Lupton Residential Design Standards.”

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 8th day of August 2007.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 12th day of September 2007.

EFFECTIVE (after publication) the_19th day of October 2007.

CITY OF FORT LUPTON, COLORADO



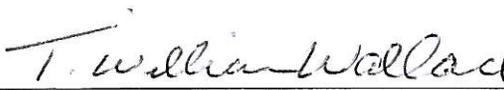
Shannon Crespin, Mayor

ATTEST:



Barbara Rodgers, City Clerk

APPROVED AS TO FORM:



T. William Wallace, City Attorney

AM- 2007-042

Published in the Fort Lupton Press August 15, 2007

ORDINANCE NO. 2007-888

INTRODUCED BY: Gary Frank

AN ORDINANCE ADDING SECTIONS 16-176, 16-177, 16-178, 16-31 TO AND AMENDING 17-60 OF THE FORT LUPTON MUNICIPAL CODE REQUIRING COMPLIANCE WITH THE CITY OF FORT LUPTON RESIDENTIAL DESIGN STANDARDS.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED the 8th day of August 2007.

PUBLISHED in the Fort Lupton Press the 15th day of August 2007.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY the 12th day of September 2007.

EFFECTIVE (after publication) the 19th day of October 2007.

CITY OF FORT LUPTON, COLORADO


Shannon Crespin, Mayor

APPROVED AS TO FORM:


T. William Wallace, City Attorney

ATTEST:


Barbara Rodgers, City Clerk