



Town of Johnstown

TOWN COUNCIL WORK SESSION

450 S. Parish, Johnstown, CO

Monday, August 22, 2022 at 5:30 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

AGENDA ITEMS

- [1.](#) Land Use / Development Code - with MultiStudio

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (970) 587-4664 within 48 hours prior to the meeting in order to request such assistance.



Town of Johnstown

TOWN COUNCIL WORKSESSION COMMUNICATION

AGENDA DATE: August 22, 2022

SUBJECT: Land Use / Development Code Update - with MultiStudio

ATTACHMENTS: 1. Case Studies / Best Practices
2. Draft Framework of Code

PRESENTED BY: Kim Meyer, Planning & Development Director

WORKSESSION ITEM DESCRIPTION:

Town Planning Staff is working with MultiStudio (previously Gould Evans), Graham Smith and Chris Brewster, to review and update the code sections that relate to land use and development – including Chapters 15 (Annexation), 16 (Zoning), and 17 (Subdivisions) to provide a more cohesive, comprehensive, and functional Town Code that implements the policies identified in 2021 Johnstown Area Comprehensive Plan.

Presentation/Discussion Topics:

- A. Project Overview
- B. Comprehensive Plan policy direction
- C. What We have Heard – Issues & Feedback
 - 1. Case Studies / Best Practices
- D. Code Framework
- E. Next Steps
 - 1. Draft Chapters
 - 2. Timelines
 - 3. Development Code vs Standards & Specs
- F. Council Input & Direction – Various Topics

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

The purpose of this worksession is to obtain feedback and direction from Council on high-level development and land use issues, and have discussions on desired overall character and sense of place for different area types (residential neighborhoods, downtown streetscapes, activity centers), as staff and the consultants draft the more substantive design standards section of the code for future review.

Reviewed and Approved for Presentation,



Town Manager

Case Studies / Best Practices

Town of Johnstown
May 2022





Overview

The 2021 Johnstown Area Comprehensive Plan identified three key themes, and related goals and strategies. Johnstown is Resilient, Vibrant, and Connected. The Plan Conformance Report identified four regulatory themes for alignment of regulations within the new Development Code and the development policies of recently adopted Comprehensive Plan. Those themes include *Agriculture & Natural Systems*, *Street Design & Networks*, *Housing & Neighborhood Design*, and *Walkable Commercial Places*. These themes will allow Johnstown to convey its history, create spaces for people, provide connectivity and access, address growth pressures, and provide for residents. Simple put, these themes have the opportunity to define Johnstown as a unique and enduring community, that provides for its citizens by making great places.

The case studies documented here are intended to provide illustrative examples of how other communities have addressed similar issues. The case studies included represent best practices, and some unique approaches, in city building with a focus on the design of public space and private development. Specifically, the case studies demonstrate:

- *Agriculture & Open Space* - the preservation and integration of agricultural & open space at a variety of scales;
- *Street Design & Networks* - the design of connected street networks and their human-scaled streetscapes; and
- *Development* - the creation of well-integrated and connected neighborhoods, and creating a variety of walkable destinations that support the community.

The case studies / best practices should be used to identify potential solutions to implement the development policies desired by the community. To best assess the appropriateness of specific practices to address the future growth and development of Johnstown, a few questions should be considered when reviewing, including:

- What design elements are most critical to achieve the desired outcomes?
- Would this approach and / or application be appropriate for Johnstown?
- Should this design be allowed, encouraged, or required, or should it be policy, guidelines, or regulations?

RESILIENT

- Protection of Environmentally Sensitive Areas
- Housing Diversity
- Adequate Infrastructure Facilities for New Development.
- Industrial Development / Local Employment
- Town Periphery & Corridors – Large-Scale Commercial
- Agricultural Preservation
- Green Infrastructure

VIBRANT

- “Complete”/Age-In-Place Neighborhoods
- Downtown Small-Scale and Incremental Development
- Historic Preservation and Adaptive Reuse
- Mixed-Use Downtown Uses – artisan manufacturing; services; destinations
- Mixed-Use Projects – Apartments with commercial
- Employment Centers – Natural Areas or Pocket Parks
- Pedestrian-oriented Signage

CONNECTED

- Trail Connections
- Walkable Street Networks
- Universal Design / ADA
- Multimodal Street Design Standards
- Multimodal Facilities in New Development

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LOWRY

Denver, CO

Item 1.



PROJECT OVERVIEW

Lowry is a mixed-use master-planned community redeveloped from Lowry Air Force Base in the center of metropolitan Denver. It is the first master-planned, major mixed-use, urban infill redevelopment in the area. The goal is to create a community in which people can live, learn, work, and play. Lowry is also known for its open spaces and recreational uses, which offer playgrounds and meadows for community gatherings.

Total Area: 1,866 acres



Google Earth Aerial

PROJECT HIGHLIGHTS

Connectivity: ■ ■ ■ ■ ■

- Walkable tree-lined neighborhood streets.
- Boulevards as major neighborhood connectors provide green space.
- Use of alleys to enhance connectivity and improves streetscapes by hiding parking areas, utilities, and trash.
- Good connectivity to perimeter streets.

Open Space: ■ ■ ■ ■ ■

- Variety of open space types: neighborhood pocket parks, sports parks, community park

- and plaza, boulevards, and natural areas.
- Residential commons are throughout the neighborhoods.

Development: ■ ■ ■ ■ □

- Community scaled, master-planned redevelopment project.
- Walkable neighborhoods with a rich mix of residential building types.
- Commercial destinations at the center of neighborhoods with higher density residential buildings.

Notes: Rate ☐



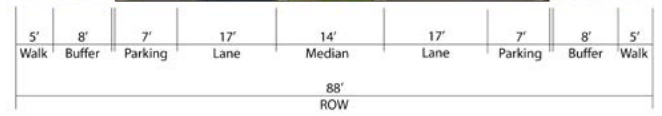
PUBLIC REALM: STREET NETWORKS

Standard Arterial



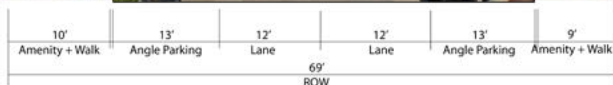
Quebec St

Neighborhood Connector



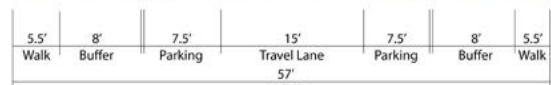
Trenton St

Activity Street



29th Ave

Neighborhood Street



E 6th Pl



PUBLIC REALM: OPEN SPACE TYPES

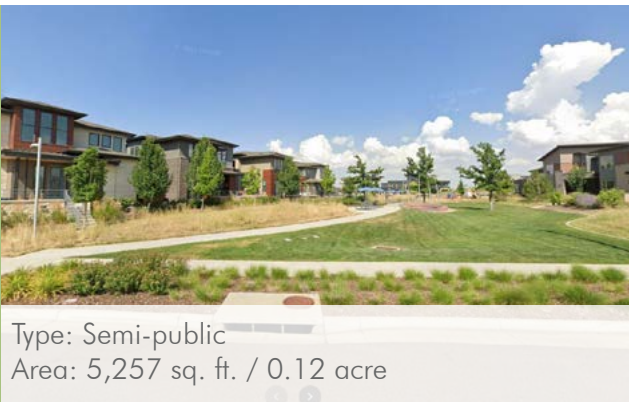
Lowry Sports Complex Park



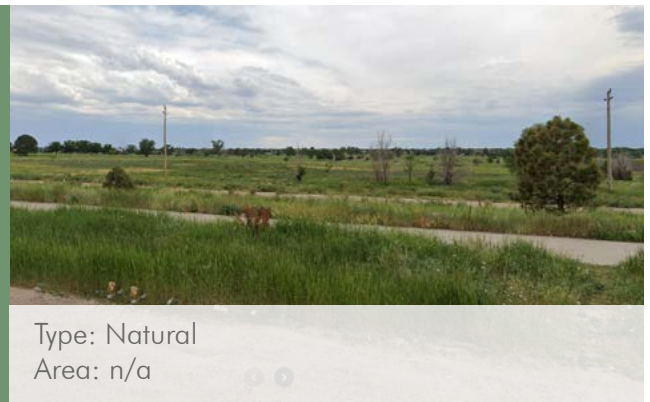
Bayaud Park



Residential Common



Natural Area



PRIVATE DEVELOPMENT: PATTERN & DENSITY

Typical Block Size

Commercial:

2.1 acres -- 4.0 acres

Residential:

1.4 acres -- 21 acres



Block Pattern

Density

RESIDENTIAL:

Total Units Approximately:
4,500

Total Residential Uses Area:
400 acres

Density: about 11.25 units /
acre



Density



PRIVATE DEVELOPMENT: BUILDING TYPES

Detached House



Lot Size: 2,641 sq. ft.
Frontage Type: Neighborhood yard
Entry Feature: Porch, portico

Detached House



Lot Size: 6,096 sq. ft.
Frontage Type: Suburban Yard
Entry Feature: Porch, portico

Detached House



Lot Size: 3,631 sq. ft.
Frontage Type: Neighborhood yard
Entry Feature: Stoop, porch, portico

Duplex



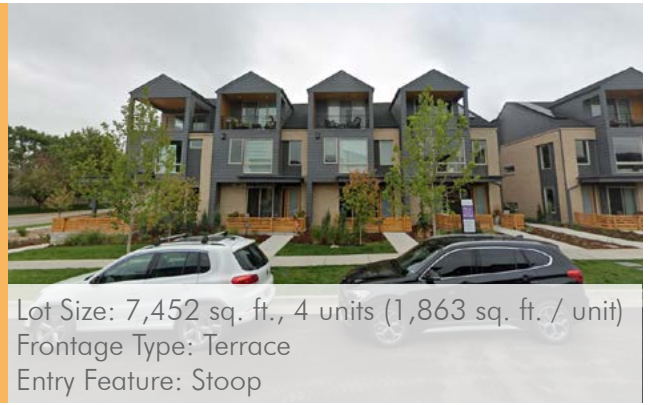
Lot Size: 8,460 sq. ft.
Frontage Type: Neighborhood yard
Entry Feature: Porch

All lot sizes estimated from google map.

Attached Housing



Attached Housing



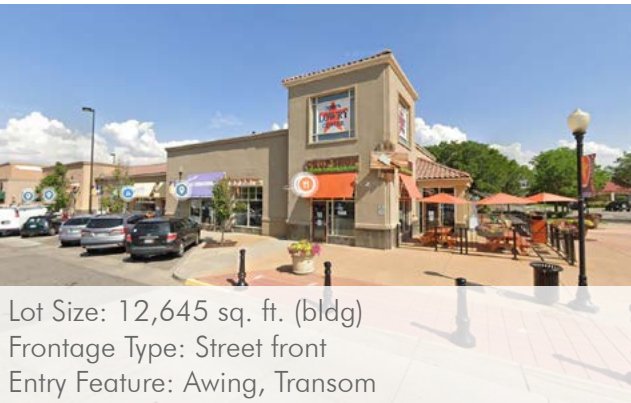
Large Apartment



Small Commercial



Large Commercial



Mixed-use



All lot sizes estimated from google map.

SOUTH VILLAGE

South Burlington, VT

Item 1.



PROJECT OVERVIEW

South Village is a farm-based, pedestrian friendly neighborhood with a variety of housing types including single-family homes, duplexes, townhomes, and multifamily buildings. A 12-acre organic farm at the heart of South Village plays a vital role in connecting South Village residents to local food production, farm programs, open space, and community social space.

Total Area: about 102 acres



Google Earth Aerial

PROJECT HIGHLIGHTS

Connectivity: ■ ■ ■ ■

- Small block sizes, with walkable tree-lined streets.
- Trails connect the entire neighborhood from south to north farm.

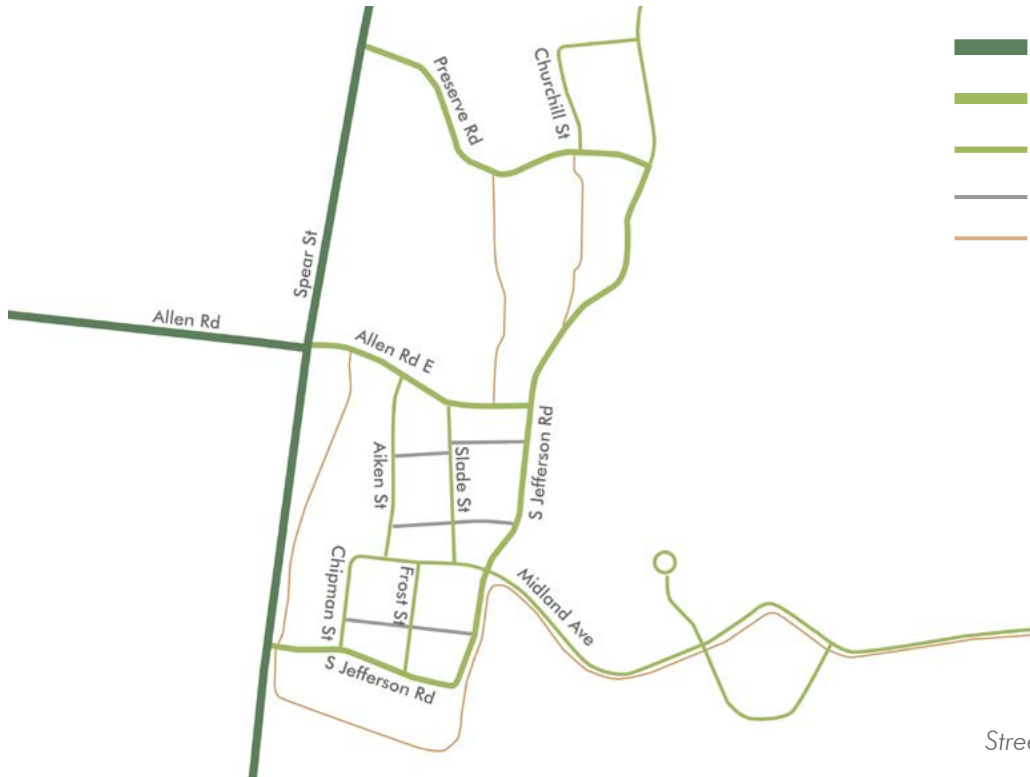
Open Space: ■ ■ ■ □

- Significant nature preserve abuts the neighborhood on the east.

Development: ■ ■ □ □

- Walkable neighborhoods with a rich mix of residential building types.
- Agriculture farm on the north of the neighborhood also provides open space and social spaces for residents.

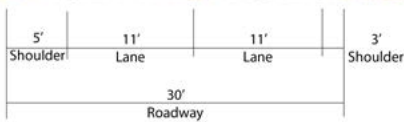
Notes: Rate □



Street Networks

PUBLIC REALM: STREET NETWORKS

Standard Arterial



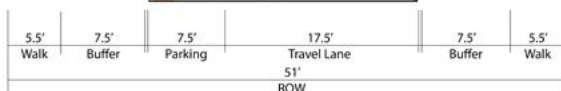
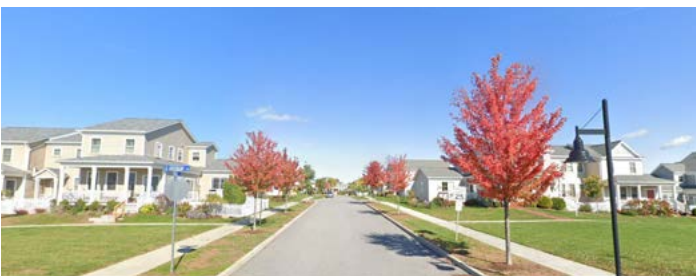
Spear St

Neighborhood Connector



S Jefferson Rd

Neighborhood Street



Forest St

Residential Alley



Flanders Ln



PUBLIC REALM: OPEN SPACE TYPES

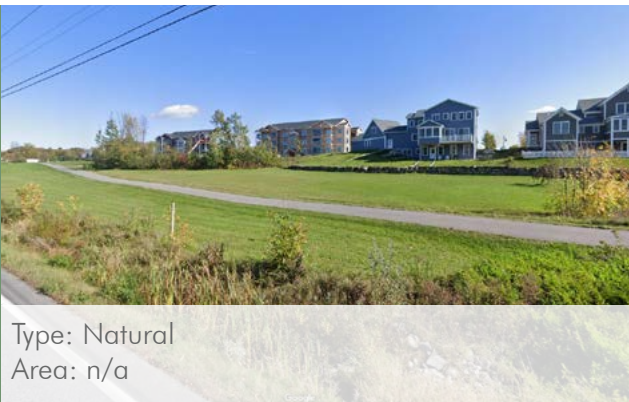
Park



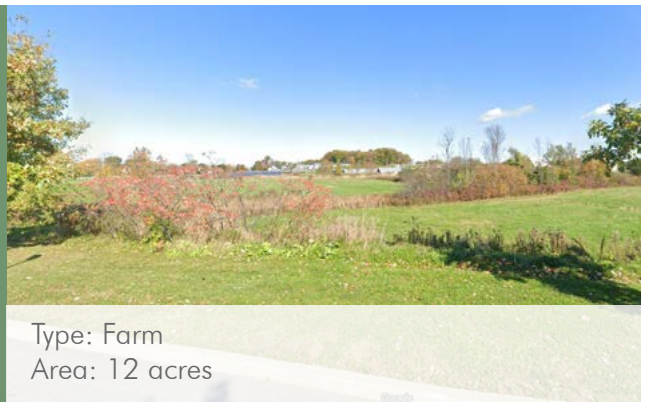
Residential Common



Natural Area



Common Roots Farmstand



PRIVATE DEVELOPMENT: PATTERN & DENSITY

Typical Block Size

Residential:

0.7 acres -- 9.9 acres



Block Pattern

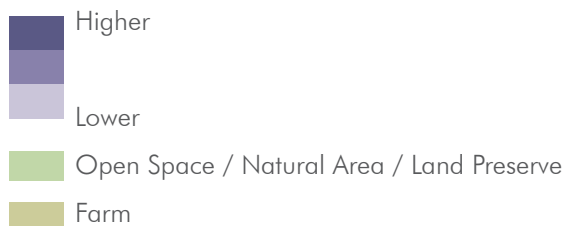
Density

RESIDENTIAL:

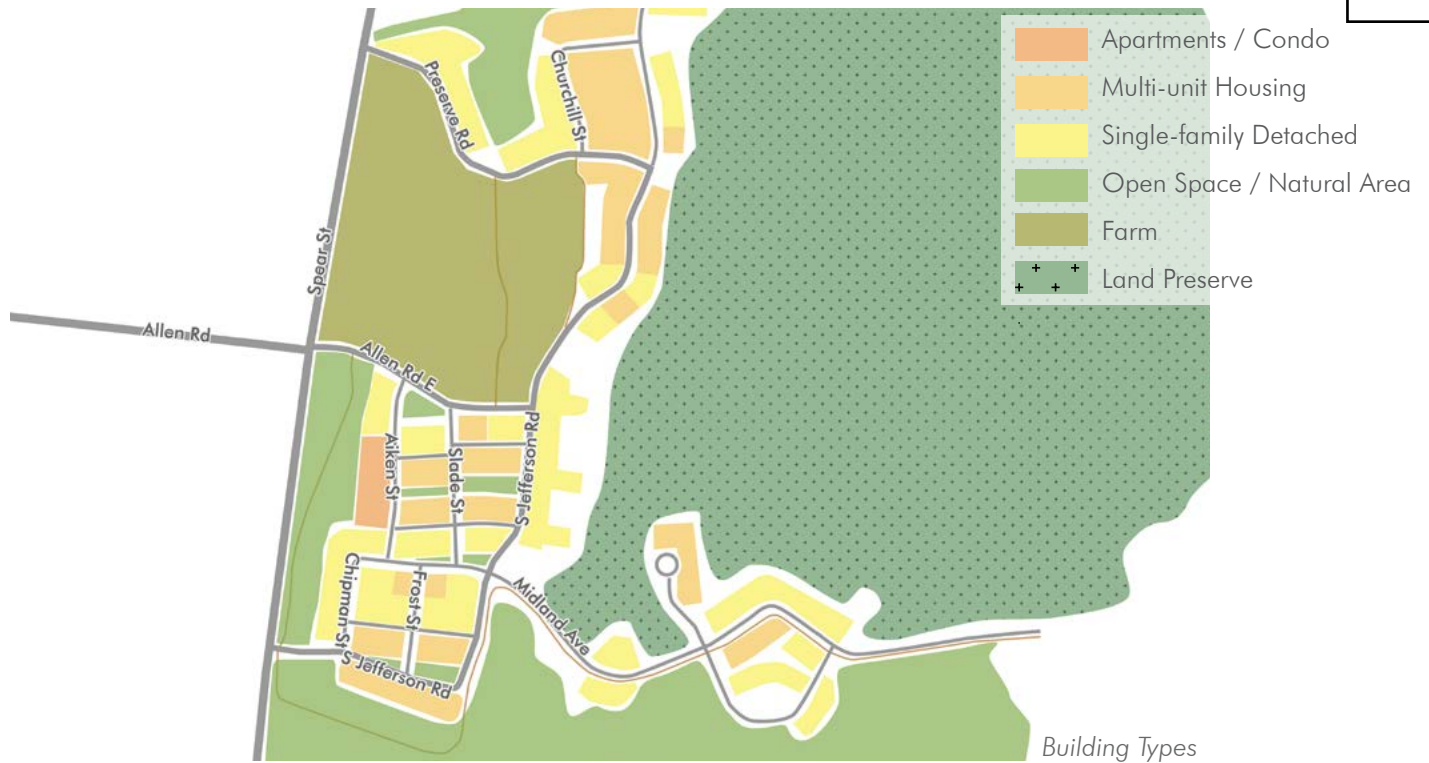
Total Units Approximately:
213

Total Residential Uses Area:
57.5 acres

Density: about 7.7 units / acre



Density



PRIVATE DEVELOPMENT: BUILDING TYPES

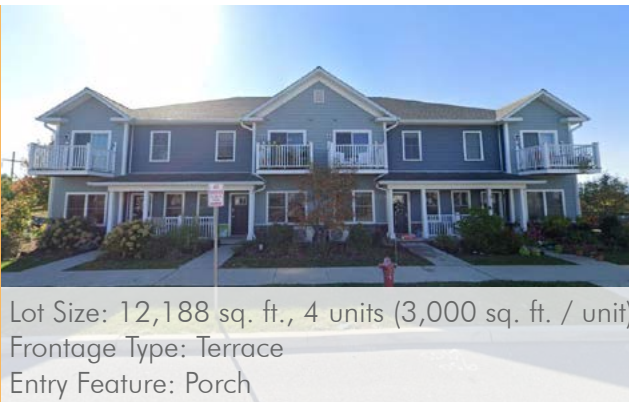
Detached House



Detached House



Townhomes



Condominium



All lot sizes estimated from google map.

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BELMAR

Lakewood, CO

Item 1.



PROJECT OVERVIEW

"BelMar is the redevelopment of a failed 1960's enclosed shopping mall, that sat on 100 acres, into a vibrant urban village." The redesign uses a traditional street grid, density of development, street front buildings, and strategically placed open space to prioritize the pedestrian experience.

Total Area: 104 acres



Google Earth Aerial

PROJECT HIGHLIGHTS

Connectivity: ■ ■ ■ ■

- High levels of connectivity, internal and external, through the use an grid street pattern.
- Great pedestrian streets serve the commercial area.
- Narrow, green streets serve the neighborhoods.

Open Space: ■ ■ □ □

- Limited, well-designed park and plaza space serves both residential and commercial areas.

- Preserved natural area supports the neighborhood.

Development: ■ ■ □ □

- Walkable, pedestrian-oriented commercial anchors the development and transitions to car-oriented arterial roadways on the edge.
- Variety of residential building types exist, from single family (attached) to apartment buildings.

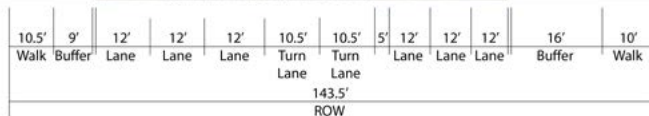
Notes: Rate □



Street Networks

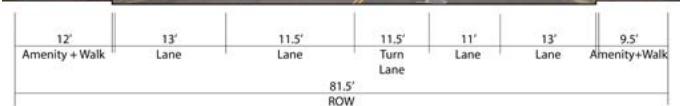
PUBLIC REALM: STREET NETWORKS

Standard Arterial



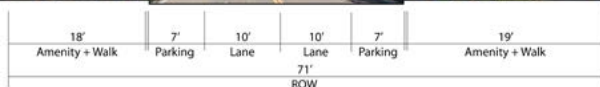
W Alameda Ave

Neighborhood Connector



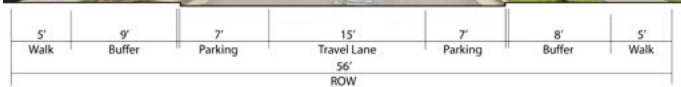
S Saulsbury St

Activity Street



S Teller St

Neighborhood Street



West Virginia Pl



PUBLIC REALM: OPEN SPACE TYPES

Plaza



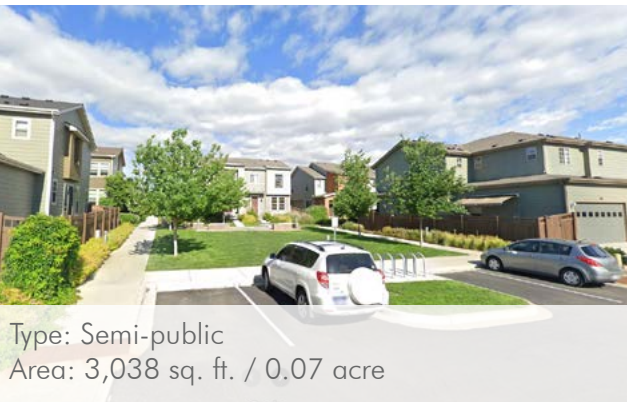
Type: Public Plaza
Area: 35,434 sq. ft. / 0.81 acre

BelMar Square Park



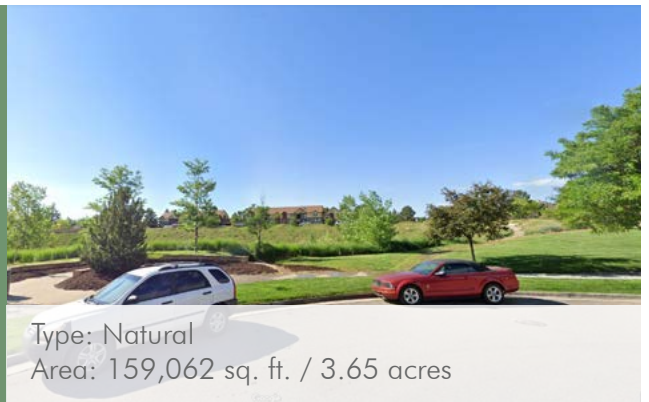
Type: Public Park
Area: 75,067 sq. ft. / 1.72 acres

Residential Common



Type: Semi-public
Area: 3,038 sq. ft. / 0.07 acre

Natural Area



Type: Natural
Area: 159,062 sq. ft. / 3.65 acres

PRIVATE DEVELOPMENT: PATTERN & DENSITY

Typical Block Size

Commercial:

4.5 acres -- 8.9 acres

Residential:

0.9 acres -- 4.8 acres



Block Pattern

Density

RESIDENTIAL:

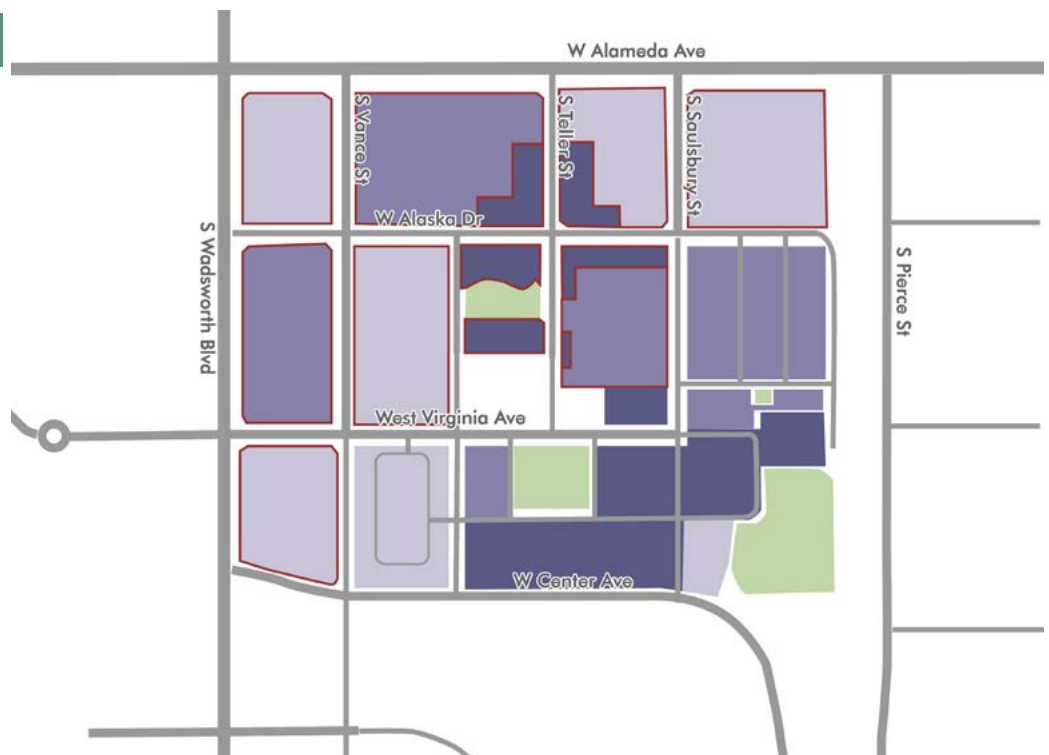
Total Units Approximately:

1,048

Average Density:

approximately 11 units / acre

Source: <https://www.vmwv.com/projects/belmar-master-plan/>



Uses

Higher



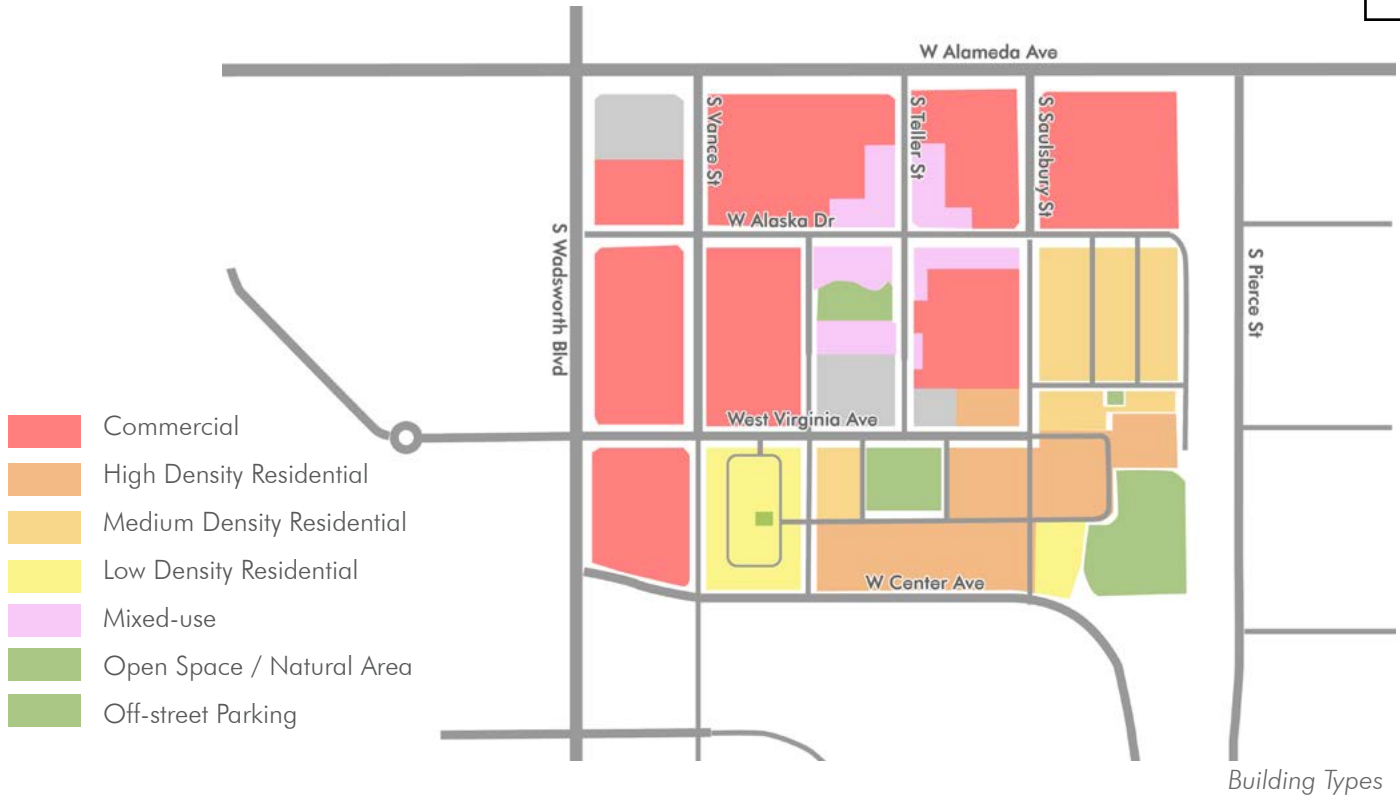
Lower



Open Space / Natural Area



Commercial Uses



PRIVATE DEVELOPMENT: BUILDING TYPES

Detached House



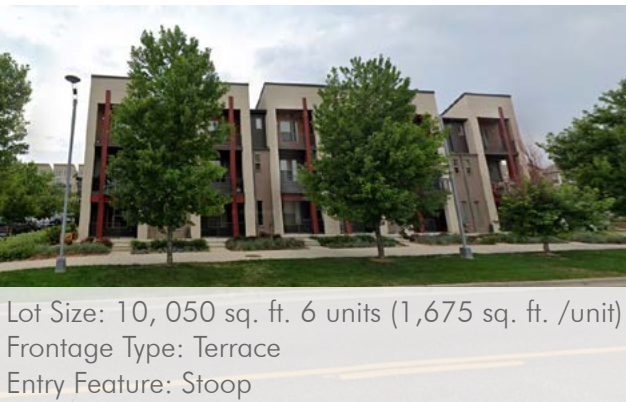
Lot Size: 3,330 sq. ft.
Frontage Type: Terrace
Entry Feature: Stoop

Duplex



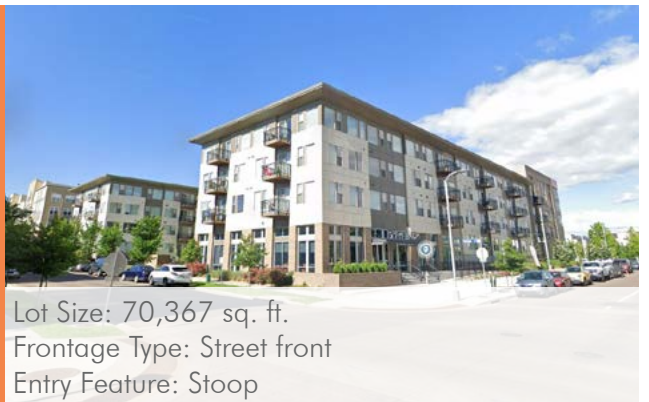
Lot Size: 4,604 sq. ft.
Frontage Type: Neighborhood yard
Entry Feature: Porch

Attached Housing



Lot Size: 10,050 sq. ft. 6 units (1,675 sq. ft. /unit)
Frontage Type: Terrace
Entry Feature: Stoop

Apartment



Lot Size: 70,367 sq. ft.
Frontage Type: Street front
Entry Feature: Stoop

All lot sizes estimated from google map.

Small Commercial



Lot Size: 20,303 sq. ft.
 Frontage Type: Street front (entry plaza)
 Entry Feature: Awing, Transom

Large Commercial



Lot Size: 112,780 sq. ft.
 Frontage Type: Street front
 Entry Feature: Awing, Transom

Retail / Office



Lot Size: 88,029 sq. ft.
 Frontage Type: Street front
 Entry Feature: Awing, Transom

Mixed-use



Lot Size: 41,632 sq. ft.
 Frontage Type: Street front
 Entry Feature: Awing, Transom

All lot sizes estimated from google map.

CENTRAL PARK

Denver, CO

Item 1.



PROJECT OVERVIEW

The Central Park Neighborhood contains 12 sub-neighborhoods and has various housing types, from single family, duplexes, condos, live-work townhomes and rowhomes, to high-density apartments. It also has different types and scales of open spaces, pedestrian friendly business districts, and institutional districts. The commuter rail connects the neighborhood to the Denver metro area.

Total Area: 1,952 acres



Google Earth Aerial

PROJECT HIGHLIGHTS

Connectivity: ■ ■ ■ ■ ■

- Traditional grid of highly connected, walkable neighborhood streets.
- Use of alleys to enhance connectivity and improve streetscape by hiding parking and services.
- Small blocks provide greater access throughout the community.

Open Space: ■ ■ ■ ■ ■

- Great variety of open spaces: neighborhood pocket parks, sports parks, community park

and plaza, greenways, and large scale natural areas.

- Residential common spaces are spread throughout the neighborhoods.

Development: ■ ■ ■ ■ □

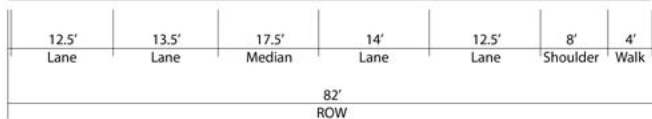
- Walkable neighborhoods with a rich mix of compact, small-scale residential building types, support integrated small-scale commercial and services.
- Large-scale and auto-oriented commercial uses on the periphery.

Notes: Rate ☐



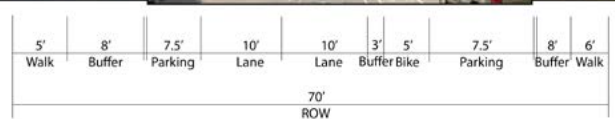
PUBLIC REALM: STREET NETWORKS

Standard Arterial



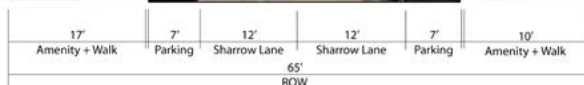
Quebec St

Neighborhood Connector



Roslyn St

Activity Street

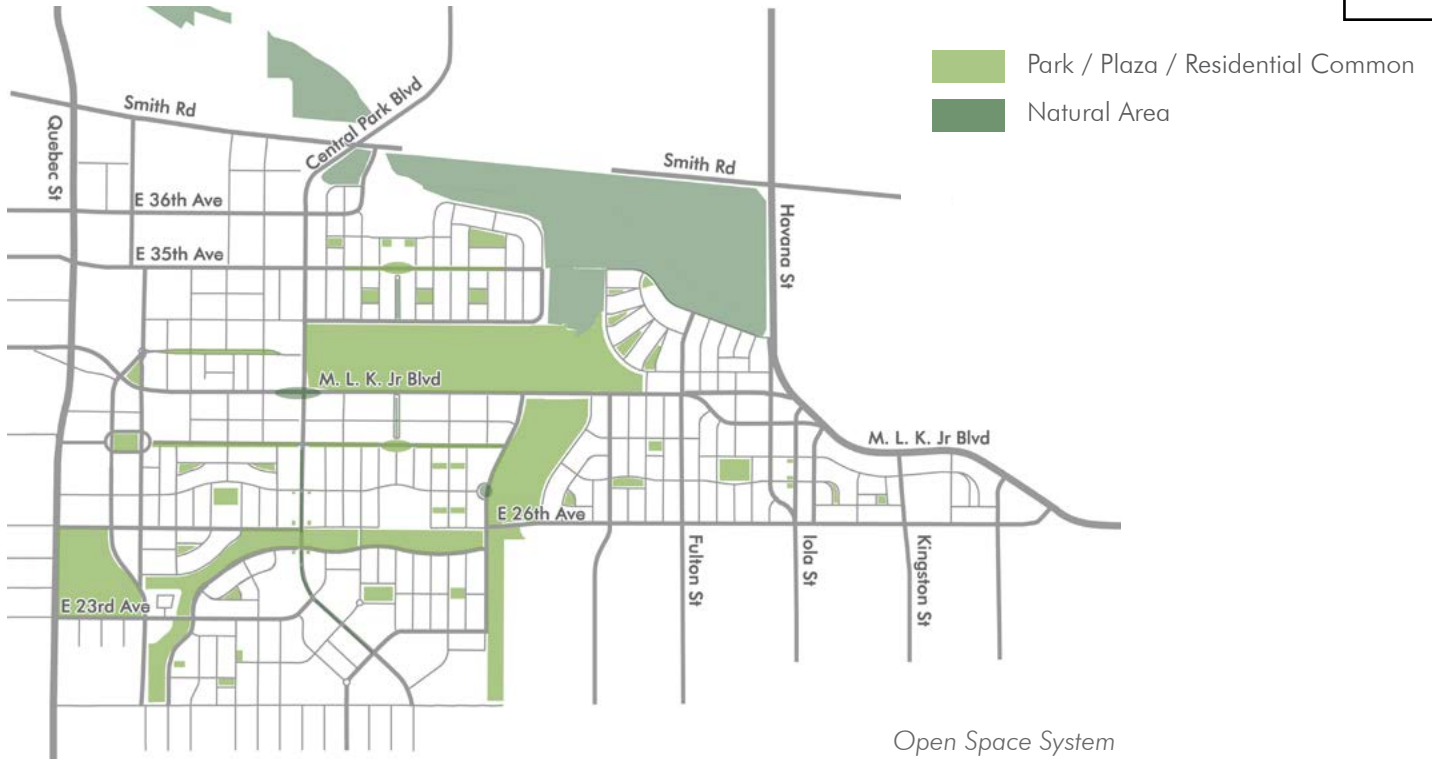


29th Ave

Neighborhood Street



Syracuse Ct

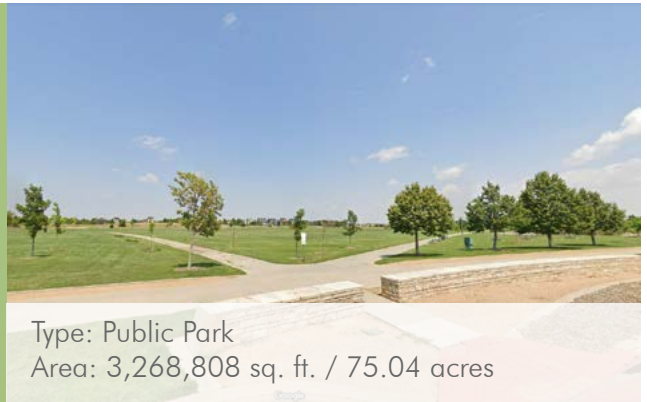


PUBLIC REALM: OPEN SPACE TYPES

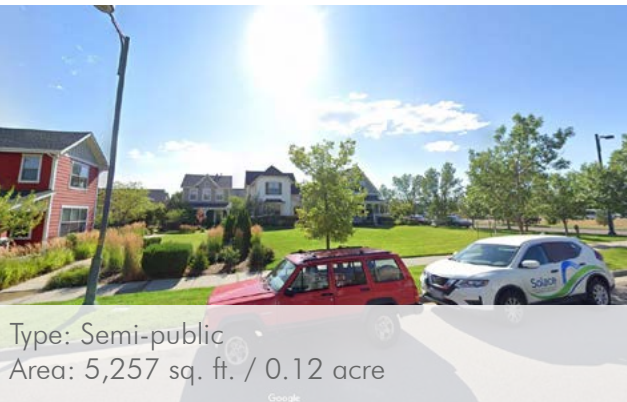
Founder's Green



Central Park



Residential Common



Natural Area



PRIVATE DEVELOPMENT: PATTERN & DENSITY

Typical Block Size

Commercial:

2.4 acres -- 20.1 acres

Residential:

160' by 466', 1.7 acres



Block Pattern

Density

RESIDENTIAL:

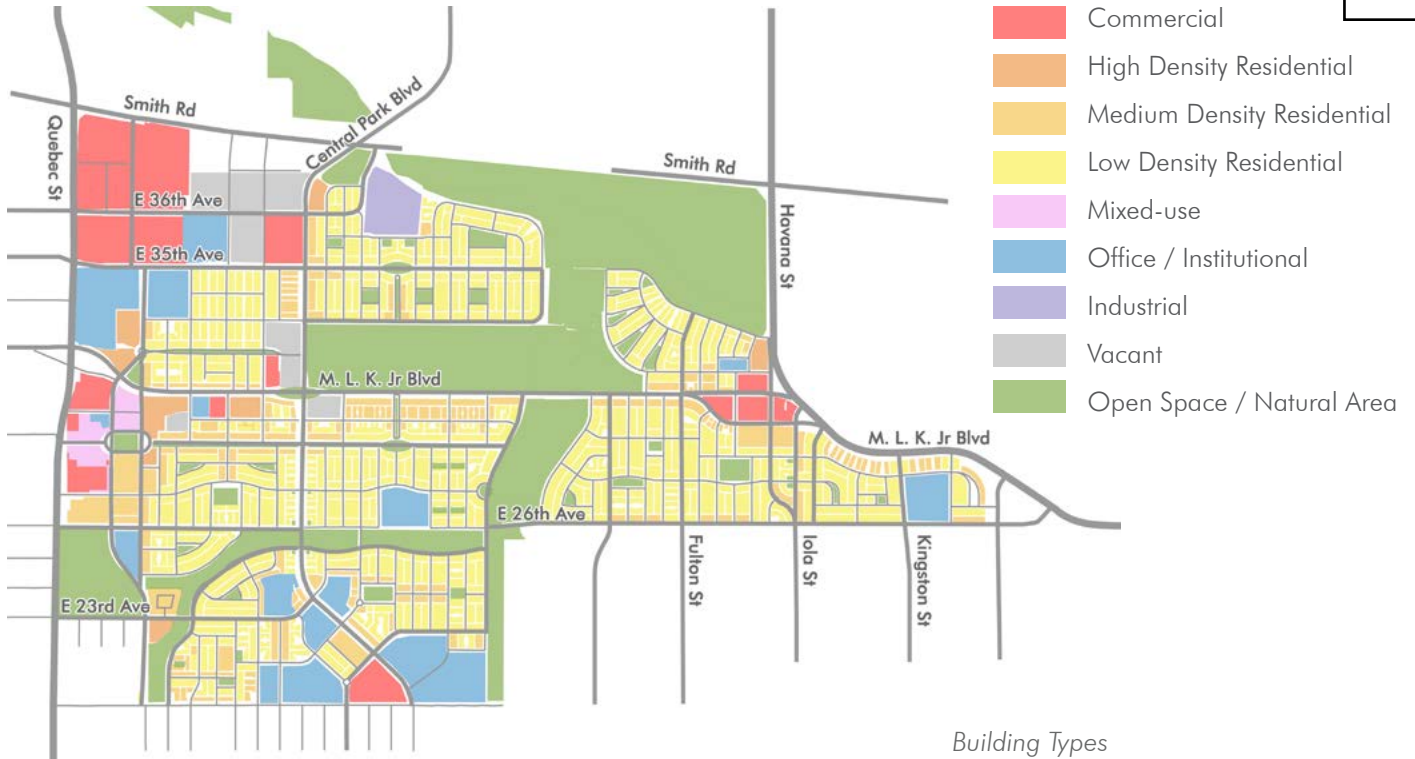
Total Units Approximately:
7,087

Total Residential Uses Area:
807 acres

Density: about 9 units / acre

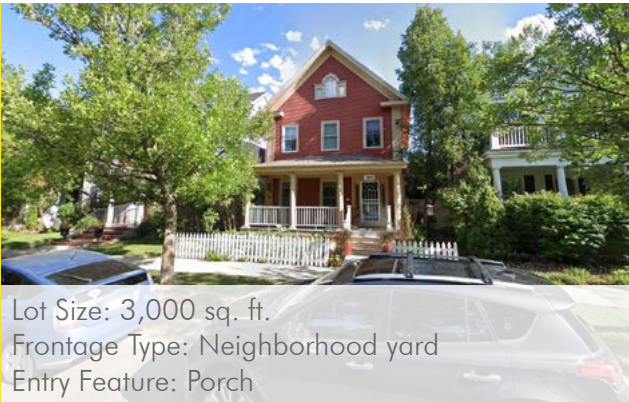


Density



PRIVATE DEVELOPMENT: BUILDING TYPES

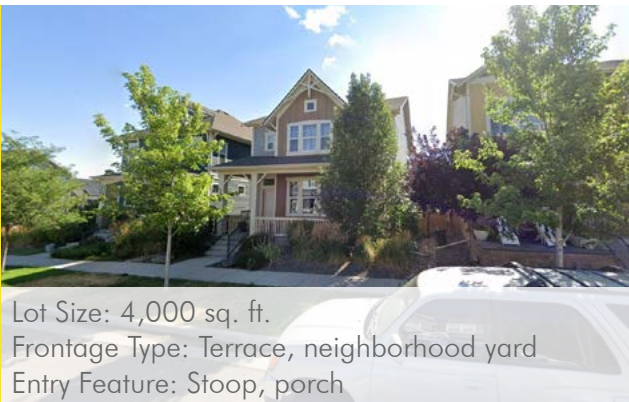
Detached House



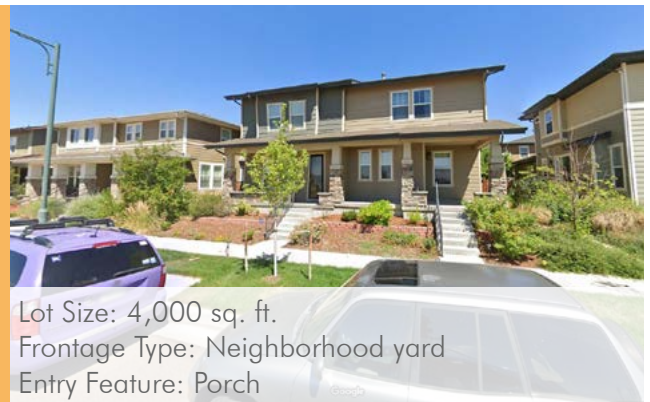
Courtyard



Detached House



Duplex



All lot sizes estimated from google map.

Multi-unit Building



Lot Size: 5,886 sq. ft., 4 units (1,472 sq. ft. / unit)
Frontage Type: Terrace
Entry Feature: Stoop, porch

Multi-unit Building



Lot Size: 5,751 sq. ft., 3 units (1,917 sq. ft. / unit)
Frontage Type: Terrace
Entry Feature: Stoop

Small Attached Housing



Lot Size: 4,563 sq. ft., 4 units (1,141 sq. ft. /unit)
Frontage Type: Terrace
Entry Feature: Stoop

Large Attached Housing



Lot Size: 11,138 sq. ft., 5 units (2,228 sq. ft. / unit)
Frontage Type: Terrace
Entry Feature: Stoop

Large Apartment



Lot Size: 93,440 sq. ft.
Frontage Type: Terrace
Entry Feature: Stoop

Small Commercial



Lot Size: 5,717 sq. ft. (bldg)
Frontage Type: Street front
Entry Feature: Awing, Transom

Large Commercial



Lot Size: 15,315 sq. ft. (bldg)
Frontage Type: Street front
Entry Feature: Awing, Transom

Mixed-use



Lot Size: 19,612 sq. ft. (bldg)
Frontage Type: Street front
Entry Feature: Awing, Transom

All lot sizes estimated from google map.

PARK PLACE

Leawood, KS

Item 1.



PROJECT OVERVIEW

Park Place is a walkable, mixed-use community hosting a complete lifestyle of living, working, and playing. The connected, compact, development form creates a unique experience in the heart of suburbia. Centralized community green space in the center features year-round activities for residents and visitors.

Total Area: about 28 acres



Google Earth Aerial

PROJECT HIGHLIGHTS

Connectivity: ■ ■ ■ ■ ■

- Good pedestrian connectivity on internal streets.
- Small block promote improved access.
- Main commercial streets have generous sidewalk, dense landscape, furnitures, and outdoor cafe space.

Open Space: ■ ■ ■ ■ □

- Two centralized, significant green spaces are easily access by sidewalks and adjacent parking.

Development: ■ ■ ■ ■ □

- Internal streets are defined by pedestrian-oriented retail, service, and office uses.
- Higher density residential apartments are connected to the commercial core.
- The support of large parking structures on the periphery, reduces parking impacts and promotes walking.

Notes: Rate □



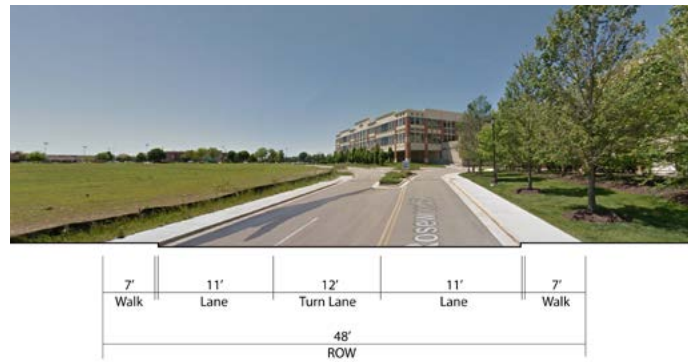
PUBLIC REALM: STREET NETWORKS

Standard Arterial



Town Center Dr

Neighborhood Connector



Rosewood St

Activity Street



Ash St

Neighborhood Street



W 115th Pl



PUBLIC REALM: OPEN SPACE TYPES

Barkley Square



Type: Public Plaza
Area: 15,537 sq. ft. / 0.35 acre

Residential Common



Type: Semi-public Park
Area: 41,801 sq. ft. / 0.96 acre

Green Space



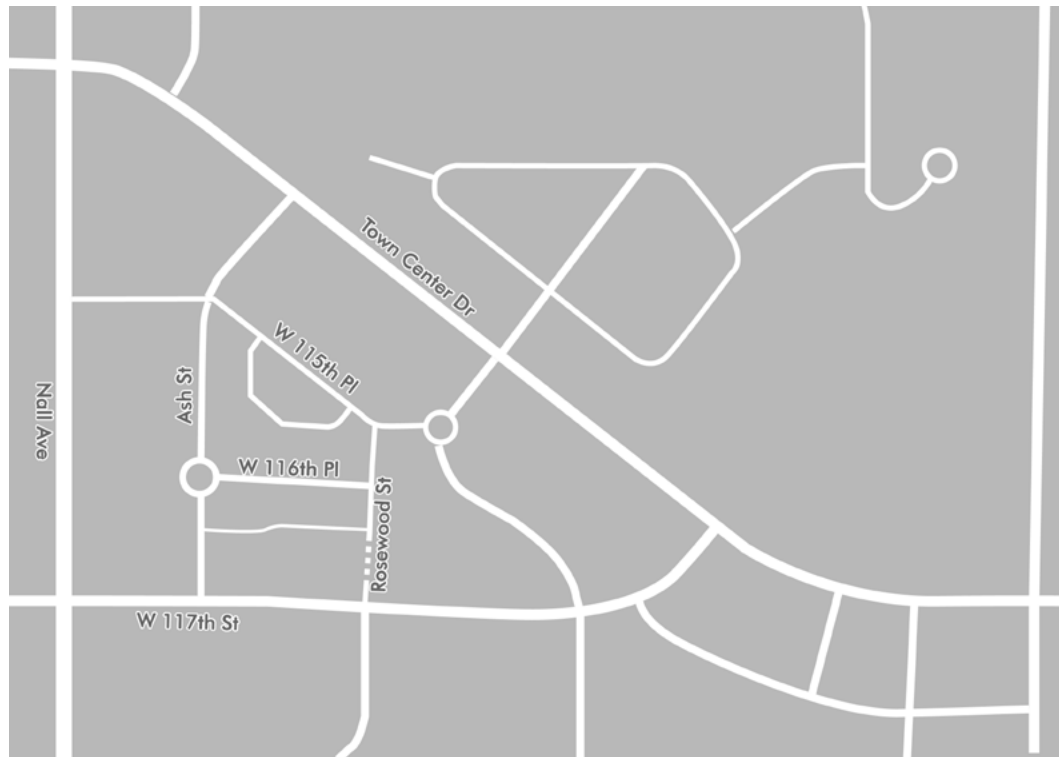
Type: Semi-public
Area: 38,614 sq. ft. / 0.89 acre

Green Space



Type: Green
Area: 68,406 sq. ft. / 1.57 acres

PRIVATE DEVELOPMENT: PATTERN & DENSITY



Block Pattern

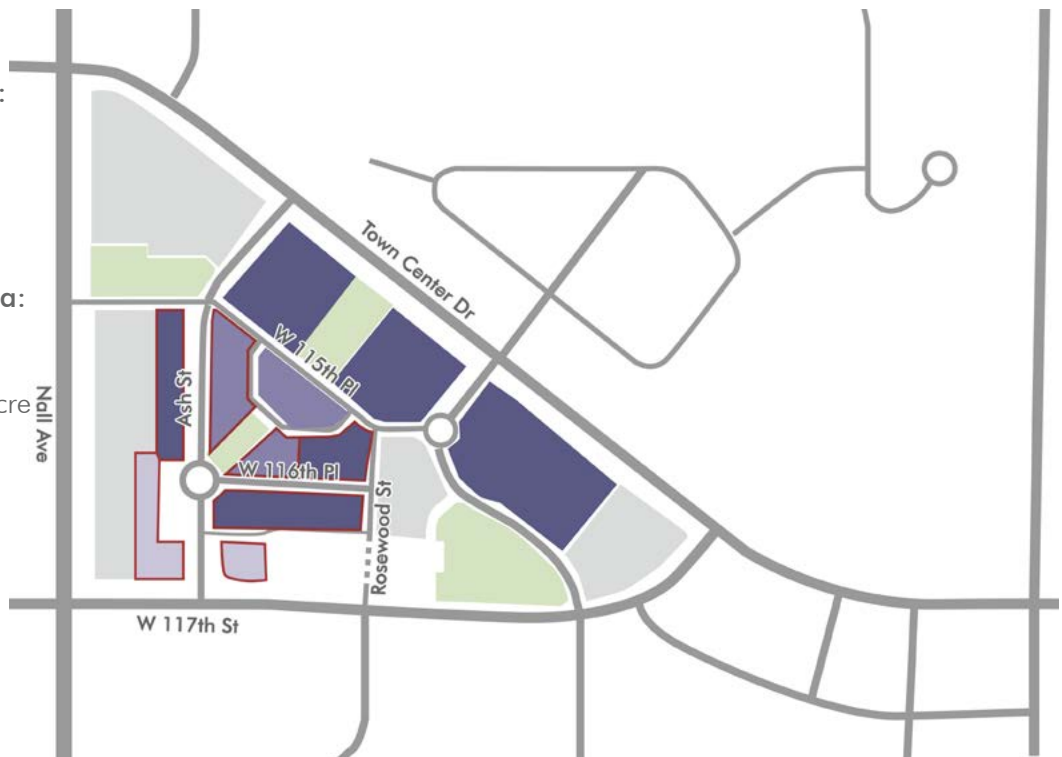
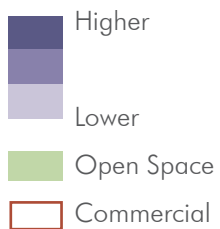
RESIDENTIAL:

Total Units Approximately:
512

(Estimated by using 850 sq. ft.
average housing unit size)

Total Residential Uses Area:
6 acres

Density: about 85 units / acre



Density



PRIVATE DEVELOPMENT: BUILDING TYPES

Apartment



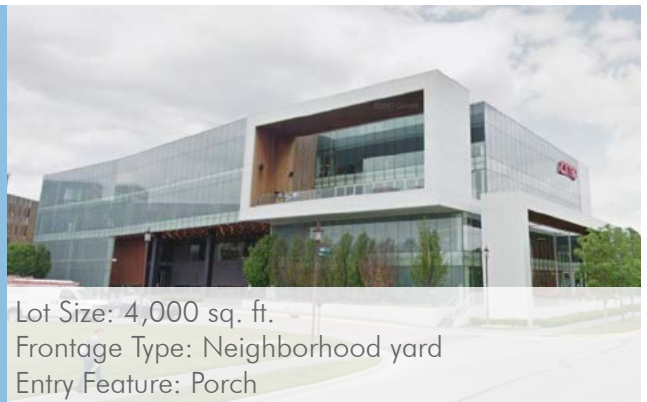
Large Apartment



Small Commercial



Office



All lot sizes estimated from google map.

Mixed-use



Mixed-use



All lot sizes estimated from google map.

BRADBURN VILLAGE

Westminster, CO

Item 1.



PROJECT OVERVIEW

Bradburn Village is a full service neighborhood, providing a diversity of housing options and access to good and services. The development emphasizes walkability through its compact development pattern and design of the public spaces, including the streets. Local institutions support the community and further development of the community.

Total Area: 160 acres



Google Earth Aerial

PROJECT HIGHLIGHTS

Connectivity: ■ ■ ■ ■ ■

- Well-connected internal street network for pedestrians, cyclists and automobiles.
- High-volume arterials on the perimeter of neighborhood.
- Slow, narrow, tree-lined neighborhood streets.
- Quality design of streetscapes and open spaces.

Open Space: ■ ■ ■ ■ □

- Access to significant regional open space and trail systems allows smaller, compact spaces within neighborhood.

- Small formal green spaces strategically placed throughout the neighborhood.
- Open spaces well connected to streetscapes.

Development: ■ ■ ■ ■ ■

- Primarily compact single-family homes with higher density housing types near commercial.
- Good connectivity and effective transitions to conventional, car-oriented commercial along arterials.
- Walkable commercial/mixed-use street as a gateway into residential area with moderate scale **mixed-use buildings**.

Notes: Rate ☐



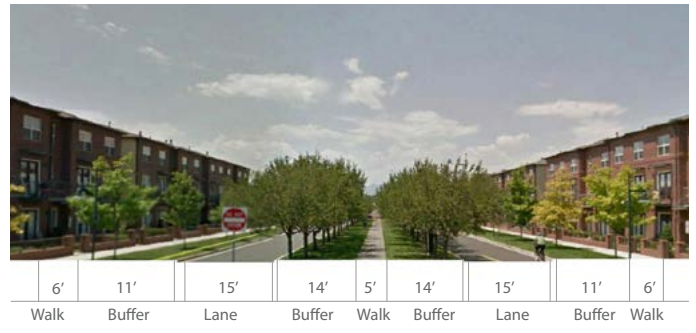
PUBLIC REALM: STREET NETWORKS

Neighborhood Connector



Quitman St

Neighborhood Connector



W 118th Pl

Activity Street

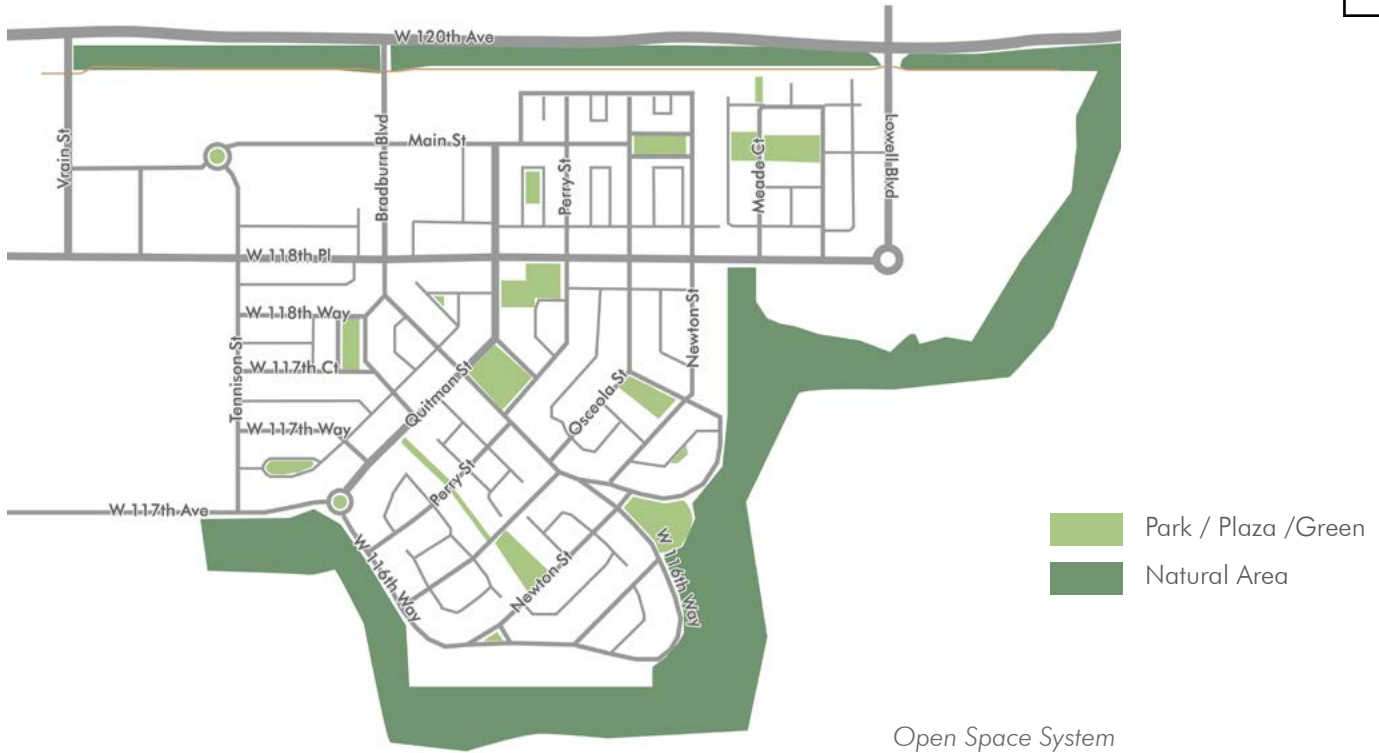


Bradburn Blvd

Neighborhood Street

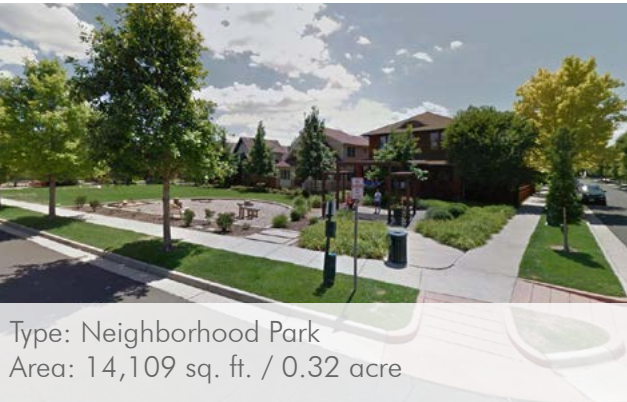


Bradburn Blvd



PUBLIC REALM: OPEN SPACE TYPES

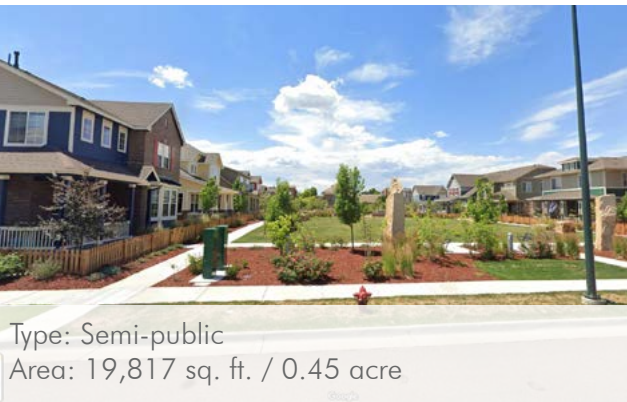
Mushroom Park



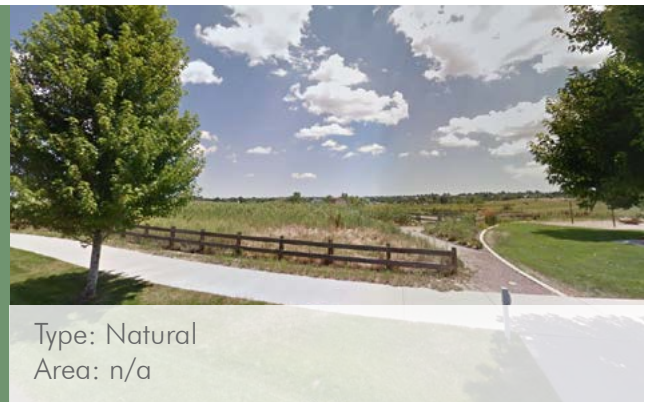
Bradburn Village Green



Residential Common



Natural Area



PRIVATE DEVELOPMENT: PATTERN & DENSITY

Typical Block Size

Commercial:

1.9 acres -- 9.3 acres

Residential:

0.5 acres -- 4.3 acres

Typical size: 2.4 acres



Block Pattern

Density

RESIDENTIAL:

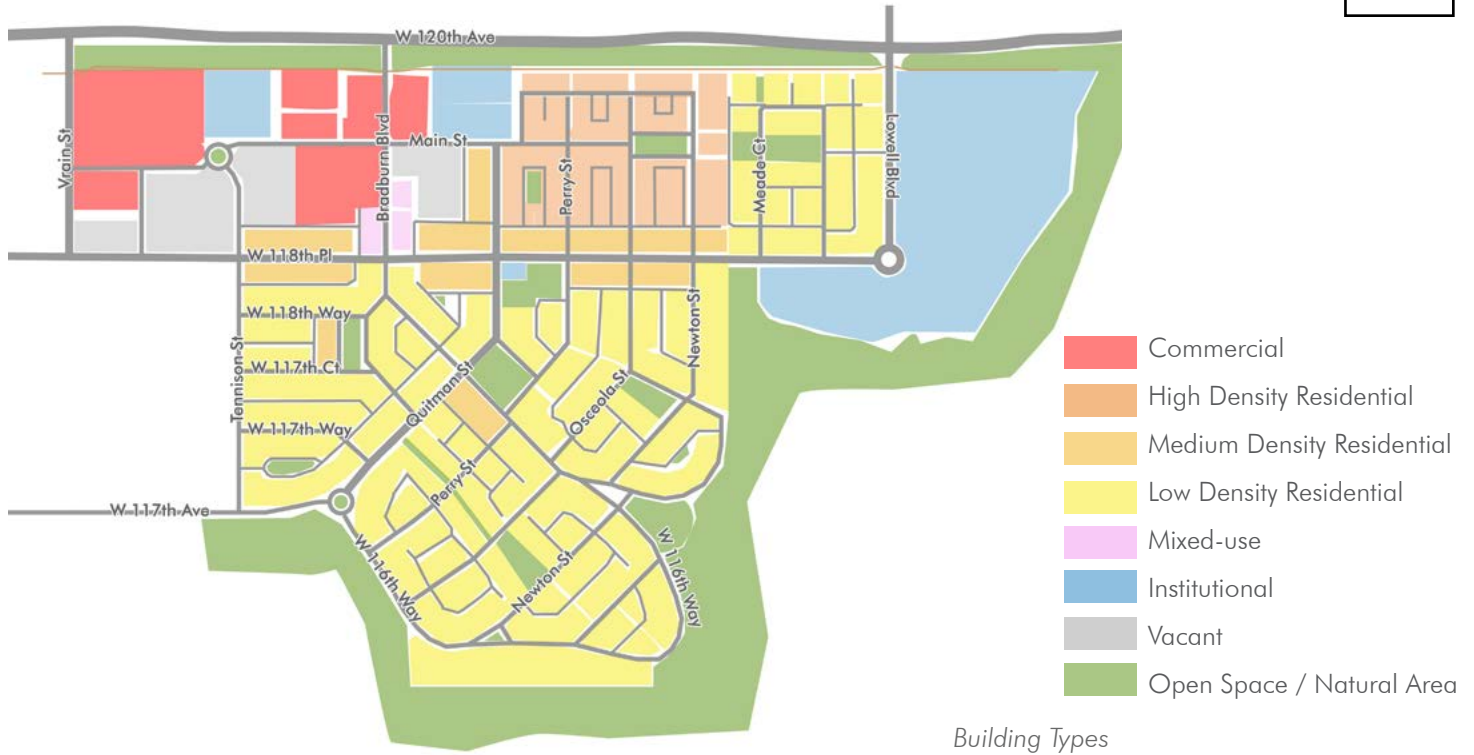
Total Units Approximately:
710

Total Residential Uses Area:
67 acres

Density: about 11 units / acre



Density

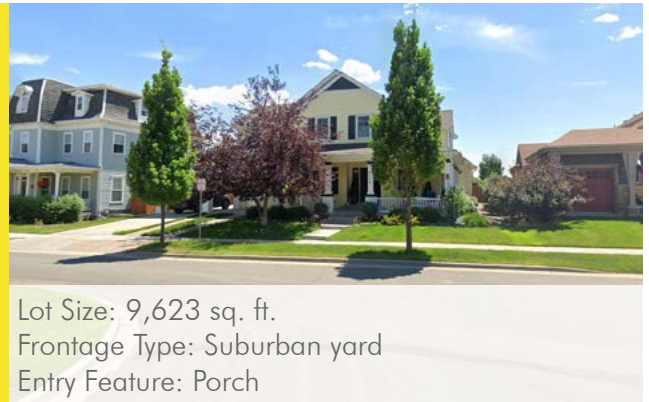


PRIVATE DEVELOPMENT: BUILDING TYPES

Detached House



Detached House



Small Attached Housing

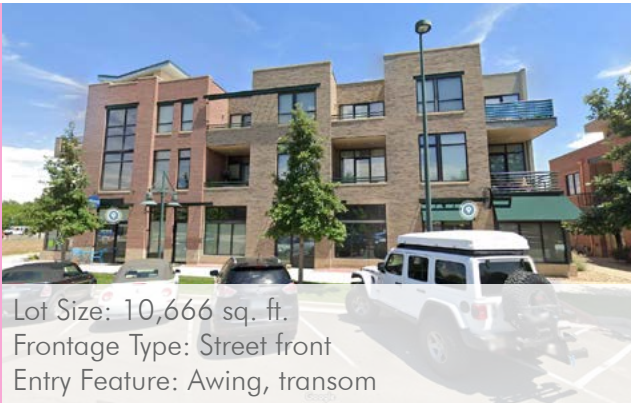


Large Attached / Apt



All lot sizes estimated from google map.

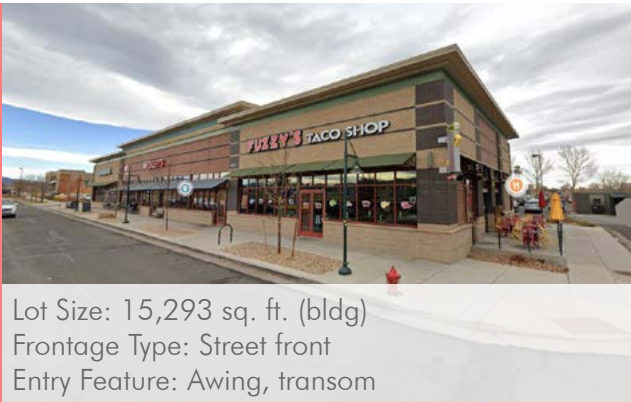
Mixed-use / Live work



Small Commercial



Medium Commercial



All lot sizes estimated from google map.



SUMMARY OF CONTENTS:

Article 1 General Provisions

- 17-1-1 Title
- 17-1-2 Authority
- 17-1-3 Purposes
- 17-1-4 Applicability
- 17-1-5 Administration
- 17-1-6 Interpretation
- 17-1-7 Nonconformities
- 17-1-8 Enforcement
- 17-1-9 Severability

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- 17-4-5 District Performance Standards

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- 17-9-3 Sign Allowances
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- 17-9-5 Standards for Specific Sign Types
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- 17-10-2 Oil & Gas
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- 17-10-4 Local Improvement Districts

Article 11 Definitions

- 17-11-1 Defined Terms
- 17-11-2 Description of Uses

Note: The current municipal code has a poor structure, and lacks a consistent hierarchy between chapters, articles, and sections. This causes bad sequencing where headings and subheadings for different topics get lost. This framework works within that system, but is based on a three-number sequence (Chapter, Article, Section) that gives better identification of the specific articles (1-11) in the Development Code (Chapter 17).

Ideally we would change the entire numbering system to something more intuitive and logical, but this approach at least follow some of the overall municipal code protocols. If the development code can break further from the overall Municipal Code structure, a better section and heading system can be employed.



FRAMEWORK DETAILS & DRAFTING NOTES		
PROPOSED SECTIONS	CURRENT SECTIONS	NOTES:
Article 1 General Provisions		
<i>This Article could be drafted in advance of other public & stakeholder engagement.</i>		
17-1-1 Title		
17-1-2 Authority	16-61 Authority 17-11 Control 17-12 Jurisdiction	
17-1-3 Purposes	16-1 Declaration of Purpose (Zoning) 17-1 Declaration of Purpose (Subdivisions)	Align more closely with the broad policies of the comprehensive plan, and set up more detailed intent statements and design objectives for specific substantive sections of the code.
17-1-4 Applicability	16-42 Building Permits; 16-43 Application for Building Permit; 16-44 Certificates of zoning Compliance; 16-46 Construction and use to be as provided in plans permits Chapter 16, Article VIII General Application of Regulations Sections 121, 122, 123, 124 16-161 General (Application of individual Lot Regulations) 16-162 Use Regulations (Application of Individual Lot Regulations 16-163 Lot Size (Application of Individual Lot Regulations)	Coordinate basic statements of where and how the regulations apply, what triggers zoning review, but then defer to Article 2, Procedures for the details of when / how different standards and applications apply
17-1-5 Administration	16-41 Administrative Official 16-81 Establishment (Board of Adjustment) 16-83 Powers and Duties (Board of Adjustment)	Organize all authority and decision-making roles in a single section and simplify.
17-1-6 Interpretation	16-11 Rules of construction of language 16-24 Interpretation of district boundaries 17-14 Interpretation	State all of the elements regarding interpretation, conflicts, and other rules of construction on one section; state it once and then rely on that to enable more "plain language" drafting throughout the code (i.e. avoid soft and qualify language or other lengthy explanation of how something is interpreted in context.)
17-1-7 Nonconformities	16-125 Legal nonconformity	Incorporate existing standards with any necessary improvements or clarifications. Consider if any new situations need to be considered based on changes to substantive standards and content.
17-1-8 Enforcement	16-47 Complaints regarding violations 16-370 Enforcement (Signs)	Incorporate existing unless directed to update by staff.
17-1-9 Severability		
Article 2 Procedures		
<i>This Article could be drafted in advance of other public & stakeholder engagement, in collaboration with the Technical Committee.</i>		



FRAMEWORK DETAILS & DRAFTING NOTES		
PROPOSED SECTIONS	CURRENT SECTIONS	NOTES:
Summary Table		Consolidate all procedures in a table for easy review and comparison. Table will be used to activate specific provisions of sub-sections – primarily in the General – All Applications section.
17-2-1 General – All Applications	16-48 Public hearings 16-45 Expiration of Building permit 16-62 Procedure 16-63 Protest of amendments 16-82 Proceedings (Board of Adjustments) 16-86 Procedure (Board of Adjustment) 17-13 Fees Chapter 17, Article V Subdivision Procedure (sections generic to all applications)	Locate all elements that impact 2 or more procedures here; these items are then activated by indications of the table and/or cross-references in the application specific sections. This allows a simpler presentation of procedures and eliminates the need to repeat similar sections throughout the code, thereby reducing the risk of conflicts or interpretation errors. This includes things like application forms, fees, preapplication steps, staff & public review, and notice requirements. Each specific application in the following sections then only have things unique to that application. The general hierarchy of these sub-sections can be the following: A. Intent, B. Review Process; C. Review Criteria; D. Effect of Decision.
17-2-2 Subdivisions	17-31 Procedure (Subdivisions) 17-32 Criteria for grant of variances or modifications (Subdivisions – note do not call these “variances” due to technical and legal confusion of terms) Chapter 17, Article V Subdivision Procedure (sections specific to platting)	Address unique levels of review for administrative plats (routine / staff level), major subdivisions (preliminary and final plats), and plat corrections (vacations of easements or other technical items that require Town Council approval)
17-2-3 Zone Change	16-22 Changes in official zoning district map	Incorporate the current process to change zones. Emphasize criterion of matching intent statements of districts to elements of the comprehensive plan; however, also identify criteria for when deviations from the plan could be considered.
17-2-4 Planned Development	Chapter 16, Article XVII Planned Unit Development (sections 301-305 on procedures. (Note section 16-306 Design Standards should be better addressed through basic design standards applicable to all development, then alternative compliance to go above/beyond for planned zoning applications. Chapter 17, Article IX Planned Unit Development, Sections 131, 132, and 133	Improve the PUD process to build better expectations in the review and policies for allowing flexibility, and improve on the long-term administration of property and development in planned districts as things change over time.
17-2-5 Conditional Use Grant	Chapter 16, Article VII Conditional Use Grants (Sections 16-101, 102, 103, 104, 105, and 106 to the extent it is not repetitive of 17-2-1.	Incorporate the current CUG process. Monitor for any necessary changes as the substantive standards are developed, and particularly as the use table is reviewed and revised. Note: increase emphasis on scale, format, and design may allow more uses to shift from “conditional,” to “permitted by right”; similarly, it may allow other uses to be considered in different districts provided the basic scale, format, and design of the district buildings are followed.
17-2-6 Site Development Plan - Full	16-145 Approval of site development plans 17-101 General site considerations	Address review criteria for larger-scale or potentially impacting projects, but things that still do not require a full public hearing with notice and opportunity for the public to comment. These are projects where zoning is in place, uses are by right, but the Planning Commission review is important to address the application of the design and



FRAMEWORK DETAILS & DRAFTING NOTES		
PROPOSED SECTIONS	CURRENT SECTIONS	NOTES:
		development standards in context. The planning commission will have some limited authority to consider alternatives to the standards based on criteria or ranges established in the substantive standards.
17-2-7 Site Development Plan - Administrative	16-145 Approval of site development plans	Address the more routine elements of typical staff level review, as well as the criteria and bounds for staff to consider "alternative compliance" to the stated standards. (this will be a limited range of flexibility, established by the substantive standards of the code, but less flexibility that can be offered by full Planning Commission review.
17-2-8 Appeal of Administrative Official	16-83 Powers & Duties (Board of Adjustment) 16-84 Conditions (Board of Adjustment) 16-85 Decisions of the Board of Adjustment 16-86 Procedure (Board of Adjustment)	Incorporate the statutorily required process to offer appeals through the Board of Adjustment
17-2-9 Variance	16-83 Powers & Duties (Board of Adjustment) 16-84 Conditions (Board of Adjustment) 16-85 Decisions of the Board of Adjustment 16-86 Procedure (Board of Adjustment)	Incorporate the statutorily required process to allow the Board of Adjustment to consider variances to the standards; however, emphasize that these are for unique circumstances and hardship issues unanticipated by the ordinance when applied to a particular property. Otherwise, general flexibility and relief from standards should be handled in the CUG, or Site Development Plans.
17-2-10 Text Amendment	16-61 Authority; 16-62 Procedure; 16	Basic process to amend the code.
Option: Vested Property Rights	Chapter 17, Article XIII Vested Property Rights, Sections 141- 149	To the extent a special section is needed on this topic, include it here. However, also consider integrating all of this issues into an "effect of decision" section for all applications that balances vesting and lapsing issues.
Article 3 Subdivision & Community Design		
17-3-1 Street Design	16-141 Visibility at intersections 17-102 Streets Standards and Specifications F. Landscape Guidelines for Public Property	Emphasize streets as the primary public realm design element of the community, and a crucial component of shaping development patterns consistent with the different contexts in the comprehensive plan. Standards and subsections here should address: street networks and connectivity; street cross section designs for different street types and contexts; complete street and multi-modal design; intersection details; exceptions and alternative compliance; and coordination with the engineering and construction specifications
17-3-2 Open & Civic Space Design	Chapter 16, Article XVI Recreation and Open Space District (plus coordinate with the lot-specific open spaces in various zoning districts)	Emphasize public-, community, and neighborhood-scale open space systems as a key component of public realm design. These systems should coordinate with the street networks in maximizing impacts on the community character. The standards should establish different standards for different types of places and begin to link a variety of different types of spaces – if not actually, at least perceptually through the spacing and prominence of a variety of open and civic spaces.
17.3.3 Blocks & Lots	17-101 General site considerations 17-103 Utility Easements 17-104 Blocks	Basic standards for the arrangements of blocks and lots within the above two overarching patterns (street networks & open space systems). These standards will ensure that patterns are laid out efficiently in consideration of topography, wind/solar orientation, other natural features and hazards, and ensure that all lots are buildable and served by service utilities and community facilities.



FRAMEWORK DETAILS & DRAFTING NOTES		
PROPOSED SECTIONS	CURRENT SECTIONS	NOTES:
17-3-4 Required Improvements	Chapter 17, Article IV Dedication and Reservation of Land, Sections 51, 52, and 53 Chapter 17, Article VII Required improvements, sections 111, 112, and 113	Incorporate all of the standard element required to serve development. Consider three levels of requirements – those necessary to serve the project and constructed in association with the project; those to be coordinated with other development in nearby areas; and those that require cooperation of other public entities to serve broader community needs. This section will also need to cross reference various construction specifications and engineering standards for improvements, as well as consider the review of construction documents and the timing of permitting, construction, inspection and acceptance of improvements.
17-3-5 Community Facilities & Fees	Chapter 17, Article XII Impact Fees, Sections 216 - 230	Simplify and reorganize with no substantive changes unless directed by staff.
Article 4 Zone Districts & Uses		
17-4-1 Zone Districts	16-21 Official zoning district map Plus Statement of Intent sections from Article XI through XVIII for all existing zoning districts (and any new, combined or repurposed districts)	List all zone districts; improve their intent statements with regard to the development patterns, scale/intensity of development, character, and transitions to other complimentary districts; and identify their relation to the comprehensive plan
17-4-2 Permitted uses	Consolidate all Use regulation sections from Articles XI through XVIII into one table and revise / improve.	Incorporate use table. Generally follow the current zone districts and uses but improve it in the following ways: (1) generalize uses more based on descriptions of typical activities, and examples of specific uses; (2) make distinctions within general use categories based on scale and format of uses; (3) have criteria for evaluating uses and assigning them to a particular category or specific use type. Using the above distinct better align the scale, format and types of uses to the current zoning districts as “permitted by right” (subject to general standards) or “conditional” requiring discretionary CUG review process. Additionally, ensure that the table aligns with two additional layers of use regulations – accessory uses, and specific use conditions
17-4-3 Accessory Uses	16-123 Accessory uses and structures 16-142 Home Occupations	Incorporate the current accessory use standards but improve the ability for many non-mentioned uses to be addressed through general accessory use enabling and performance standards.
17-4-4 Specific Use Standard	16-25 Medical marijuana prohibitions 16-26 Recreational marijuana prohibitions	Incorporate current specific uses that require additional standards. Note that these may be more specific examples or formats of uses generally enabled by the use table. Monitor with staff for things that need to be added to this list vs. things that can be taken off based on generally applicable use, scale, format, and design standards
17-4-5 District Performance Standards	16-263 Limitation on external effects of uses (I District) 16-273 Limitation on external effects of uses (Gateway District)	Incorporate a basic set of ambient or “nuisance-based” performance standards (noise, odor, smoke, etc.) appropriate for the scale / intensity of each district. This adds a default enforcement mechanism for “good neighbor” development, design, and operation and allow the code to be more flexible and lenient on uses in each district generally. (Coordinate with Chapter 7, Articles I and II, and Chapter 10, Article VIII of municipal code)



FRAMEWORK DETAILS & DRAFTING NOTES		
PROPOSED SECTIONS	CURRENT SECTIONS	NOTES:
Article 5 Residential Development & Design		
17-5-1 Intent & Applicability		
17-5-2 Residential Development Standards	16-165 Building Location (Application of Individual Lot Regulations) 16-166 Open Space (application of Individual Lot Regulations) Plus – sub-sections of Density, Building location, open space standards sections from Articles XI through XIII for the residential districts – improved based on the building type approach	See Residential Building Types worksheet based on Case Studies for new approach to residential development.
17-5-3 Neighborhood Design Standards	New – but based on issues currently addressed an many outside guidelines that address these same topics in a wide variety of ways, and different degrees of specificity.	Context based standards to address design issues for a variety of types of neighborhoods. This should be coordinated with the street design standards in 17-3-1 and the Open & Civic Space standards in 17-3-2. Depending on the scale and variety of housing types, the neighborhood design standards typically will address: (1) Frontage types – how a variety of buildings orient and relate to neighborhood streetscapes; (2) building design – the scale, mass, and design details that make buildings compatible within the district; and (3) open space – how unbuilt portions of the lot are used and support transitions and adjacencies.
17-5-4 Special Patterns	New – added for an flexible option consistent with the comprehensive plan.	Two specific patterns that allow for different configurations of the buildings and lots should be considered based on the case studies: (1) courtyard pattern – a configuration of smaller lots, centered on a formal or common open space, and typically at a small scale within the block structure; and (2) conservation pattern – clustering the allowable housing options in one area, so that larger areas of contiguous open space (typically a resource that warrants preservation such as natural features or agriculturally productive land) can be conserved.
Article 6 Nonresidential Development & Design Standards		
17-6-1 Intent & Applicability		
17-6-2 Nonresidential Development Standards	16-165 Building Location (Application of Individual Lot Regulations) 16-166 Open Space (application of Individual Lot Regulations) Plus – sub-sections of Density, Building location, open space standards sections from Articles XIV through XVIII for the nonresidential districts.	Consolidate all non-residential zoning district lot and development standards into a single table; improve based on the scale, intensity standards in the comprehensive plan; and revise based on relevant precedents from the case studies.



FRAMEWORK DETAILS & DRAFTING NOTES		
PROPOSED SECTIONS	CURRENT SECTIONS	NOTES:
17-6-3 Nonresidential Design	New – but based on issues currently addressed through several separate design guideline documents outside of the development code	Incorporate all of the topics and themes addressed in the current design guidelines to a basic structure of design standards general to all areas. Refine these standards based on different districts, or different contexts of the comprehensive plan.
Article 7 Access & Parking		
17-7-1 Intent & Applicability	New - to help guide interpretation and flexibility	
17-7-2 Access & Circulation	New	Coordinate lot access standards with the street design types in 17-3-1; with the frontage types / driveway limits in 17-5-2 and 6-2; and with any other best practices to balance vehicle, pedestrian and multi-modal access to sites. Coordinate internal circulation for larger-scale projects
17-7-3 Required Parking	16-143 Off-street parking requirements Plus all sections on Off-street Parking requirements from Article XI – XVIII for all zoning districts consolidated into a single parking rate table 16-246 Special off-street parking requirements (CB Central Business District)	Consolidate all parking provisions into a single “required rate” table; review and refine table based on any known anomalies; improve flexibility to reduce the parking down based on exemptions, exceptions, and credits; implement a soft-maximum where additional parking over the required rate requires mitigation
17-7-4 Parking Design	Various sections from above	Coordinate the layout, design, and landscape for parking areas in association with other site design issues. Consider a sliding scale that prioritizes smaller, decentralized lots and rewards locating parking on more remote portions of the site.
17-7-5 Loading Areas	16-144 Off Street loading requirements	Incorporate current standards and improve flexibility and options – particularly form smaller-scale uses or in more walkable and compact patterns.
Article 8 Landscape Design		
<i>This Article could be drafted in advance of other public & stakeholder engagement.</i>		
17-8-1 Intent & Applicability	Standards and Specifications A. Purpose B. Goals	Current specifications and standards document outside of development code
17-8-2 Required Plants	Standards and Specifications E, Landscape Standards for Private Property H. General Landscaping Standards for All Areas	Organize a simple set of requirements based on the context and scale of the site and building and broken out for different components of the site – (1) streetscape / frontage; (2) building / foundation area; (3) parking area; (4) open / civic spaces; (5) buffers; and (6) other unbuild areas. The standards should credit preserving existing vegetation and offer flexibility for allocating plants to different areas based on efficiency of the site layout, as well as guidance on how to co-locate valuable plantings and trees with other site elements and infrastructure.
17-8-3 Buffers & screens	Standards and Specifications E, Landscape Standards for Private Property	Performance standards for high-intensity elements on a site (trash enclosures, storage, loading areas) or sensitive transitions.
17-8-4 Plant Specifications	Standards and Specifications	Standards for proper species, size, planting, and location, including criteria for low water plants and landscape design (xeric)



FRAMEWORK DETAILS & DRAFTING NOTES		
PROPOSED SECTIONS	CURRENT SECTIONS	NOTES:
	H. General Landscaping Standards for All Areas	
17-8-5 Fences & Walls	New – but currently addressed in the above referenced guidelines.	
17-8-6 Alternative Compliance	Standards and Specifications G. Modifications of the Above Standards	
Article 9 Signs		
17-9-1 Intent & Applicability	16-361 Intent & Purpose 16-363 Permit requirements	
17-9-2 Exempt Signs	16-365 Signs not subject to permit	
17-9-3 Sign Allowances	16-366 Signs requiring a permit	Sign standards organized as follows: • A few simple types – ground signs, building signs, pedestrian signs, incidental signs, and temporary signs • Based on the context (zone district/street frontage), scale of the site, and scale / orientation of the building.
17-9-4 Standards Applicable to All Signs	16-364 General Provisions 16-368 Prohibited signs	General location, design, and performance signs applicable to all sign types (i.e. maintenance, lighting, construction, location)
17-9-5 Standards for specific sign types	Various sections from Article XX Signs Code	Any standards, limits, or designs that apply to only one type – i.e. monument signs, electronic signs, Temporary signs,
17-9-6 Design Guidelines	Various sections from Article XX Signs Code	Guidance on the aesthetics of signs – materials, coordination, location, etc.
17-9-7 Alternative Compliance	16-367 Master sign plan	Opportunities for administrative or discretionary approvals of signs, beyond what the basic standards require. [Coordinate with the Site Development Plans in 17-2-6 and 17-2-7, and distinguish from the variance in 17-2-9.]
Article 10 Supplemental Standards		
17-10-1 Wireless Communications Facilities	Chapter 17, Article XIX Wireless Communications	Reformatted, simplified, and reorganized here with no substantive changes, unless directed by staff.
17-10-2 Oil & Gas	Chapter 17, Article XI Oil & Gas Exploration and Production, Sections 181 - 207	Reformatted, simplified, and reorganized here with no substantive changes, unless directed by staff. Note: this is written as a “stand alone” ordinance which is generally a poor drafting practice for something incorporated into a development code, so lots of redundancy and unnecessary legalese in current format
17-10-3 Flood Prevention	Chapter 17, Article XIV Flood Damage Prevention	Reformatted, simplified, and reorganized here with no substantive changes, unless directed by staff.



Article 11 Definitions		
17-11-1 Defined Terms	16-12 Specific words and phrases 16-362 Definitions (Signs) 17-2 Definitions (subdivisions)	Consolidate all defined terms in one section. Merge and purge at final draft – avoid over-defining and remove terms either not used or unnecessary to define based on simple and “plain language” drafting approach.
17-11-2 Description of uses	Re-organize uses from the use table that are in definitions section above.	Use this approach to allow more flexibility in interpreting and applying the use table and more general approaches to uses.