

UNIFIED LAND USE CODE

Corridor / Mixed Use
Council Briefing
01.12.21



KENDIG KEAST
COLLABORATIVE

Zoning | Progress & Status

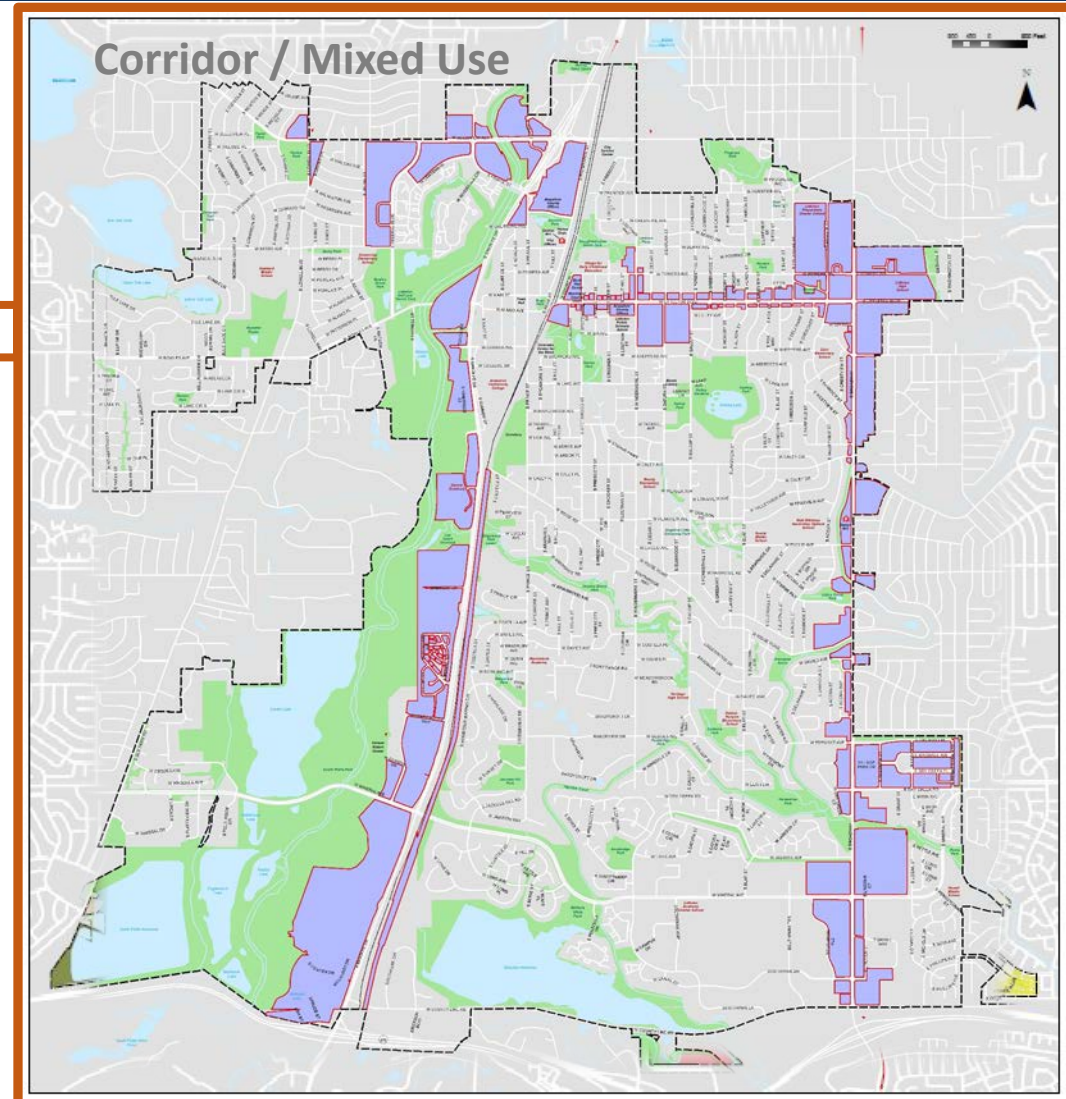
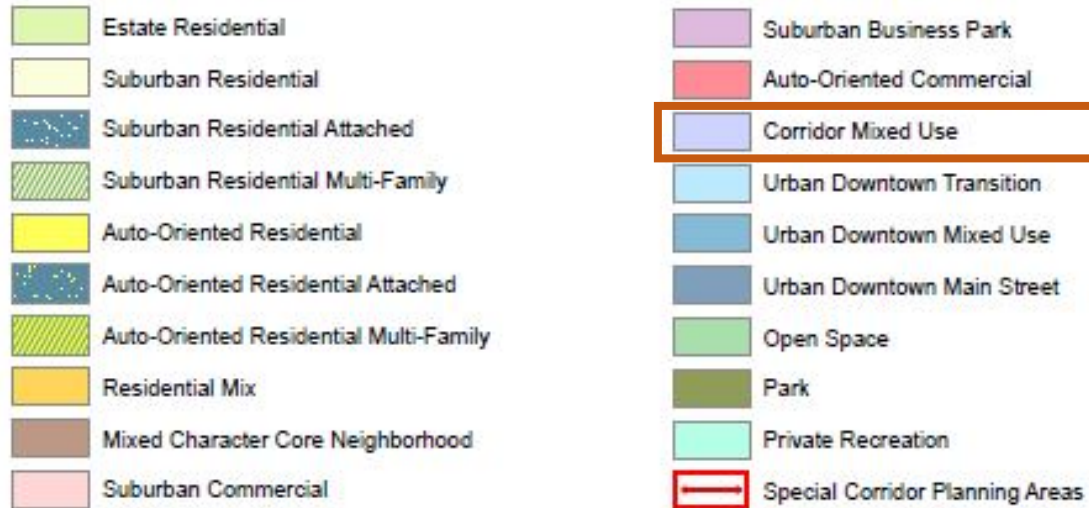
- What's Included, Applied Generally?
 - Building Design Standards
 - Single-Family Attached
 - Apartment
 - Mixed Use
 - Building Form and Material Standards
 - CPTED (Crime Prevention Through Environmental Design)
 - Sustainable Design
 - Greenscape Standards
 - Planting Requirements
 - Protection and Preservation
 - Landscape Requirements
 - Bufferyard Requirements
 - Vehicular Mobility
 - Parking and Loading
 - Design
 - Use and Maintenance

- What's Included, Applied Generally?
 - Alternative Mobility
 - Pedestrian and Bicycle Circulation
 - Bicycle Parking
 - Transit Access
 - Managed Access
 - Vehicular Access and Circulation
 - Vision Obstruction
 - Sign Standards
 - Outdoor Lighting Standards
- What's Included, Applied CMU Districts?
 - Districts and Uses
 - Frontage and Building Design
 - Frontage and Building Standards
 - Building Materials
 - Greenspace
 - Site Landscaping
 - Tree Canopy Coverage
 - Bufferyards

Zoning | Big Picture

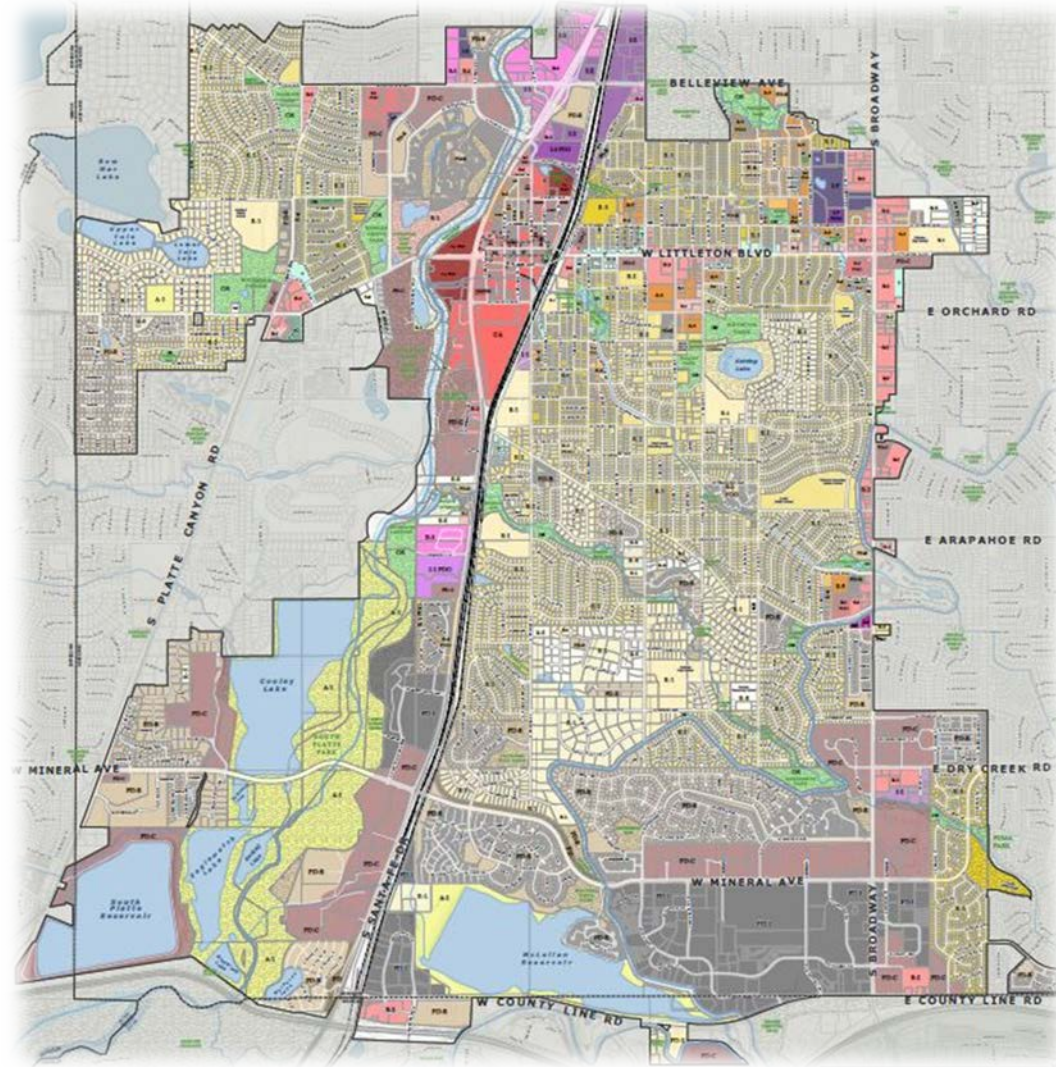
- Envision Studio Feedback
 - ✓ Priority is to retain the character
 - ✓ Site and building design more important than use
 - ✓ Desire for better site and building design, transition and bufferyard standards
 - ✓ Desire to rezone industrial land in CMU, as applicable
 - ✓ Highest priority in industrial performance standards followed by bufferyard standards
- District Consolidation
 - T and B-1 into SC, Suburban Commercial
 - B-2 and B-3 to CM, Corridor Mixed
 - Commercial office, retail and service
 - Residential, nonresidential and mixed use
 - PI, Public and Institutional
 - Planned Development
- Land Uses
 - Carry through current use standards
 - New use standards to manage consolidated districts
 - Definitions
- Building Height, Scale and Design
 - Height controlled by FAR and bulk-plane
 - Setbacks established by frontage type and form standards
- New Provisions
 - Landscape Surface Ratio (%)
 - Conservation District
 - Sustainable Design Incentives
 - Transit Shed
 - Pedestrian and Bicycle Circulation Standards
- Carry Over Issues
 - Sustainability
 - Landscaping
 - Tree Preservation
 - Tree Canopy Coverage
 - Parking
 - Electric and Alternative Fuel Vehicles
 - Compact Parking
 - Drive-Through Design
 - Parking Structure Design

Building Block | Corridor Mixed Use



Zoning | Corridor Mixed Use Areas

- T, Transition
 - Intended for residential, professional, and office
 - Buffer between single-family and other uses
- B-1, Neighborhood Business
 - Retail sales and personal services
 - Directed toward immediate neighborhood
- B-2, Community Business
 - Retail and personal services
 - No height limit or required setbacks
 - 20% open space
- B-3, General Business
 - Retail, personal services, wholesale, and limited light industrial (near identical uses as B-2)
 - No height limit or required setbacks
 - 10% open space
- PD-R, PD-C, PD-I, and PDO, Planned Development
 - Intended for flexible, mixed-use development
 - Includes conditions and performance standards
 - Requires PD or PDO plan
 - Adopted by ordinance
- I-1 / I-2, Light / Heavy Industrial



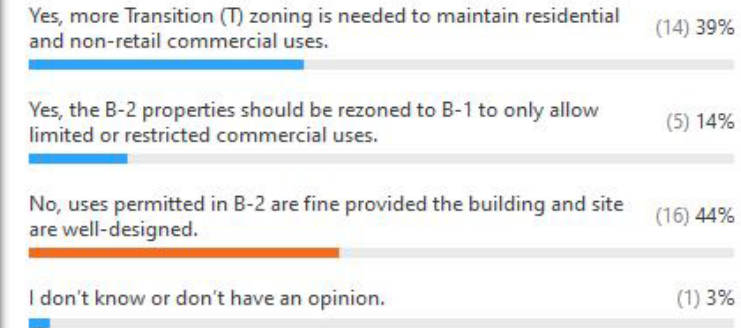
Poll | Littleton Boulevard

- **Should the zoning along Littleton Boulevard be changed due to the character of this corridor?**
 - Priority is to retain the character
 - Site and building design more important than use
- **Along Littleton Boulevard, should all redeveloped or new business and commercial uses place the building at or near the street, with parking only to the rear?**
 - Desire for buildings closer to the street
 - Limited parking in the front is okay provided it is well-landscaped
- **Should drive-through uses be permitted within the Neighborhood Business (NB) district?**
 - 60% okay provided good design, screening, etc.
 - 40% prefer not to allow

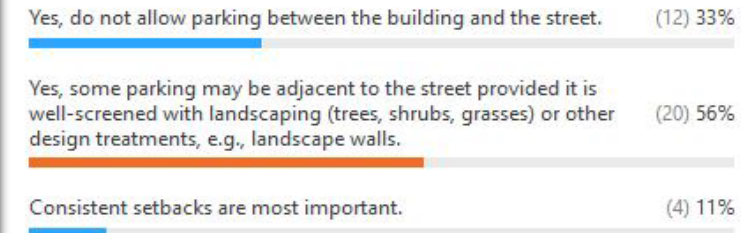
Sharing Poll Results

Attendees are now viewing the poll results

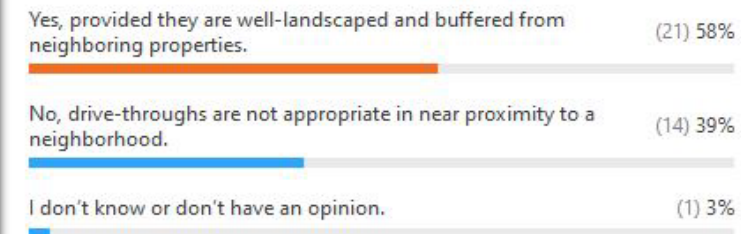
1. Should the zoning along Littleton Boulevard be changed due to the character of this corridor?



2. Along Littleton Boulevard, should all redeveloped or new business and commercial uses place the building at or near the street, with parking only to the rear?



3. Should drive-through uses be permitted within the Neighborhood Business (NB) district?



Zoning | Mid-Modern History



FIRST TIER BUILDINGS

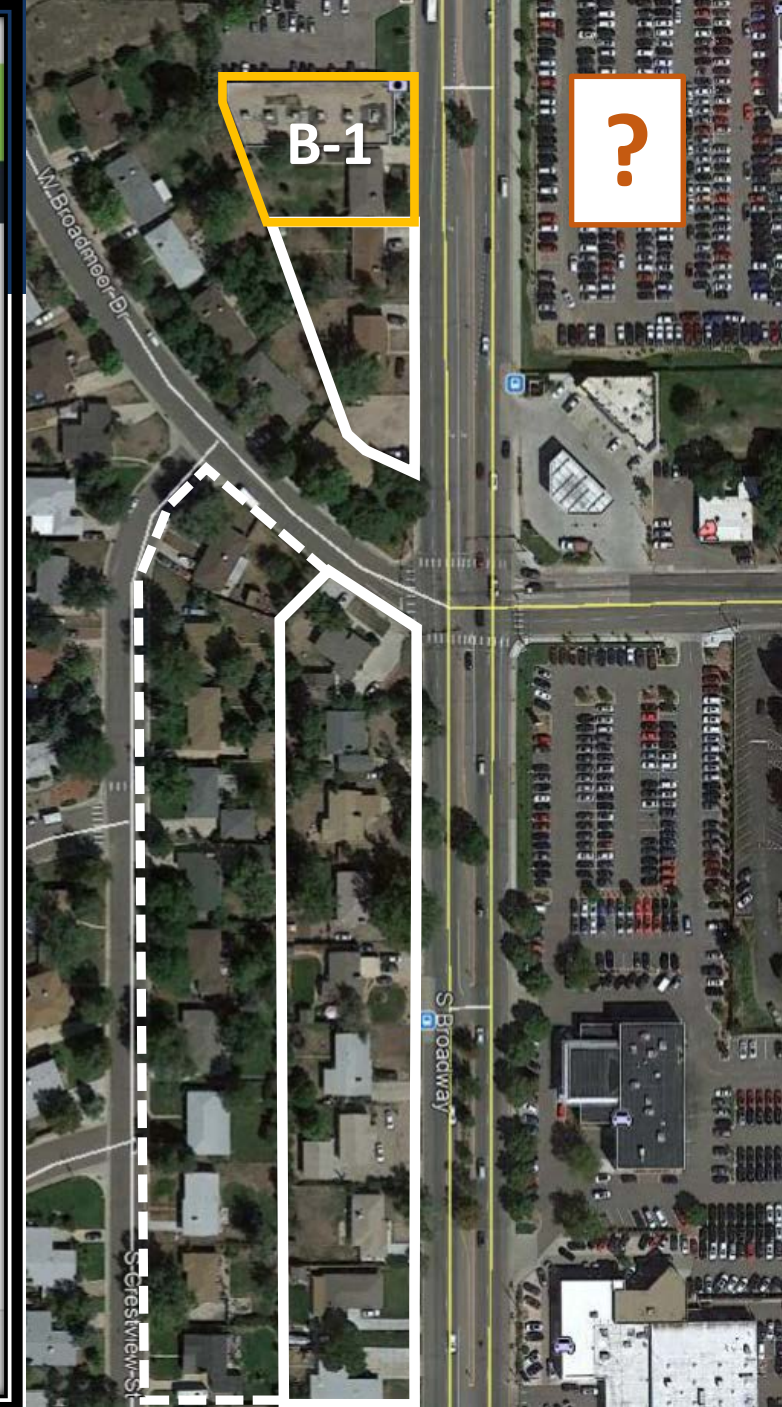
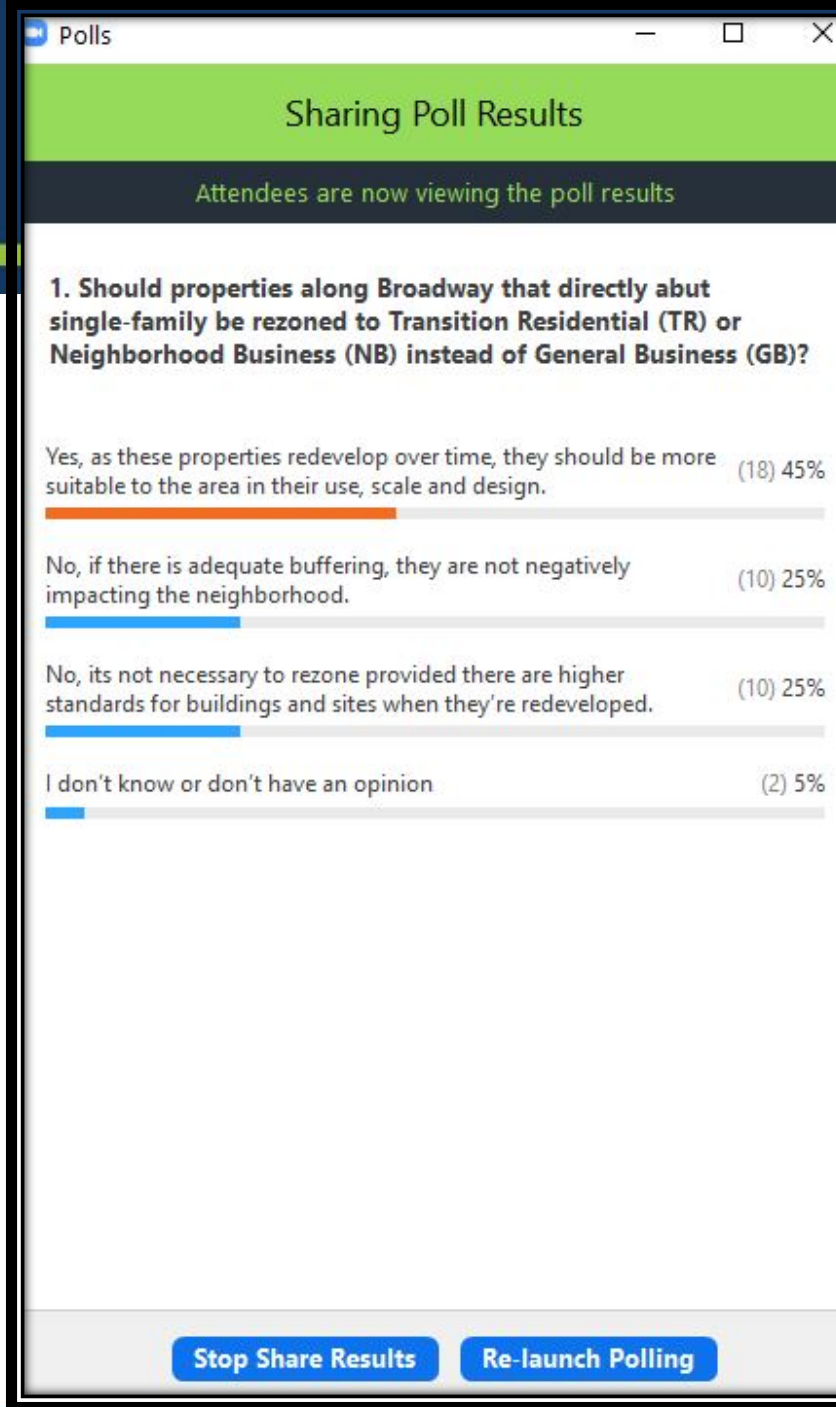


FIRST TIER BUILDINGS



Poll | Broadway

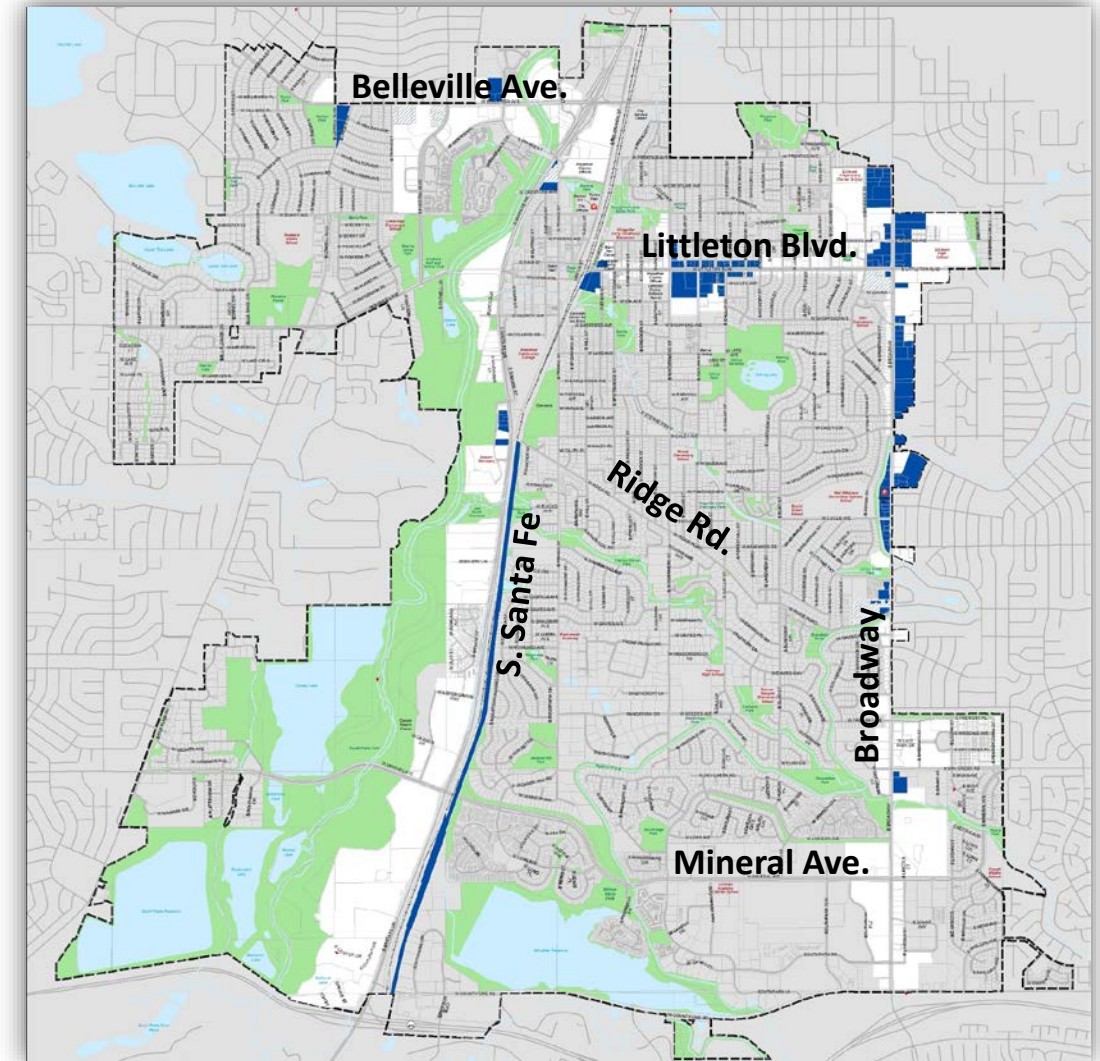
- Should properties along Broadway that directly abut single-family be rezoned to Transition Residential (TR) or Neighborhood Business (NB) instead of General Business (GB)?
 - Preference for improved development character (vs. front yard parking, shopping centers, etc.
 - Desire for better site and building design, transition and bufferyard standards



Zoning | Current

- **B-2, Community Business**

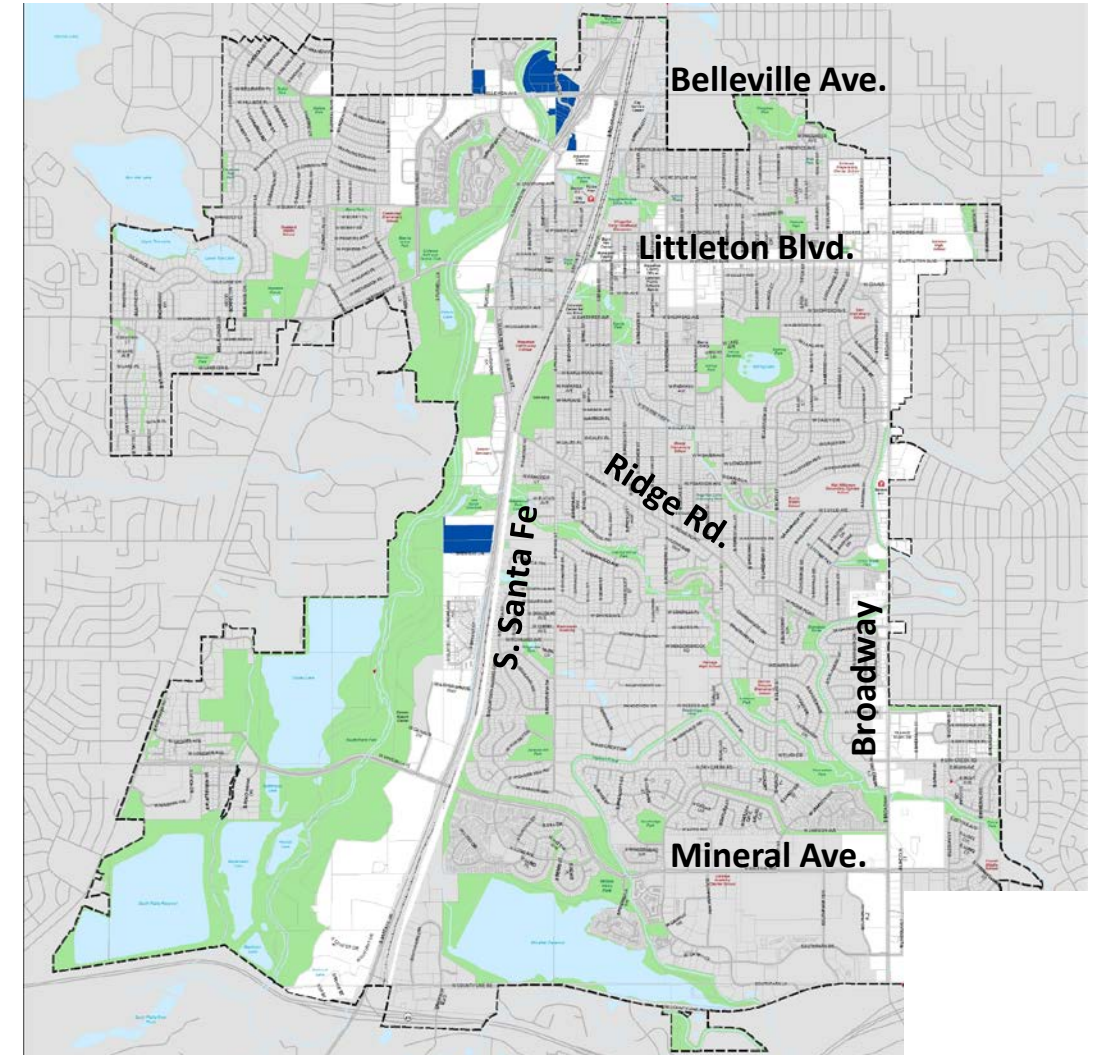
- Purpose: Retail and personal services
- Standards:
 - 2.0 floor area ratio
 - No height limit *
 - Minimum lot area - none
 - 20% open space *
 - Setbacks – none *
- Land Uses
 - Amusement
 - Animal treatment and boarding *
 - Automotive sales/service, new only *
 - Bars and taverns
 - Health club
 - Hotels/Motels
 - Institutions
 - Retail/Wholesale Merchandise
 - Motor vehicle uses *
 - Offices
 - Restaurants, all types
 - Theaters



Zoning | CM, Corridor Mixed

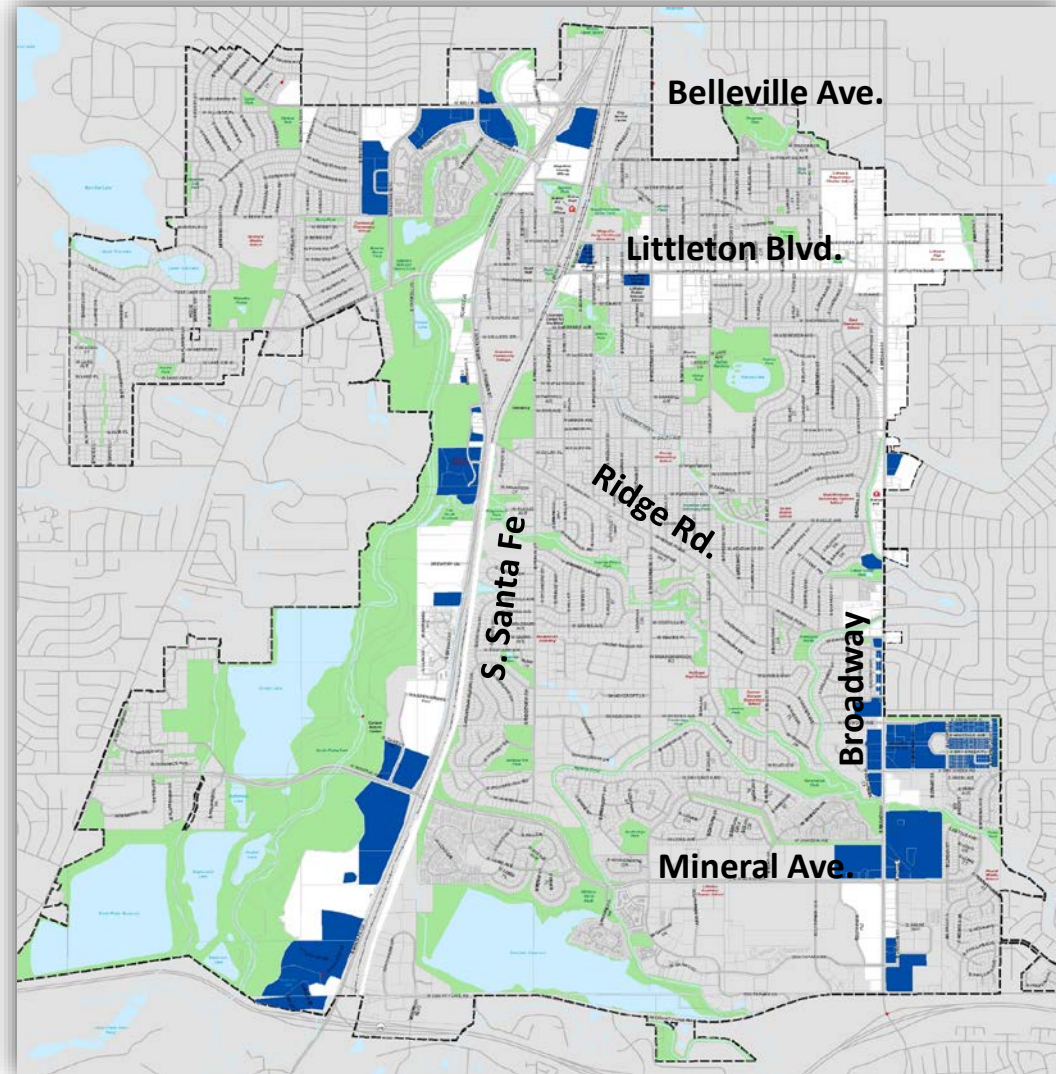
• B-3, General Business

- Purpose: Retail and personal services
- Standards:
 - 3.0 floor area ratio (vs. 2.0 in B-2)
 - No height limit
 - Minimum lot area - none
 - 10% open space (vs 20% in B-2)
 - Setbacks - none
- Land Uses (mostly identical to B-2)
 - Amusement
 - Animal treatment and boarding
 - Automotive sales/service, new and used
 - Bars, taverns, and nightclubs
 - Health club
 - Hotels/Motels
 - Institutions
 - Retail/Wholesale Merchandise
 - Motor vehicle uses
 - Offices
 - Outdoor storage *
 - Restaurants, all types
 - Theaters



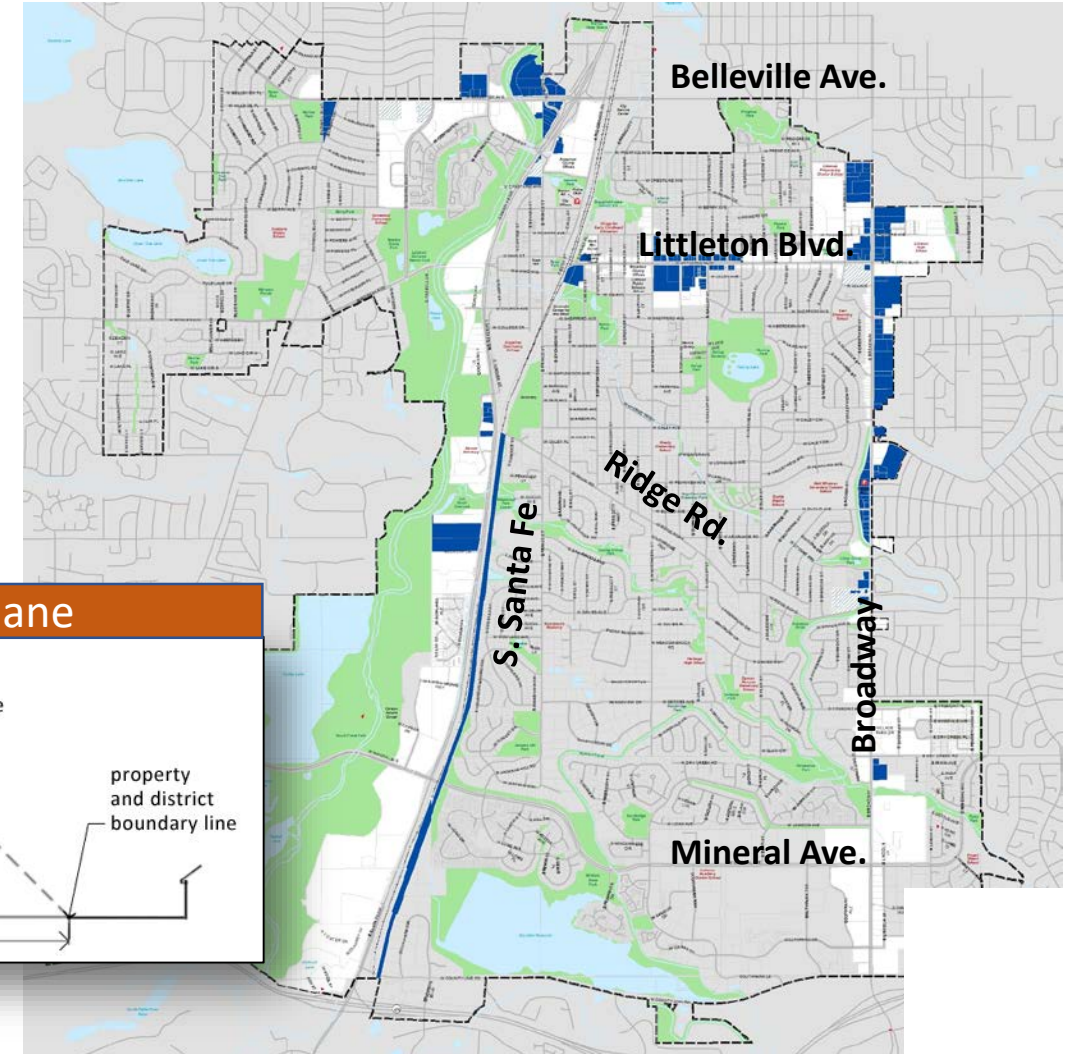
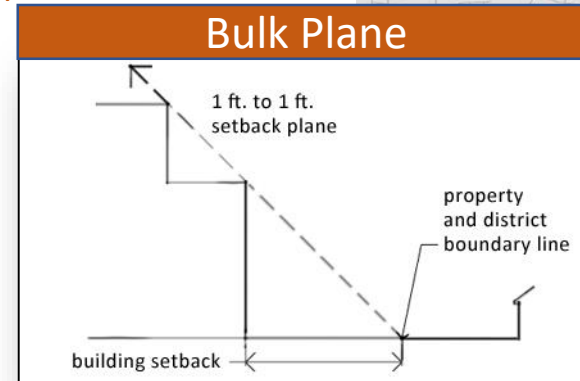
Zoning | Planned Development

- **Planned Development**
 - Modification and Termination
 - PDs continue under plans for a reasonable period of time
 - Establish process to amend or terminate
 - Establish sunset provisions
 - PD Overlay
 - Superimposed for underlying districts
 - Carries through PD standards in addition to those of the ULUC
 - Uses as established in the plan
 - Major amendments to PD plan no longer allowed; instead, processed as a master development plan consistent with underlying zoning
 - May impose conditions to preserve negotiated conditions



Zoning | CM, Corridor Mixed

- **CM, Corridor Mixed**
 - Consolidate: B-2, B-3, PD-R and PD-C
 - Standards:
 - 3.0 floor area ratio (vs. 2.0 in B-2)
 - No height limit (based on bulk plane)
 - Minimum lot area - none
 - 10% open space (vs 20% in B-2)
 - Setbacks (based on frontage/building types)
 - Land Uses (apply use standards, where applicable)
 - Amusement *
 - Animal treatment and boarding *
 - Automotive sales/service, new and used *
 - Bars, taverns, and nightclubs
 - Health club
 - Hotels/Motels
 - Institutions
 - Retail/Wholesale Merchandise
 - Motor vehicle uses
 - Offices
 - Outdoor storage *
 - Restaurants, all types
 - Theaters



Poll | Industrial

- **How should industrially zoned land within the Corridor Mixed Use boundary be handled?**
 - Desire to rezone industrial land in CMU, as applicable
 - Heighten the site and building design standards
- **What is the greatest concern with the location of industrial districts within the CMU area?**
 - Desire for improved standards to improve appearance of industrial uses
 - Priority to impose industrial performance standards
- **What is the most important regulation for best managing industrial uses?**
 - Highest priority in industrial performance standards followed by bufferyard standards

Sharing Poll Results

Attendees are now viewing the poll results

1. How should industrially zoned land within the Corridor Mixed Use boundary be handled?

Continue the current land uses with stringent requirements for buffering, transition, and environmental performance standards. (14) 34%

Rezone them to a more appropriate district encouraging the use to change over time. (24) 59%

I don't know or don't have an opinion. (3) 7%

2. What concerns are there with the location of industrial districts and uses within the CMU area?

Poor appearance along highly visible corridors. (11) 27%

Impacts on the environment relative to water and air quality, light, noise, etc. (9) 22%

Impacts on adjacent and nearby properties. (2) 5%

Lack of current zoning standards that may allow inappropriate or unsightly uses. (19) 46%

3. What is the most important regulation for best managing industrial uses?

Environmental performance standards. (22) 54%

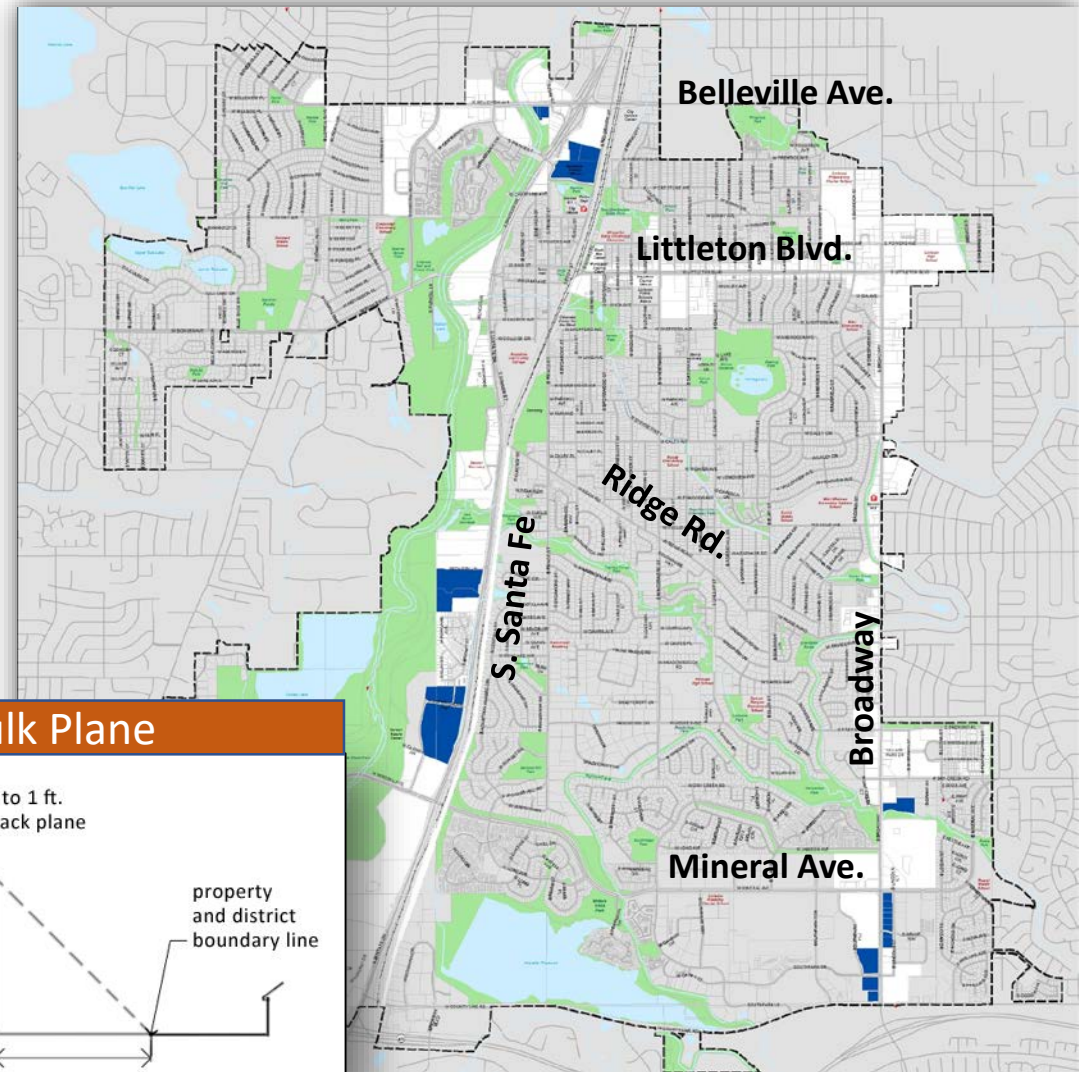
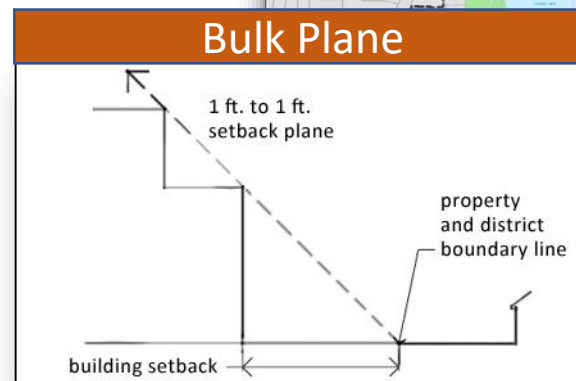
Rezoning these parcels to another more appropriate district. (5) 12%

Creating bufferyard standards proportional to the level of impact. (12) 29%

No additional regulations or standards are needed. (2) 5%

Zoning | Industrial

- I-1, Light and I-2, Heavy Industrial
 - 3.0 floor area ratio } use bulk plane
 - No height limit
 - Minimum lot area - none
 - Open space
 - I-1 – ~~10%~~ 15%
 - I-2 - 25' buffer along residential property
 - Dense layering of deciduous/evergreen trees, large and small shrubs, and fencing
 - Environmental standards, e.g. light, noise, etc.
 - Setbacks
 - 25' adjacent to non-industrial district *
 - 50' front/corner/rear
 - 25' side
 - None adjacent to industrial district
 - 35' front/corner/rear
 - 20' side
 - Land Uses (mostly identical) *
 - Animal boarding
 - Manufacturing
 - Offices
 - Wholesale



Zoning | Proposed Districts

Future Land Use and Character Plan: Commercial Mixed Use

New District	Existing District(s)	Notes
SC, Suburban Commercial	T, B-1	<ul style="list-style-type: none"> • Transitions single-family neighborhoods • Retain conforming single-family • Limited uses, scale, and height • Apply residential frontage types
CM, Corridor Mixed	B-2, B-3 PD-R, PD-C	<ul style="list-style-type: none"> • Allowance for mixed use; horizontal or vertical • Applies to single use sites and multi-tenant centers • Master Development Plan required (in lieu of PD) • Along major corridors distant from single-family residential
PD, Planned Development	PD-R, PD-C	<ul style="list-style-type: none"> • ALTERNATE
PI, Public and Institutional	CEM	<ul style="list-style-type: none"> • Public and semi-public uses • Owned and operated by government or non-profits

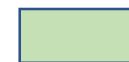
Design | Frontage Types



Parking



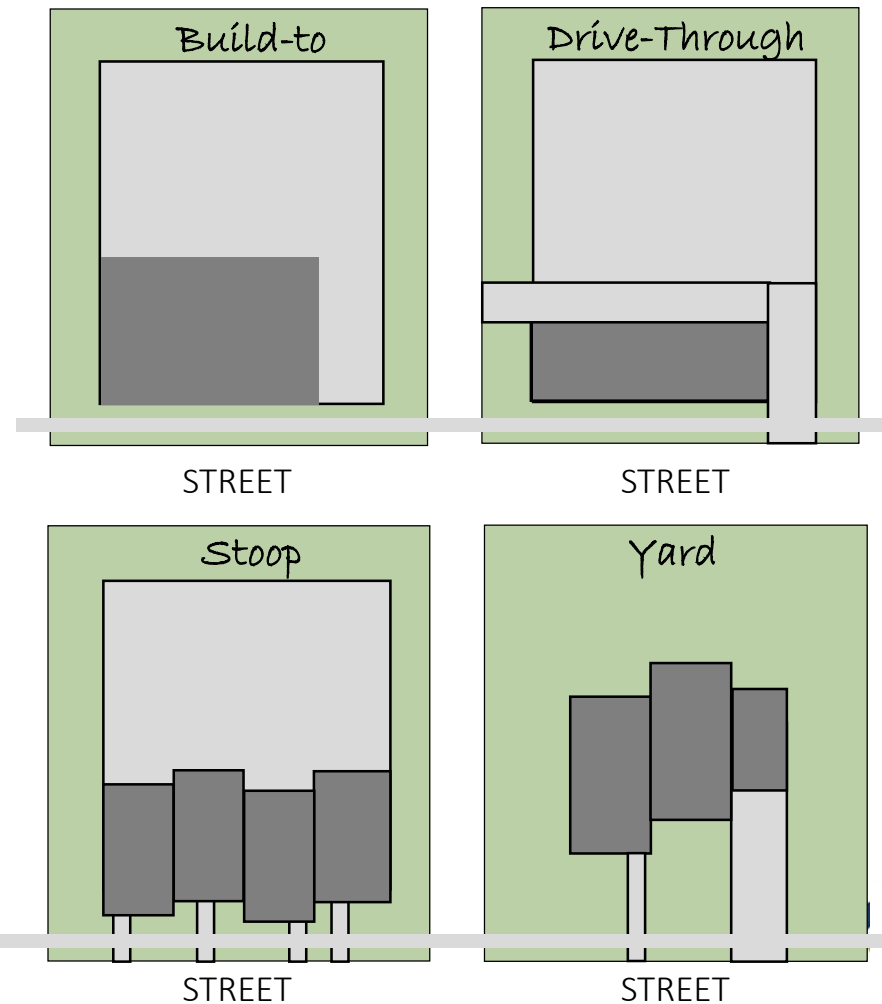
Building Footprint



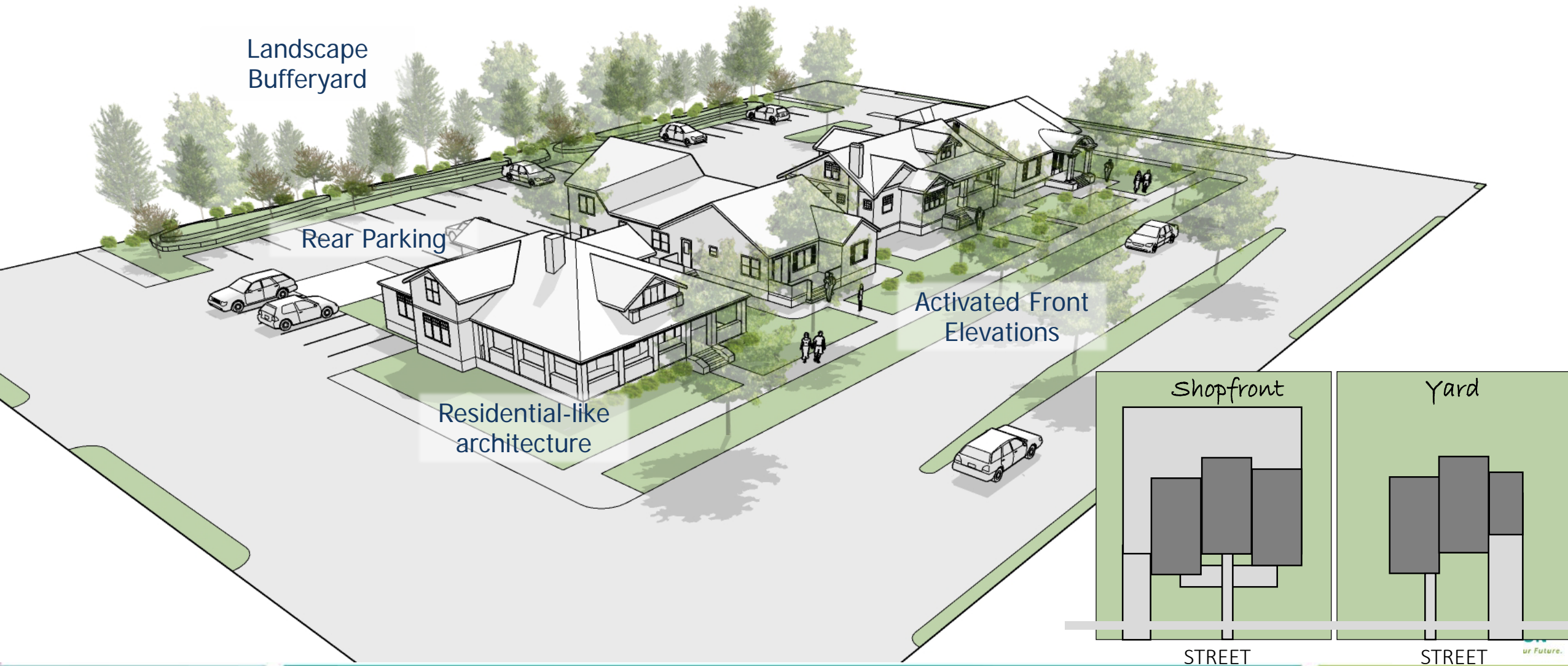
Yard, setback, pervious area

Table 10-3-3.1-1
Permitted Nonresidential /Mixed Use Frontage Types

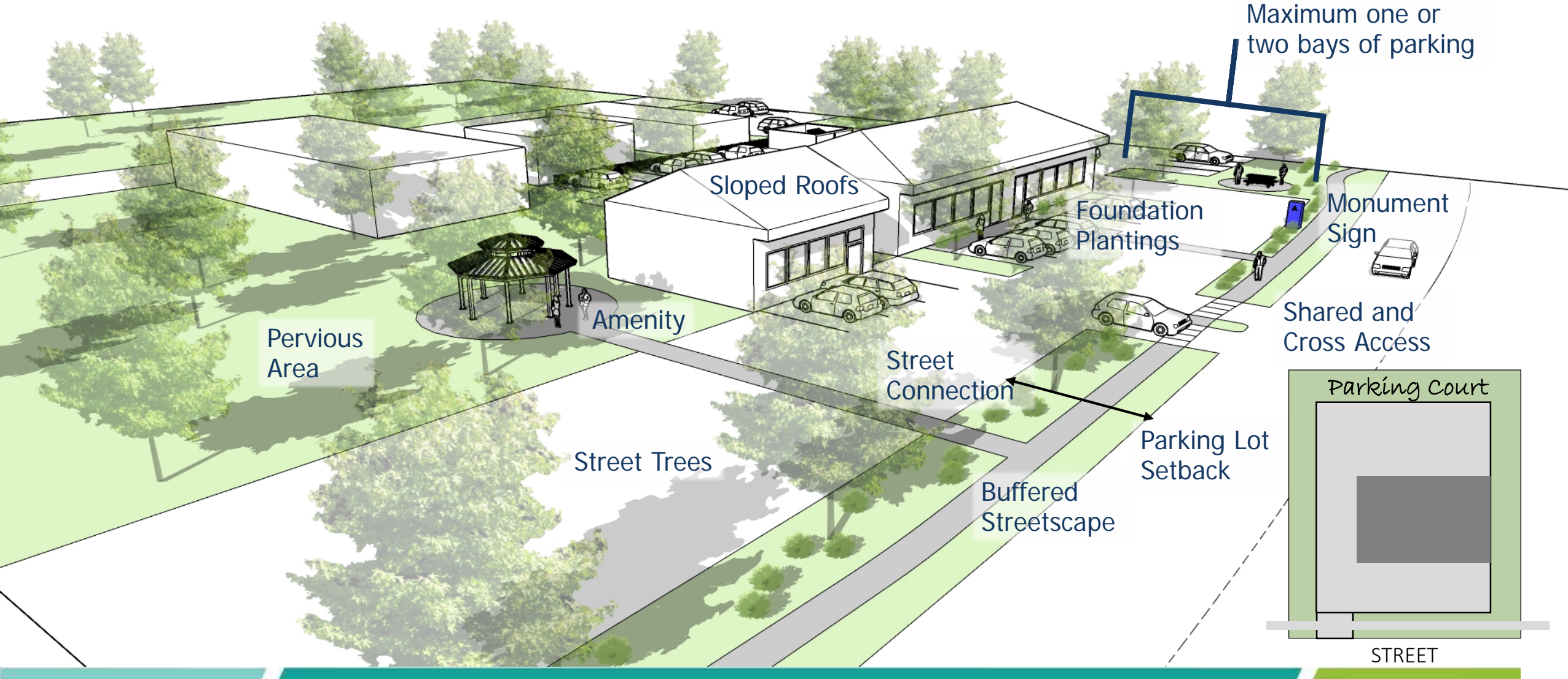
Frontage Type	Commercial Mixed Use (CMU)		
	SC, Suburban Commercial	CM, Commercial Mixed	Public and Institutional (PI)
Build-to ¹	--	P	P
Drive-Through ²	--	P	P
Green ³	--	P	P
Parking Court ⁴	P	P	P
Shopfront ⁵	P	P	P
Stoop ⁶	--	P	P
Yard ⁷	P	--	--



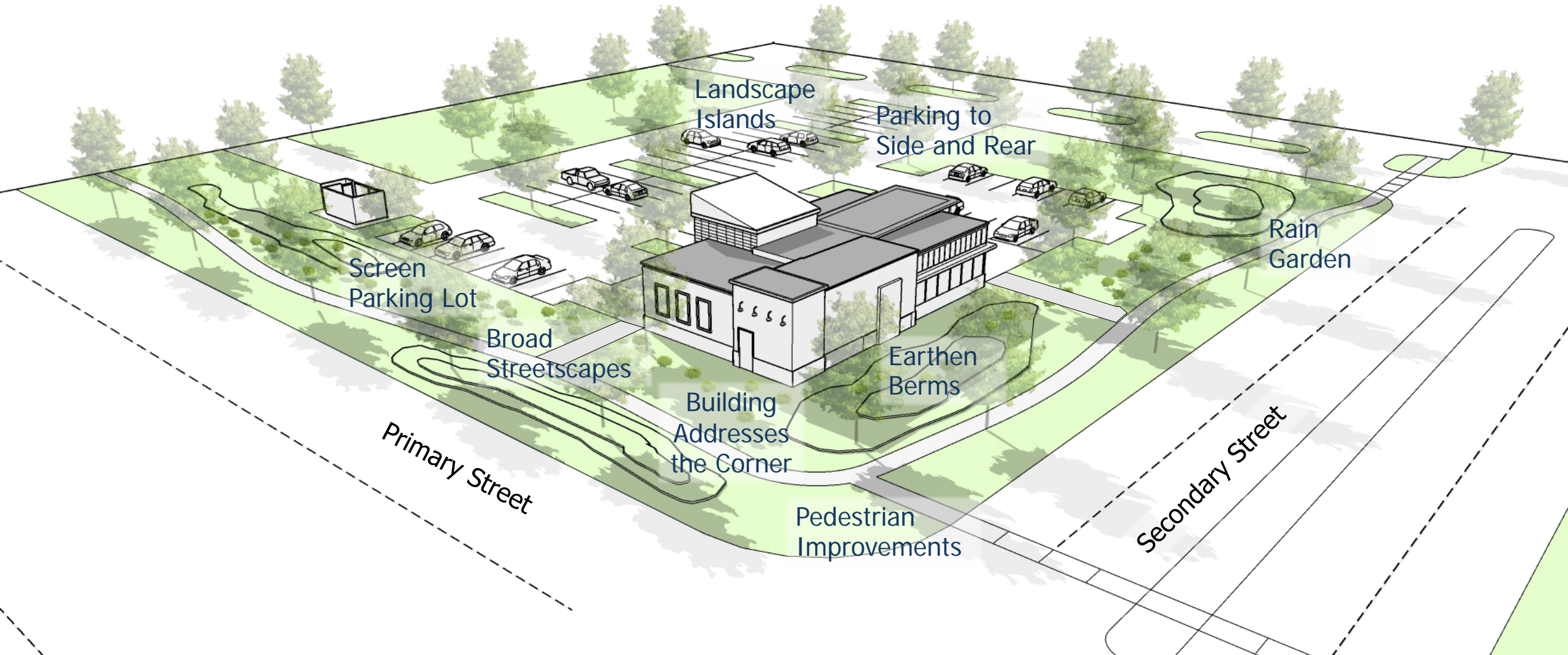
Frontage Types | Shopfront, Yard



Frontage Types | Parking Court



Frontage Types | Green



Frontage | Drive-Through





Frontage Types | Mixed Use



Zoning | “Carry-Over” Issues

• Sustainability

– Menu of Practices

- Energy conservation
 - Solar orientation, access protection, and panels
 - Energy efficiency
 - Tankless water heater(s)
 - Skylights
 - Roof eaves
 - Shade features
- LEED certification
 - Principal structure constructed as LEED Platinum, Gold, Silver (minimum) or Bronze
- Water conservation and quality protection
 - Rainwater collection
 - Rainwater reuse (cisterns, barrels, storage basins)
 - Underground parking
 - On-site transit facilities
 - Showering and dressing facilities
 - Recycling stations

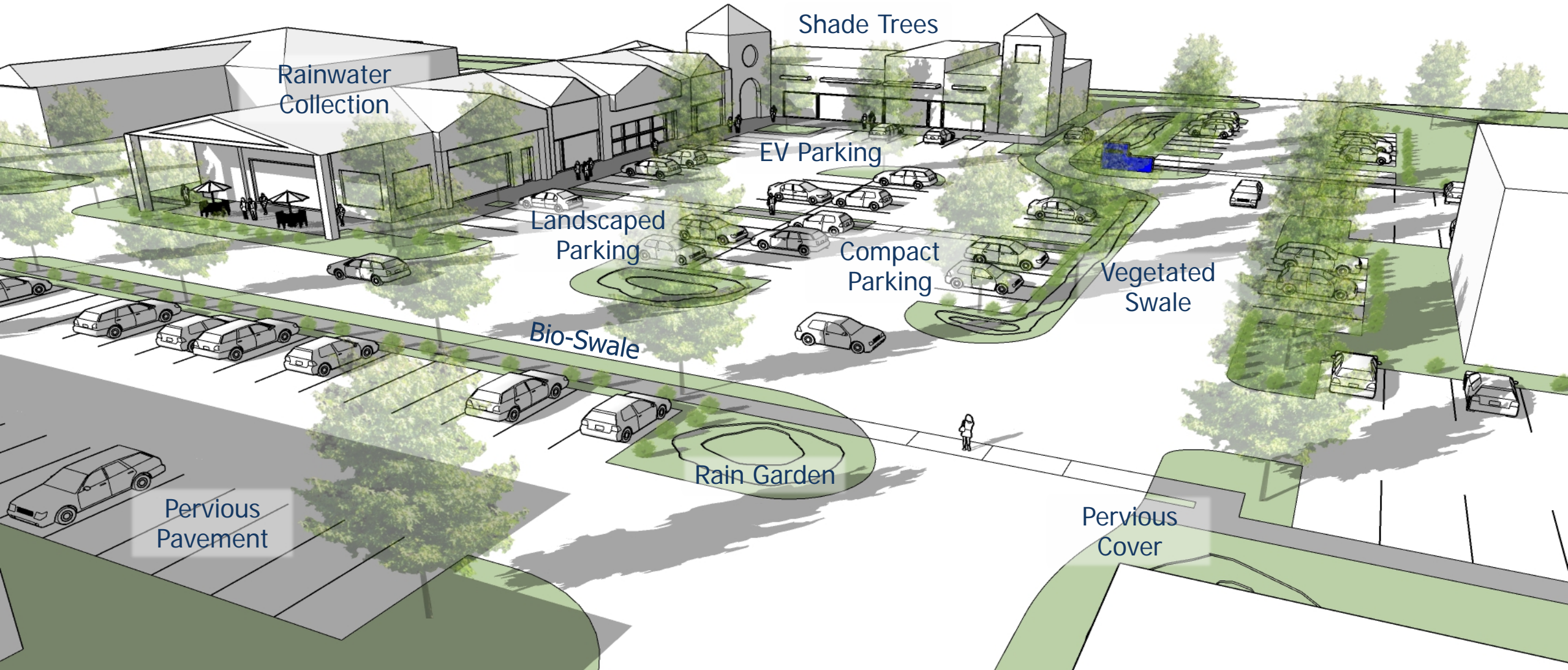
– Compliance determination by Director

– Authorized by City Council

**Table 10-1-3.3-1
Sustainability Incentives**

Incentive Type	Minimum Number of Practices Provided (refer to Table 10-1-3.3-2)	
	Schedule A	Schedule B
A density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the applicable district, provided adherence to the provisions of this Code for transitioning and buffering	2	4
An increase in the maximum allowable height by up to one story or 10 feet beyond the maximum allowed in the GB, General Business, or MU, Mixed Use, districts, subject to approval of the Fire Marshal and all other applicable compatibility provisions of this Code	2	3
An increase in the maximum allowable lot coverage by 10 percent beyond the maximum allowed in the GB, General Business, or MU, Mixed Use, districts	2	3
A modification to the off-street parking requirements resulting in a reduction from the minimum requirements by 15 percent, or an increase to the maximum allowable number of spaces provided by 15 percent	2	2
An increase in the maximum allowable sign area or maximum height for wall or freestanding signs by 10 percent	1	3
A reduction in the amount of required open space set-aside by 10 percent	1	2

Carry-Over | Sustainability



Carry-Over | Sustainability



Carry-Over | Greenscaping

- Landscaping

- Canopy Coverage

- Credit available for existing trees
- Double credit for specimen and historic trees
- Waivers available subject to criteria

- Tree Preservation and Protection

- Requirements based on frontage type
- Standards include:
 - Street trees
 - Foundation plantings
 - Screening
 - Landscaping
 - Bufferyard

- Planting Requirements

- Plant variety
- Minimum caliper, height or gallon
- Planting locations
 - Right-of-way
 - Site distance triangle
 - Easements
 - Fire safety
 - Spacing
- Plant substitutions

Table 10-3-4.5-2 Canopy Coverage Requirements by District	
District	Minimum Tree Canopy Coverage
SC, Suburban Commercial	25%
CM, Corridor Mixed	20%
PI, Public and Institutional	15%

Table 10-3-4.4-1 Minimum Landscape Planting Requirements				
Frontage Type	Streetscape	Parking	Site	District Bufferyard(s)
Build-To	<u>Street Trees</u> : 1 large or 2 coniferous trees per 25' linear frontage. <u>Foundation Plantings</u> : Shrubs and grasses along 100% of building frontage(s).	<u>Screening</u> : Shrubs and grasses along 75% / 50% of parking lot, plus 1 large deciduous or 2 coniferous trees per 25' / 35' linear frontage along a street, adjacent drive or parking lot. <u>Landscaping</u> : Landscape islands encompass 3.5% of parking surface, each with 1 large tree and shrubs or groundcover.	<u>Pervious Area</u> : 1 large tree per 1,000 sf.	
Green	<u>Street Trees</u> : None. <u>Foundation Plantings</u> : Shrubs and grasses along 50% of building frontage(s), plus 1 ornamental tree per 15' linear frontage.	<u>Screening</u> : Shrubs and grasses along 65% / 50% of parking lot, plus 1 large deciduous or 2 coniferous trees per 25' / 35' linear frontage. <u>Interior</u> : Landscape islands encompass 3.5% (approx. 1/15 parking spaces) of parking surface, each with 1 large tree and shrubs or groundcover.	<u>Pervious Area</u> : 1 large tree per 500 sf.	

Excerpt

Carry-Over | Parking

• Parking

— Standards

- Minimum, maximum, and transit shed
- Shared parking
- Special parking study
- Valet and tandem

— Design

- Compact car parking
- Electric and alternative fuels
- Large parking lots
- Structured parking design
- Drive-through design
- Stacking

— Parking Surface and Maintenance

- Pervious parking
- Alternative materials
- Storage prohibited

Table 10-1-3.5.A-1 Required Off-Street Parking			
Specific Use	Minimum	Maximum	Transit Shed
Residential			
Household Living			
Apartment	1 / studio BR 1.5 / single and two BR 2 / three BR	1.5 / studio BR 2 / single and two BR 2.5 / three BR	0.75 / studio BR 1 / single and two BR 1.5 / three BR
Dwelling, Single-Family Attached / Duplex	2 / DU	2 / DU	2 / DU
Dwelling, Single-Family, Detached	2 / DU	2 / DU	2 / DU
Live-Work	2 / DU	2 / DU	2 / DU
Multiplex (3-6 units)	1.5 / DU	2 / DU	1 / DU
Slot Home	--	--	--
Townhome	1.5 / studio BR 2 / single and two BR 2.5 / three BR	1.5 / studio BR 2 / single and two BR 2.5 / three BR	1 / studio BR 1.5 / single and two BR 2 / three BR
Mixed Use Building (upper floor residential units)	See Paragraph B, Shared Parking		
Group Living			
Foster Family Care Home	2 / DU	2 / DU	2 / DU
Group Home for Persons with Disabilities	2 / DU	2 / DU	2 / DU
Group Home for the Elderly	2 / DU	2 / DU	2 / DU
Independent Living Facility	0.75 / studio BR 1 / single and two BR 1.5 / three BR	0.75 / studio BR 1 / single and two BR 1.5 / three BR	0.75 / studio BR 1 / single and two BR 1.5 / three BR
Nursing Home / Assisted Living	1 / 2 beds	1 / 2 beds	1 / 2 beds

UNIFIED LAND USE CODE

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COLLABORATIVE