

CDC Supplement 26-2

June 2018

ORDINANCE NO.	ADOPTION DATE	EFFECTIVE DATE	AMENDED SECTIONS
2650	5-15-2018	5-24-2018	101, 112, 200, 218, 302, 303, 409, 418, 424, 435, 440, 703, 714, 718, 729, 802

INSTRUCTIONS

Remove old pages and replace with new pages as indicated below. The attached Supplement pages are intended for double-sided printing and copying.

Old Pages	New pages
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- iii. Ordinances granting a vested property right.
- iv. Ordinances or resolutions establishing, naming, or vacating streets, alleys, or other public places.
- v. Ordinances or resolutions relating to the transfer or acceptance of real estate or interests in real estate to or from the City.
- vi. Any ordinance adopted and effective after the effective date of this CDC.
- vii. Any resolution of the City Council not in conflict or inconsistent with the provisions of this CDC.

4. Savings Clause

The amendment or repeal of all or part of any ordinance by this CDC shall not release, extinguish, or modify, in whole or in part, any penalty or liability, or any right of the City incurred or obtained under the amended or repealed provisions. The amended or repealed provisions, shall be treated and held as remaining in full force or effect for the following purposes:

- a. Sustaining any and all proper actions, suits, proceedings, and prosecutions.
- b. Enforcement of any penalty, liability, or any right of the City.
- c. Sustaining any judgment, decree, or order that may be rendered in such proceeding, action, act, decision, hearing, or appeal pending before any court or the Planning Commission, City Council, Planning Director, or any other decision-making body or officer.

100.D Applicability

The standards and requirements of this CDC apply to all uses, structures, development, and subdivisions within the City. Land may be used, developed, or subdivided, and structures may be used or developed, only in accordance with approved plans, permits, or applications. Conformance with the standards and requirements of this CDC and approved plans, permits, and applications are the responsibility of the property owner, the person undertaking development, the user of a development, and each such person's successors in interest.

100.E Interpretation and Administration

- 1. The provisions of this CDC shall be interpreted according to [Section 800](#) Rules of Interpretation.
- 2. The provisions of this CDC shall be regarded as minimum requirements for the protection of the public health, safety, comfort, convenience, prosperity, and welfare. This CDC shall be regarded as remedial legislation that provides a means or method whereby causes of action may be effectuated, wrongs redressed, and relief obtained; and shall be liberally construed to further its underlying purposes. Development shall be encouraged to exceed the requirements contained in this CDC.
- 3. The Planning Director may promulgate and issue written administrative interpretations of this CDC as may be necessary to promote uniformity in the application of the CDC. All administrative interpretations issued by the Planning Director shall be available for public inspection during normal business hours. The Planning Director may also promulgate forms and other standardized documentation deemed necessary by the Planning Director to properly administer the provisions of this CDC.
- 4. The Planning Director may request input and suggestions from the Planning Commission or City Council regarding interpretation of any provision of this CDC.
- 5. During the course of normal business, it is necessary for administrative officials to interpret provisions and make decisions related to the enforcement of this CDC. Any party aggrieved

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by an administrative decision may appeal that decision through the procedures set forth in Article 7.

101 VIOLATIONS AND ENFORCEMENT

101.A Violations

Failure to comply with the requirements of this CDC shall constitute a violation of the Steamboat Springs Municipal Code and such violation may be enforced as provided by this Article. Each day during which a violation continues shall be deemed a separate offense and violation. Enforcement action may be taken against a specific property owner, tenant, or user of the property where the violation is alleged to occur, or against any other persons as permitted by state or federal law.

Violations of this CDC may include, but are not limited to:

1. Using any land, or erecting, constructing, enlarging, altering, moving, using, or maintaining any structure (including any sign) in a manner inconsistent with this CDC, except as provided in [Section 103](#), [Section 104](#), and [Section 105](#).
2. Failure to obtain any required approval or permit.
3. Failure to abide by approvals, permits, or conditions attached to approvals or permits.
4. Obtaining approvals or permits through fraud or misrepresentation.
5. Proceeding with a development without proper approvals or permits.
6. Continuing construction or development activity after approvals have lapsed.
7. Failure to remove any sign installed, created, erected, or maintained in violation of this CDC, or for which the sign permit has lapsed.
8. Increasing the intensity of use of any land or structure, except in accordance with the procedural and substantive standards of this CDC.
9. Reducing or diminishing the lot area, setbacks, or open space below the minimum required by this CDC.
10. Excavating, grading, cutting, clearing, or undertaking any other land disturbance activity contrary to the provisions of this CDC or without first obtaining all requisite land use approvals required by this CDC or other applicable regulations.

101.B Inspections and Stop Work Order

1. The Building Official is empowered to cause any structure, use, or tract of land to be inspected and examined, and issue a written stop work order or other order requiring the remedying of any condition found to exist in violation of any provision of this CDC.
2. After any such order has been served, no work shall proceed on any structure or any land covered by such order, except work authorized by the Building Official, such as necessary work to correct or remedy such violation or to ensure the safety or security to adjacent, surrounding, or neighboring properties.
3. If the Building Official determines that the public health, safety, and welfare are not immediately at risk, he or she may cause the order to take effect no more than 48 hours after it is determined that a violation exists. The Building Official shall make reasonable effort to notify a person of authority, as indicated on the building permit application if such a permit application exists, concurrently with issuance of the stop work order at the site of the violation.
4. Any stop work order issued by the Building Official may be appealed in accordance with Article 7.



consultation between the Planning Director and City Attorney. Signs removed by the City from public property shall be deemed abandoned property and may be disposed of by the City. The City shall not be liable to the sign owner for damage to or loss of any sign removed pursuant to this Section.

101.F Enforcement Procedures – Vacation Home Rentals

1. Any person with reason to believe a violation to this CDC exists related to a vacation home rental may file a complaint with the Steamboat Springs Police Department.
2. If, after investigation of the complaint, there is probable cause to proceed, the owner, operator, or manager of the vacation home rental shall be summoned into Municipal Court to answer charges.
3. The standard of proof for any prosecutions under this [Section 101.F](#) shall be a “preponderance of the evidence” and shall result in a civil penalty upon conviction.

101.G Enforcement Procedures – Open Space Maintenance

1. City Council may serve written notice upon the party responsible for maintaining open space. Such notice shall include the following:
 - a. The manner in which the person has failed to maintain the open space in a reasonable condition; and
 - b. A demand that such deficiencies of maintenance be cured within 30 days; and
 - c. The time, date, and place of a public hearing to be held within 45 days of the date of notice.
2. At the hearing, City Council may modify the terms of the original notice as to deficiencies and may grant an extension of time within which the deficiencies must be cured.
3. If the deficiencies are not cured within the time period set, the City, in order to preserve the taxable values of the properties within the development or subdivision and to prevent the open space from becoming a public nuisance, may enter upon the open space and maintain the open space for a period of one year. Such entry and maintenance shall not vest in the public any rights to use the open space except if it is voluntarily dedicated to the City by the owners and accepted by the City in accordance with [Section 602.K.2.c](#).
4. Prior to the expiration of the year of City maintenance, City Council shall schedule a public hearing and provide notice to the party responsible for the maintenance of the open space. At the hearing, the responsible party shall show cause why such maintenance by the City shall not continue for the succeeding year. If City Council determines that the responsible party is not ready and able to maintain the open space in a reasonable condition, the City, in its discretion, may continue to maintain the open space during the next succeeding year and, subject to a similar hearing and determination, in each year thereafter.
5. The cost of maintenance by the City shall be paid by the responsible party, and any unpaid assessment shall become a lien in the nature of general taxes on such properties. The City shall file a notice of such lien in the office of the Routt County Clerk and Recorder upon the properties affected by the lien and shall certify such unpaid assessments to the County Treasurer for collection, enforcement, and remittance of general property taxes.

101.H Penalties

1. Violations of this CDC shall be subject to the penalty provided by Chapter 1, Section 1-15 of the Municipal Code.
2. In cases of demolition or alterations to Historic Resources, Historic Landmarks, or Contributing Properties without approval or beyond the scope of an approved permit, or the failure of the owners of Eligible Resources to adhere to the required historic preservation

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review process, the City Council may impose one or more of the following penalties and sanctions in addition to the penalty provided by Chapter 1, Section 1-15 of the Municipal Code:

- a. Moratorium on development or redevelopment of the Historic Resource, Historic Landmark, or Contributing Property for up to five years.
 - b. Requirement to reconstruct, repair, or rehabilitate the Historic Resource, Historic Landmark, or Contributing Property.
 - c. Charging up to triple the permit fees for future work on the Historic Resource, Historic Landmark, Contributing Property, or Eligible Resource.
 - d. Issuance of a stop work order or a court ordered injunction regarding the Historic Resource, Historic Landmark, Contributing Property, or Eligible Resource.
 - e. Assessment of the costs and expenses, including reasonable attorney's fees incurred by the City in enforcing the provisions of this CDC, against the owners of the Historic Resource, Historic Landmark, Contributing Property, or Eligible Resource.
3. In cases of violations of Vacation Home Rental Permits, penalties shall be imposed in accordance with Table 101-1 in addition to any other penalties permitted by this CDC and the Municipal Code.

Table 101-1. Penalties for Vacation Home Rental Violations

Violation Within Any 12-Month Period ¹	Penalty
First Violation	\$250 fine
Second Violation	\$500 fine
Third and any Subsequent Violation	\$1,000 fine

¹ Each calendar day that there is a failure to comply with additional criteria and each calendar day a prohibited activity takes place may be considered by the Municipal Court as a separate and distinct offense.

4. Any person operating a vacation home rental without a valid Vacation Home Rental Permit shall, upon conviction, be guilty of a misdemeanor resulting in the imposition of a fine of \$1,000 for each day of operation without a permit. The property being operated as a vacation home rental shall not be eligible for a Vacation Home Rental Permit for two years after conviction.

§101 [Ord. No. 2650, 5-15-18]

102 TRANSITIONAL PROVISIONS

102.A Purpose

1. Establish the applicability of new substantive standards enacted by this CDC to activities, actions, and other matters that are pending or occurring as of the effective date of this CDC.
2. Implement the preferred direction and policies of the Community Plan.

102.B Intent

The intent of this Section is to modify all development approvals to conform to this CDC unless vested under the provisions of this Section or in accordance with [Section 731](#).

102.C Applicability

This Section shall apply to all development permit types contained within the Steamboat Springs Revised Community Development Code effective from September 18, 2001 - 2017.

102.D Effective Date

The effective date of this CDC is January 1, 2018.




2. Economic and Regulatory Incentives

In order to induce owners of Eligible Resources to consider proposing their property for listing on the Local Register, the City may offer the owner of an Historic Resource, Local Landmark, or Contributing Property one or more of the following incentives:

- a. Federal and state income tax credits as provided by law, with reviews conducted by the Historic Preservation Commission by virtue of the City's certification as a Certified Local Government.
- b. Rebate of City sales taxes on materials purchased locally and used for rehabilitating, renovating, and restoring Historic Resources, Local Landmarks, and Contributing Properties in accordance with Section 22-183(d)(12) and Section 22-198(g) of the Municipal Code.
- c. Waiver of Planning Department permit fees in accordance with [Section 702.K](#) for work consistent with the Historic Preservation Design Guidelines and the Secretary of the Interior Standards.
- d. Recommendation for resources for architectural, design, and technical consultation and assistance at no or reduced fees.
- e. Identification and implementation of other economic incentives as they become available.
- f. Recommendation to City Council for the purchase of development rights, or for the City to cover the costs associated with the granting of preservation easements in appropriate cases.

3. Recognition

Owners of Historic Resources, Local Landmarks, and Contributing Properties shall be offered the opportunity to have an Historic Preservation Commission designed plaque or other appropriate marker placed on their property at the City's expense identifying their property as listed on the Local Register.

 **§112** [Ord. No. 2650, 5-15-18]

113 FLOODPLAIN ADMINISTRATOR

113.A Powers and Duties


- 1. The Planning Director, or his or her designee, shall serve as the Floodplain Administrator for the City.
- 2. The Floodplain Administrator shall have the following powers and duties under this CDC:
 - a. Review applications for Floodplain Development Permits. In conducting this duty, the Floodplain Administer may seek technical assistance as necessary at the applicant's cost.
 - b. Approve or deny Floodplain Development Permits in accordance with Article 7.
 - c. For all new or substantially improved structures:
 - i. Obtain and record the actual elevation, in relation to mean sea level, of the lowest floor, including basement; and
 - ii. Record whether or not the structure contains a basement.
 - d. For all new or substantially improved floodproofed structures:
 - i. Verify and record the actual elevation, in relation to mean sea level, to which the structure has been floodproofed; and
 - ii. Maintain the floodproofing certifications.

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- e. Maintain for public inspection all records pertaining to Floodplain Development Permits and the City’s participation in the National Flood Insurance Program and Community Rating System.
- f. Notify adjacent communities and the State Conservation Board prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- g. Require that maintenance be provided within an altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- h. Make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The Floodplain Administrator may require that any party requesting a determination submit a survey performed by a licensed surveyor or certification from a licensed professional engineer regarding the location of the boundary.
- i. Maintain the records of all appeal and variance actions, including technical information, and report any variances to the Federal Emergency Management Agency.
- j. Give written notice to any applicant that obtains approval of a variance that the structure will be permitted to be built with a lowest floor below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk from the reduced lowest floor elevation.

 **User Note:** Section 114 Community Housing Program Administrator has been suspended until August 31, 2018.

114 COMMUNITY HOUSING PROGRAM ADMINISTRATOR

114.A Powers and Duties

1. The Planning Director, or his or her designee, shall serve as the Community Housing Program Administrator for the City. The City may also enter into contracts with other agencies, including the Yampa Valley Housing Authority, to serve as the Community Housing Program Administrator, subject to approval of City Council.
2. The Community Housing Program Administrator shall have the following powers and duties under this CDC:
 - a. Exercise administration of the community housing program pertaining to all building and developments.
 - b. Enforce all terms of the community housing program.
 - c. Review and recommend approval or denial of all Community Housing Plans.
 - d. Develop, maintain, and enforced rules and regulations in order to assure that the purposes of the community housing program are accomplished.
 - e. Present sufficient information to City Council annually so that City Council can effectively review the operation of the community housing program and determine



200 ZONE DISTRICTS ESTABLISHED

200.A Purpose

The purpose of this Article is to enable the use and development of land that is compatible with other uses and development, in terms of mass, scale, and impacts, in defined geographic areas of the City and that implements the policies of the Community Plan and other adopted plans.

200.B Intent

The intent of this Article is to establish zone districts that are applied to properties within the City in a planned and orderly pattern and to apply appropriate standards within each zone district to ensure negative impacts of development are minimized.

200.C Zone Districts

The following zone districts are established by this CDC:

1. Standard Zone Districts

- a. Open Space and Recreation (OR)
- b. Residential Estate - One (RE-1)
- c. Residential Estate - Two (RE-2)
- d. Residential Neighborhood - One (RN-1)
- e. Residential Neighborhood - Two (RN-2)
- f. Residential Neighborhood - Three (RN-3)
- g. Residential Neighborhood - Four (RN-4)
- h. Residential Old Town (RO)
- i. Resort Residential - One (RR-1)
- j. Resort Residential - Two (RR-2)
- k. Manufactured Home (MH)
- l. Multiple-Family - One (MF-1)
- m. Multiple-Family - Two (MF-2)
- n. Multiple-Family - Three (MF-3)
- o. Gondola - One (G-1)
- p. Gondola - Two (G-2)
- q. Commercial Old Town (CO)
- r. Commercial Yampa - One (CY-1)
- s. Commercial Yampa - Two (CY-2)
- t. Commercial Oak - One (CK-1)
- u. Commercial Oak - Two (CK-2)
- v. Commercial Neighborhood (CN)
- w. Community Commercial (CC)
- x. Commercial Services (CS)
- y. Industrial (I)

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2. **Planned Unit Development Districts (PUD)**
3. **Traditional Neighborhood Development (TND) Zone and Transects**
 - a. Neighborhood Edge (T2-NE)
 - b. Neighborhood General - Low (T3-NG1)
 - c. Neighborhood General - Medium (T3-NG2)
 - d. Neighborhood Center (T4-NC)
 - e. Town Core (T5-TC)
 - f. Special District (SD)
4. **Overlay Zones**
 - a. Skyline Overlay (SO)
 - b. Large-Format Retail Overlay (LFR)
 - c. Entry Corridor Overlay (EC)

200.D **Official Zone Map**

1. **Adoption**
 - a. The boundaries of the zone districts are delineated on the Official Steamboat Springs Zone Map. The Zone Map is hereby adopted as a part of this Article 2, and it shall supersede all zone maps previously adopted by the City.
 - b. The Official Zone Map shall be filed in the office of the Department of Planning and Community Development. The Zone Map shall bear the signature of the Planning Director and the seal of the City, and it shall be attested by the City Clerk.
2. **Interpretation**
 - a. Upon request, the Planning Director shall provide a written administrative determination of a specific property's zone district or TND transect designation. This shall include overlay zones, if applicable.
 - b. Where there is uncertainty of the location of zone district boundaries as shown on the Zone Map, the following rules of interpretation shall apply:
 - i. Boundaries indicated as approximately following the centerline of streets or roads shall be construed to follow the centerline.
 - ii. Boundaries indicated as approximately following platted lot lines shall be construed as following the lot lines.
 - iii. Boundaries indicated as approximately following City limits shall be construed as following City limits.
 - iv. Boundaries indicated as parallel to or extensions of centerlines, lot lines, City limits, or similar geographical lines shall be so construed.
 - v. Distances not specifically indicated on the Official Zone Map shall be determined by the scale of the map.
 - vi. Whenever any street, alley, or other public way is vacated by official action of the City Council, or whenever any street or alley area is franchised for building purposes, the zone district line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way.



- vii. Where physical or cultural features exist on the ground and are at variance with those shown on the Official Zone Map, the City Council shall interpret the zone district boundaries.
- viii. In circumstances not covered by the rules of interpretation contained in this Section, the City Council shall interpret the zone district boundaries.

200.E Applicability of Zone District Standards

1. No structure or land shall be used for any purpose other than for a By-Right Use, Limited Use, or Conditional Use permitted in the zone district in which it is located.
2. No structure shall be erected, constructed, altered, enlarged, reconstructed, or moved unless it complies with the dimensional standards of the zone district in which it is located.
3. Dimensional standards shall only be varied through the Variance or Adjustment processes.
4. Accessory building setbacks shall only apply to accessory buildings that are detached from a principal building by a minimum of six feet. Accessory buildings detached from the principal building by less than six feet shall comply with the principal building setbacks.
5. No structure or land shall be used and no structure shall be erected, constructed, altered, enlarged, reconstructed, or moved unless all required development review approvals and permits have been properly issued in accordance with this CDC.
6. No setback or open space required by this CDC for any structure shall be considered as satisfying a setback or open space requirement on an adjoining lot unless specifically approved through a development review process for an offset side yard development.
7. In circumstances where district dimensional standards contained in this Article 2 are in conflict with any standards contained in Articles 3, 4, or 5, the more restrictive standard shall apply unless otherwise explicitly stated.

200.F Exemptions to Dimensional Standards

1. **Maximum Height**
 Building appurtenances may exceed the maximum height limitation if the appurtenances, in aggregate, do not cover more than ten percent of the total roof area of the building and the height of any appurtenance does not exceed 50 percent of the overall building height.
 Building appurtenances include but are not limited to:
 - a. Unoccupied architectural features including but not limited to domes, cupolas, and spires.
 - b. Monuments.
 - c. Screened mechanical equipment.
 - d. Parapet walls not exceeding four feet in height.
2. **Lot Line Setback Encroachments**
 The following building features may encroach into minimum required lot line setback areas:
 - a. Eaves and gutters, provided that they do not encroach more than three feet, measured horizontally, into the setback area.
 - b. Decks that are elevated no greater than 30 inches above the finished grade. Finished grade shall be measured three feet out from the perimeter of the deck.
 - c. Window wells, provided that they do not encroach more than three feet into the setback area.
3. **Double Frontage and Corner Lots**
 In the case of a residential double frontage lot or corner lot, the Planning Director may waive

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or modify the minimum front setback on one or more of the front lot lines after consideration of clear vision setbacks, driveway location, pedestrian entrance, building height, vehicular and pedestrian safety, and compatibility with the neighborhood.

4. Subdivision of Existing Manufactured Home Parks

The Planning Director may waive or modify dimensional standards, including but not limited to minimum lot area and lot line setbacks, for an application to subdivide an existing manufactured home park into individual lots for the purpose of sale of such lots to the existing tenants of the manufactured home park upon a finding that:

- a. The waiver of such standards will not substantially increase fire or other life safety hazards to the residents of the manufactured homes; and
- b. The manufactured home park owner has entered into a contract with the City assuring that such subdivided lots will be offered for sale to the existing tenants of the park.

5. Building Across Lot Lines

Decks, porches, and other similar appurtenances may encroach onto adjacent common elements, as defined in C.R.S. § 38-33.3-101, that are established in a townhome or condominium subdivision upon consent of either:

- a. The owners association that governs the subdivision, if authorized under the subdivision's governing documents; or
- b. The owners of the common elements.

§200 [Ord. No. 2650, 5-15-18]

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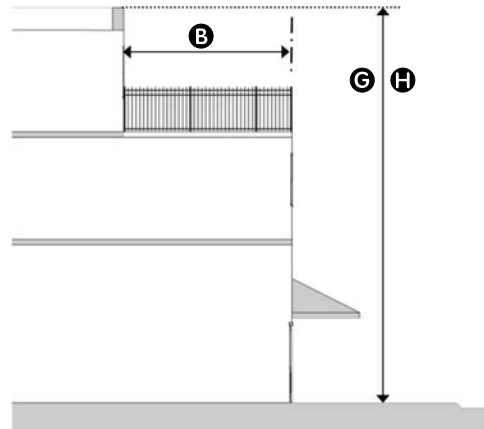
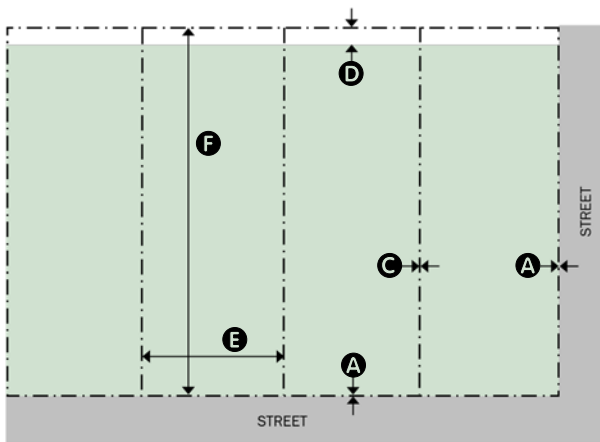
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217 ZONE DISTRICT: COMMERCIAL OLD TOWN

217.A Purpose

The Commercial Old Town zone district is intended to provide for commercial uses and development complementary to and compatible with the traditional character of the downtown area in terms of scale, streetscape, and pedestrian orientation. Commercial Old Town is a mixed-use district that emphasizes active commercial uses on the pedestrian level, such as retail, service, restaurants, and lodging, as well as accommodating office and residential uses that are complementary to and supportive of the active streetscape.

217.B Dimensional Standards (See below.)



--- Property Line
 ■ Building Envelope

Building Placement		
Lot Line Setbacks		
Front		A
Principal Building up to 28'	0' min.	
	0' max.	
Principal Building above 28'	15' min.	B
Side		C
Principal Building	0' max.	
Accessory Building	0' max.	
Rear		D
Principal Building	10' min.	
Accessory Building	10' min.	
Lot Size		
Width ¹	25' min.	E
	150' max.	
Depth ¹	no min.	F
Area	3,000 sf min.	
	22,000 sf max.	

Building Form		
Building Height ¹		
Buildings without Residential on Uppermost Floor		
Overall Height	28' max.	G
Average Plate Height	28' max.	H
Buildings with Residential on Uppermost Floor		
Overall Height	38' max.	G
Average Plate Height	38' max.	H
Public Facilities		
Overall Height	42' max.	G
Average Plate Height	42' max.	H
Other Standards		
Building Intensity		
Lot Coverage	no max.	
Floor Area Ratio	200% max.	
Density		
Dwelling Units per Lot	no max.	

¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.



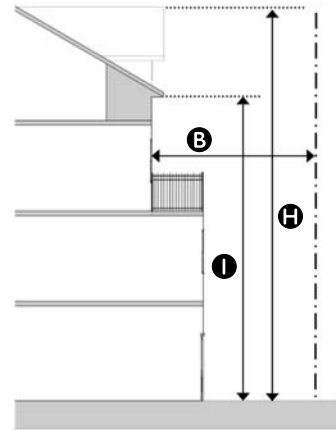
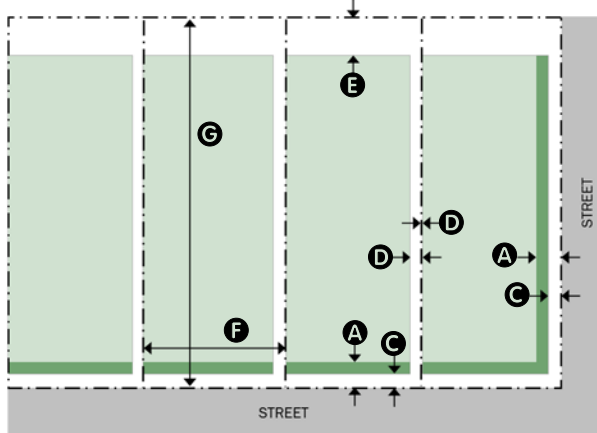
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218 ZONE DISTRICT: COMMERCIAL YAMPA - ONE

218.A Purpose

The Commercial Yampa zone districts are intended to provide for development along Yampa Street that is complementary to but distinctively different than Commercial Old Town. These zone districts are mixed-use districts that accommodate moderate-intensity commercial uses, including retail, restaurants, and lodging, as well as office and residential uses that are compatible with and supportive of the active streetscape. Commercial Yampa emphasizes pedestrian-oriented development that provides physical and visual connections and transitions between the Yampa River and the Commercial Old Town zone district.

218.B Dimensional Standards (See below.)



--- Property Line
 Building Envelope
 Porch Area

Building Placement

Lot Line Setbacks

Front		A
Principal Building up to 28'	10' min.	
Principal Building above 28'	25' min.	B
Porch or Deck	5' min.	C
Accessory Building	15' min.	
Side		D
Principal Building (One Side)	0' min.	
Principal Building (Other Side)	7.5' min.	
Porch or Deck	0' min.	
Accessory Building	0' min.	
Rear ²		E
Principal Building	30' min.	
Porch or Deck	10' min.	
Accessory Building	15' min.	

Lot Size

Width ¹	25' min.	F
	100' max.	
Depth ¹	no min.	G
Area	3,000 sf min.	
	14,000 sf max.	

Building Form

Building Height ¹

Principal Building		
Overall Height	36' max.	H
Average Plate Height	24' max.	I
Accessory Building		
Overall Height	36' max.	H
Average Plate Height	24' max.	I

Other Standards

Building Intensity

Lot Coverage	65% max.
Floor Area Ratio	100% max.

Density ³

Dwelling Units per Lot	no max.
------------------------	---------

¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.

² Rear setbacks are measured from the ordinary high water mark. Where a required waterbody setback differs from the minimum rear setback, these CY-1 standards shall apply.

³ Manufactured homes are prohibited.

§ 218 [Ord. No. 2650, 5-15-18]



2. Automobile Service, Heavy

An indoor establishment for the general service, repair, or rebuilding of vehicles. Heavy automobile service includes auto body shops.

Use Standards:

- a. Heavy automobile service shall not be located adjacent to property zoned OR, RE, RN, RO, MH, or MF, except heavy automobile service may be located adjacent to properties zoned OR that are either City-owned or designated open space in a commercial or industrial subdivision.
- b. All service, repair, and rebuilding activities shall occur within a completely enclosed building.
- c. Inoperable or unlicensed vehicles shall not be stored outdoors for more than two business days.
- d. Service bay doors shall not be visible from public rights-of-way.

3. Automobile Service, Light

An indoor establishment for the routine maintenance or minor repair of passenger vehicles and light trucks.

Use Standards:

- a. Light automobile service shall not be located adjacent to property zoned OR, RE, RN, RO, MH, or MF, except light automobile service may be located adjacent to properties zoned OR that are either City-owned or designated open space in a commercial or industrial subdivision.
- b. All maintenance and repair activities shall occur within a completely enclosed building.
- c. Inoperable or unlicensed vehicles shall not be stored outdoors for more than two business days.
- d. Service bay doors shall not be visible from public rights-of-way.

4. Automobile Rental

An establishment for short-term rental of passenger vehicles, light trucks, motorcycles, utility trailers, and similar items. Automobile rental may include vehicle storage, drop-off, and pick-up.

Use Standards:

- a. Automobile rental shall not be located adjacent to property zoned RE, RN, RO, MH, or MF.
- b. Any canopies for sheltering vehicles shall not be located closer to the street than the principal structure.
- c. Garage or service bay doors shall not face the front lot line.
- d. In G zone districts, rental vehicles shall be stored within a parking structure.

5. Automobile Sales

An establishment for the sale or long-term leasing of passenger vehicles, light trucks, motorcycles, utility trailers, and similar items. Automobile sales may include vehicle storage and display.

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§ 302.I

6. Automobile Wash

A facility for automated or self-service washing of automobiles.

Use Standards:

- a. Automobile washes shall not be located adjacent to property zoned RE, RN, RO, MH, or MF.
- b. Garage or wash bay doors shall not face the front lot line.

7. Electric Vehicle Charging Station

An establishment or location offering a source of electrical power designed specifically to charge the batteries of electric vehicles, including all-electric vehicles and plug-in hybrids. Electric vehicle charging stations may be located in required parking spaces where the vehicles can be stored as they are charged.

8. Heavy Vehicle/Equipment Sales, Rental, and Service

An establishment for the sales, rental, or service of construction or agricultural vehicles, equipment, or machinery; recreational vehicles; or boats.

302.J Vehicle Parking Category

Vehicle Parking includes the parking of licensed, operable vehicles for 96 hours or less, with or without charge. Vehicle Parking shall not include storage, sale, repair, or dismantling of vehicles.

1. Surface Lot

An unenclosed, at-grade lot for the parking of vehicles.

2. Parking Structure

A structure, excluding a garage as defined by this CDC, for the parking of vehicles.

302.K Work/Live Category – Commercial

Work/Live-Commercial includes the use of a work/live unit for a principal commercial use permitted in the zone district and accessory residential use.

Use Standards:

- a. In CO, CY, CK-2, CN, CC, and CS zone districts, the residential component of a work/live unit shall not be located within the pedestrian-active building frontage.
- b. In CC and CS zone districts, the residential component of a work/live unit shall not exceed 1,400 square feet gross floor area.

§ 302 [Ord. No. 2650, 5-15-18]

303 INDUSTRIAL PRINCIPAL USES

303.A Definition of Industrial Use

The use of land for the manufacturing, production, assembling, fabrication, processing, bulk handling, storage, warehousing, and distribution of goods, facilities that may generate significant impacts to residential and commercial areas, and establishments that typically require minimal direct interaction with the general public.

303.B Food and Beverage Processing and Manufacturing Category

Food and Beverage Processing and Manufacturing includes uses engaged in the production of prepared food and beverage items for off-site sale and consumption by others.

1. Alcoholic Beverage Production Facility

A facility where fermented malt, vinous, or distilled spirituous beverages are manufactured for sale or distribution to wholesale or retail establishments. Alcoholic beverage production facility includes brewery, distillery, winery, or other similar facility.



Use Standards:

- a. In CO, CY, CC, and CS zone districts and T4-NC and T5-TC transect zones, alcoholic beverage production facilities shall include a tasting/tap room.
- b. Adverse impacts shall be minimized in accordance with [Section 410](#).

1.1. Alcoholic Beverage Production Facility, Large

An alcoholic beverage production facility that produces more than 100,000 gallons of vinous liquors, more than 15,000 barrels of fermented malt beverages, or more than 100,000 gallons of distilled spirituous beverages per year.

1.2. Alcoholic Beverage Production Facility, Small

An alcoholic beverage production facility that produces 100,000 gallons or less of vinous liquors, 15,000 barrels or less of fermented malt beverages, or 100,000 gallons or less of distilled spirituous beverages per year.

2. Commissary Kitchen

A commercial kitchen facility where food is stored, prepped, and prepared for off-site consumption. Commissary kitchen includes caterer kitchens, shared kitchens, and other similar facilities.

3. Food Processing Facility

A facility for the preparation, processing, canning, or packaging of food or non-alcoholic beverage products for sale or distribution to wholesale or retail establishments.

Use Standard:

- a. In CK-2 and CN zone districts, food processing facilities shall include accessory retail sales or a tasting/tap room.
- b. Adverse impacts of any baking or coffee roasting shall be minimized in accordance with [Section 410](#).

3.1. Food Processing Facility, Large

A food processing facility that is greater than 3,500 square feet of net floor area.

3.2. Food Processing Facility, Small

A food processing facility that is 3,500 square feet or less of net floor area.

4. Meat Processing Facility

A facility where live animals are killed and processed or where wild game is processed or packed. Meat processing facility does not include butcher shops, rendering plants, or restaurants.

303.C Industrial Services Category

Industrial Services includes uses engaged in the servicing of industrial, business, or consumer goods and providing services primarily at off-site locations or for off-site uses.

1. Contractor Shop

An indoor facility for conducting construction trade services, the storage and maintenance of equipment, or the storage of materials associated with contracting or construction trade services.

2. Contractor Equipment/Materials Yard

An outdoor area for the storage of vehicles, equipment, and materials associated with contracting or construction trade services.

Use Standards:

- a. Contractor equipment/materials yards shall not be permitted on lots abutting, or separated only by open space from, US Highway 40 or Elk River Road.

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- b. Contractor equipment/materials yards shall comply with all applicable development standards for outdoor storage areas in [Section 416](#).

3. Crematorium

A facility designed for the cremation of human or animal remains.

Use Standards:

- a. In CC and CS zone districts, crematoriums shall be accessory to a funeral home, animal sales and service use, or animal hospital.
- b. Crematoriums shall not be located adjacent to property zoned OR, RE, RN, RO, MH, or MF, except crematoriums may be located adjacent to properties that are:
 - i. Zoned OR that are either City-owned or designated open space in a commercial or industrial subdivision; or
 - ii. Zoned RE-1 but are identified on the Future Land Use Map as planned for zoning other than OR, RE, RN, RO, MH, or MF.
- c. All activities shall occur within a completely enclosed building.
- d. Crematoriums shall not emit any noise, odor, or vibration beyond the lot lines.

4. Marijuana Testing Facility

A facility for testing and research on marijuana, including the development and testing of marijuana products, in accordance with either the Colorado Retail Marijuana Code or the Colorado Medical Marijuana Act, and any other statute or state administrative regulations.

Use Standards

- a. Marijuana testing facilities shall not be located closer than 1,000 feet from an elementary/secondary school, the principal campus of a college/university, a seminary, or a public park, and marijuana testing facilities shall not be located closer than 500 feet from a child care center. Separation shall be measured by the shortest distance between the nearest property line of the school, college/university, seminary, park, or child care center to the nearest point of the building or tenant space in which the marijuana testing facility is located. The establishment of a child care center within 500 feet of a lawfully established marijuana testing facility shall not affect the renewal, reissuance, or amendment of the marijuana testing facility approval. Development applications shall include an area map drawn to scale indicating land uses of other properties within a 1,000-foot radius of the subject property. The map shall depict the proximity of the property to any elementary/secondary schools, principal campuses of a college/university, seminaries, public parks, child care centers, and other marijuana-related land uses.
- b. Marijuana testing facilities shall not be located adjacent to property zoned RE, RN, RO, RR, MH, MF, or G.
- c. Marijuana testing facilities shall operate from a permanent, fixed location. Operation from a vehicle or other moveable location is prohibited.
- d. Display of signs on the property that are visible from the exterior of the premises and that advertise the presence of marijuana on the premises are prohibited. This restriction shall include, but shall not be limited to, signage using the word “marijuana”, its synonyms, or depictions of any portion of the marijuana plant.
- e. Marijuana testing facilities shall not operate in a manner that adversely impacts the public health, safety, and welfare of the immediate neighborhood in which the use is located. Adverse impacts shall be minimized in accordance with [Section 410](#).



- 4. **Warehouse**
An indoor facility for the storage of commercial or industrial goods, materials, equipment, or vehicles for off-site retail sales or services.
- 5. **Wholesale Facility**
A facility for the selling and distribution of goods to off-site retailers.

303.I Work/Live Category – Industrial

Work/Live-Industrial includes the use of a work/live unit for a principal industrial use permitted in the zone district and accessory residential use.

Use Standards:

- a. The residential component of a work/live unit shall not be located within the pedestrian-active building frontage.
- b. The gross floor area of the residential component of a work/live unit shall not exceed the gross floor area of the nonresidential component.
- c. The residential component of a work/live unit shall not exceed 1,400 square feet of gross floor area.

§303 [Ord. No. 2650, 5-15-18]

304 CIVIC, PUBLIC, AND INSTITUTIONAL PRINCIPAL USES

304.A Definition of Civic, Public, and Institutional Uses

The use of land for civic and community purposes that primarily benefit the health, safety, and welfare of the general public.

304.B Assembly Category

Assembly includes uses operated for the regular assembly of persons for religious worship or secular activities.

1. Amenity Space/Structure

An indoor facility or outdoor area, under private ownership for the common benefit of a use, development, or subdivision, designed and used for service, gathering, or passive and low-impact active recreational uses, including but not limited to a clubhouse, meeting rooms, personal storage areas, exercise facility, tennis courts, swimming pools, hot tubs, sitting areas, and playground equipment. An amenity space/structure may be located within the same building or on the same lot as the use or development it serves or on a separate lot within the development or subdivision it serves.

2. Private Club

An establishment where people assemble for the promotion of a private or nonprofit common objective, such as literature, science, politics, service, or fellowship.

3. Religious Assembly

An establishment where people regularly assemble for participation in religious services, meetings, and other associated activities.

304.C Community/Public Services Category

Community/Public Services includes uses engaged in meeting needs for public safety and human services.

1. Child Care Center

An establishment for the care of children for less than a 24-hour consecutive period.

Use Standards:

- a. Outdoor play areas shall be fenced.
- b. Drop-off and pick-up areas shall be located to prevent vehicle conflicts.

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c. Pedestrian connections shall be provided to public entrances from parking areas, drop-off and pick-up areas, and adjacent sidewalks and trails.

1.1. Child Care Center, Large

A child care center that provides care for 16 or more children at a time.

1.2. Child Care Center, Small

A child care center that provides care for 15 or fewer children at a time.

2. Community Center

A facility provided by the City or any other nonprofit group or organization for community activities.

3. Hospital

An institution that provides 24-hour health services, medical care, and surgical care primarily for inpatients. A hospital may include laboratories, emergency services, outpatient services, training facilities, central service facilities, staff offices, and other accessory uses integral to the operation of the use.

4. Institutional

An establishment, that is not described as another specific civic, public, or institutional use, that is funded and operated by a unit of government or nonprofit organization and that provides a community-wide or regional service to the public.

5. Public Safety Facility

A facility that provides health and safety service to the general public, such as a fire station, police station, ambulance station, or similar facility.

304.D Cultural/Special Purpose, Parks, and Open Space Category

Cultural/Special Purpose, Parks, and Open Space include uses generally providing for preservation or enjoyment of heritage, history, arts, parks, and open space.

1. Cemetery

An area used for the interment of human or animal remains or cremated remains. Cemetery includes burial grounds, mausoleums, columbaria, and similar facilities.

2. Library

An institution housing a collection of printed and digital materials, such as books, magazines, photographs, audiotapes, and videotapes, for use, study, and reference by the public.

3. Museum

An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling, and exhibiting a collection of natural, historic, scientific, literary, or artistic objects of interest.

4. Open Space – Conservation

An outdoor area, under private ownership for the common benefit of a use, development, or subdivision, set aside for preservation of significant natural resources, remnant landscapes, or visual aesthetics/buffering.

5. Park

An area, either publicly or privately owned, that is accessible to the general public for passive or active recreation.

5.1. Park, Community

A park that is designed to meet community-wide recreational needs.

5.1.1. Sports Complex

A community park that is designed to consolidate heavily programmed athletic fields and associated facilities.



5.2. Park, Neighborhood

A park that is designed to meet recreational needs of a neighborhood. Neighborhood parks are typically between 0.5 and five acres in size.

5.2.1. Park, Pocket

A small neighborhood park that is designed to provide a focal point for surrounding residential units within a neighborhood. Pocket parks are typically between 0.1 and one acre in size.

5.3 Plaza

A park that is primarily hardscaped and that is designed to provide a focal point for a surrounding commercial, civic, or mixed use area. Plazas are typically between 0.1 and two acres in size.

304.E Education Category

Education includes public and private facilities for the general or specialized education or instruction of children or adults.

1. College/University

An educational institution that offers instruction in any number of fields of study or professions and that is authorized to confer associate, baccalaureate, or post-graduate degrees. A college/university may be comprised of multiple buildings and grounds and may include a variety of associated uses, such as classroom buildings, administrative offices, libraries, sports facilities, performing arts facilities, student housing, and research facilities.

2. School, Elementary/Secondary

A public or private educational institution meeting all requirements of compulsory education laws of the state and providing instruction to students in any or all levels from kindergarten through grade 12. Elementary/secondary school includes kindergartens, elementary schools, middle schools, junior high schools, and high schools.

3. School, Vocational/Professional

An educational institution, that is not described as another educational use or operated as a home occupation, that offers specialized instruction and training in an occupation or in the use of technical equipment or machines.

304.F Public Transportation Category

Public Transportation includes facilities, open to the public, for the movement of passengers.

1. Transit Station

A facility that serves as a hub or terminal for mass passenger transportation (e.g., bus or rail). Transit station may include parking facilities, food service, and other accessory uses to serve passengers.

2. Transit Stop

A location where transit buses stop to load and unload passengers.

304.G Utilities Category

Utilities includes uses and facilities related to the generation, provision, distribution, collection, transmission, or disposal of water, wastewater, storm water, gas, power, telephone, cable, and similar services.

1. Infrastructure, Above Ground

Transmission, delivery, or collection pipes, lines, or similar utility infrastructure located above ground.

2. Infrastructure, Underground

Transmission, delivery, or collection pipes, lines, or similar utility infrastructure located underground.

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3. Telecommunication Facility

A facility for the purpose of transmitting or receiving electromagnetic signals. Telecommunication facility includes antennas, microwave dishes, and other similar transmitting and receiving equipment, towers or similar support structures, equipment buildings and structures, and other accessory site improvements.

Use Standards:

- a. Telecommunication facilities shall be located, designed, and screened to blend with the existing natural and built environment to mitigate visual impacts.
- b. Telecommunication facilities shall comply with minimum building setbacks in the applicable zone district.
- c. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance activities shall only take place on weekdays between 8:30 a.m. and 4:30 p.m.
- d. Satellite dishes and parabolic antennas shall be situated as close to the ground as possible to reduce visual impact without compromising their function. Satellite dishes, other than microwave dishes, shall be of mesh construction, except where technical evidence acceptable to the City is submitted showing that this is not feasible.
- e. Upon termination or abandonment of the use of a telecommunication facility, all improvements associated with the facility shall be completely removed within 120 days of termination or abandonment. Disturbed areas of the site shall be revegetated within 180 days of termination or abandonment.
- f. All telecommunication facilities shall make available unused space for colocation of additional telecommunication facilities, including those providing similar, competing services. Colocation is not required if a facility demonstrates that the addition of another service or facility would impair or significantly disrupt existing service.
- g. Support facilities, such as equipment buildings, structures, and utilities shall be constructed of non-reflective materials and, when possible, shall be placed underground.
- h. Equipment buildings and structures shall not exceed 15 feet in height and shall blend with surrounding architecture or be screened from view by mature landscaping.
- i. Telecommunication facility sites shall be unlit except when authorized personnel are actually present at night.
- j. Telecommunication facilities shall be served by the minimum roads and parking areas necessary and shall use existing roads and parking areas whenever possible.
- k. Existing native vegetation shall be maintained. Suitable mature landscaping shall be utilized to screen the facility, where necessary.
- l. Telecommunication facilities shall be designed and operated in such a manner so as to minimize the risk of igniting a fire or intensifying one that otherwise occurs. Fire prevention measures may include but are limited to the following:
 - i. At least one-hour fire resistant interior surfaces used in the construction of all buildings.
 - ii. Monitored automatic fire extinguishing systems approved by the Fire Chief.
 - iii. Rapid entry (KNOX) systems.
- m. Approval of a telecommunications facility which will or is anticipated to create interference with an existing microwave band or other public service use or facility shall include provisions for the relocation of said existing public use facilities. All costs



associated with said relocation shall be borne by the applicant for the additional facilities.

- n. The following telecommunications facilities shall require a maintenance and facility removal agreement, signed by the applicant and the property owner, binding the applicant and property owner to properly maintain the exterior appearance of and ultimately removal of the facility:
 - i. Telecommunication tower.
 - ii. Stealth design structure.
 - iii. Facility with equipment buildings or enclosures that exceed 300 square feet combined.
 - iv. Facility with more than three satellite dishes or with any individual satellite dish exceeding four feet in diameter.

3.1. Telecommunication Facility – Alternative Support Structure

A telecommunication facility where antennas, dishes, or similar devices are located on a structure that is not primarily used to support antennas and other similar equipment. Examples of alternative support structures include water tanks, light poles, steeples, utility poles, and buildings. Alternative support structure telecommunication facilities do not include small cell telecommunication facilities.

Use Standard:

- a. Telecommunication facilities on alternative support structure shall be located, designed, and screened to blend with the support structure to mitigate visual impacts.

3.2. Telecommunication Facility – Co-Located

A telecommunication facility where antennas, dishes, or similar devices are located on an existing telecommunication tower or stealth design structure. Co-located telecommunication facilities do not include small cell telecommunication facilities.

3.3. Telecommunication Facility – Stealth Design Structure

A telecommunication facility where antennas, dishes, or similar devices are located on a structure that is designed to appear as something other than a telecommunication tower. Examples of stealth design structures include trees, flagpoles, and clock towers. Stealth design structure telecommunication facilities do not include small cell telecommunication facilities.

Use Standards:

- a. Stealth design telecommunication facilities shall not be installed on an exposed ridgeline or a public trail.
- b. Whenever feasible, stealth design telecommunication facilities shall be designed to accommodate colocation of additional antennas and accessory equipment buildings and structures on the site.
- c. Stealth design telecommunication facilities shall be setback from property lines a minimum of 20 percent of the height of the support structure, or the minimum required setback of the zone district, whichever is greater.

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3.4 Telecommunication Facility – Tower

A telecommunication facility where antennas, dishes, or similar devices are located on a mast, pole, monopole, guyed tower, lattice tower, or other similar structure designed and primarily used to support antennas and other similar equipment. A ground or building-mounted mast less than ten feet tall and six inches in diameter supporting a single antenna shall not be considered a tower.

Use Standards:

- a. Telecommunications towers shall only be permitted upon a finding by City Council that there are no feasible alternatives for co-location, alternative support structures, or placement on an existing telecommunications facility site to meet the need for the facility.
- b. In residential zone districts, telecommunication towers shall only be permitted upon a finding by City Council that there is no feasible alternative location in a nonresidential zone district.
- c. Telecommunications towers shall not be installed on an exposed ridgeline or a public trail.
- d. Telecommunication tower facilities shall be designed to accommodate colocation of additional antennas on the tower and accessory equipment buildings and structures on the site.
- e. Telecommunication towers shall be self-supporting monopoles. City Council may approve a guyed or lattice tower upon a finding that a monopole is not practical on the site.
- f. Telecommunication towers shall be setback from property lines a minimum of 20 percent of the height of the tower, or the minimum required setback of the zone district, whichever is greater.
- g. Guy wire anchors shall be setback from property lines a minimum of 20 feet.
- h. Telecommunication towers shall be constructed of metal or other nonflammable materials.
- i. Telecommunication towers, antennas, antenna supports, and other components attached to the tower shall be painted with a flat paint color approved by City Council.

3.5 Telecommunication Facility – Small Cell

A telecommunication facility that meets the definition of a small cell facility as defined by C.R.S. § 29-27-402.

4. Utility Facility, Major

A regional, community, or district utility facility or structure such as a power plant, solar farm, switching station, substation, water or wastewater treatment plant, water storage tank, or similar facility. Major utility facility does not include solar gardens or telecommunication facilities.

5. Utility Facility, Minor

A facility for the management and operation of a utility service provider including offices and vehicle and equipment storage yards.

Use Standard:

- a. Vehicle and equipment storage yards shall comply with all applicable development standards for outdoor storage areas in [Section 416](#).



408.B Applicability

Refuse management standards shall apply to all land use and development in all zone districts unless specifically exempted by this CDC.

408.C Exemptions

Single-family and two-family residential principal uses shall be exempt from the refuse management standards in this Section.

408.D Standards

1. Amount

Refuse containers or dumpsters, including trash, recycling, and food waste, shall be provided in an amount necessary for the use and development served.

2. Location

- a. Refuse containers and dumpsters shall be located in a manner that shall:
 - i. Not impair vehicular access or snow removal operations; and
 - ii. Not be within any water or sewer main easements; and
 - iii. Be accessible by trash collection vehicles; and
 - iv. Be approved by the local waste collection provider; and
 - v. Encourage sharing or consolidation of refuse containers between multiple uses.
- b. In CO, CY, CK, and CN zone districts, dumpsters shall:
 - i. Be located adjacent to an alley if the lot abuts an alley; and
 - ii. Be setback a minimum of ten feet from a public street right-of-way or pedestrian easement.

3. Screening

All refuse containers and dumpsters shall be screened on at least three sides. Screening shall:

- a. Be a minimum height of six feet; and
- b. Meet operational standards of waste collection providers; and
- c. Be achieved through landscaping, berming, structures, or fencing; and
- d. Be composed of materials including but not limited to solid wood, split faced concrete masonry units, earthen berms, or evergreen plantings; and
- e. Not be composed of chain-link fencing with lath or metal slats.

409 SNOW STORAGE

409.A Purpose

- 1. Ensure there are adequate areas for storing accumulated snowfall until it melts.
- 2. Maintain the safety and functionality of parking and loading areas and vehicular and pedestrian circulation.

409.B Applicability

Snow storage standards shall apply to all development in all zone districts unless specifically exempted by this CDC.

409.C Exemptions

Single-family and two-family residential principal uses shall be exempt from the snow storage standards in this Section.

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409.D Standards

1. Minimum Required Area

The snow storage standards in Table 409-1 shall apply to all zone districts unless a different zone-specific standard is provided.

Table 409-1. Snow Storage

Required Area ^{1,2}	Standard	Zone-Specific Standard
Minimum Area ³	1 sf per 2 sf of paved area	G-2, CO, CY: see footnote ²
Additions		
Trees in Snow Storage	+30 sf per evergreen tree	
Up-Sloping Snow Storage	+ % equal to average slope ⁴	
Reductions ³		
Down-Sloping Snow Storage	- % equal to average slope ⁴	
Lots with Average Elevation	- 25%	

¹ Required snow storage area = minimum area + additions - reductions.
² In G-2, CO, and CY zone districts, off-site snow storage and hauling may be permitted in lieu of on-site snow storage. In OR zone districts, snow storage is required only if the facility is utilized during snow months.
³ The minimum snow storage area may be reduced for the provision of an acceptable snow melt system or a perpetual snow storage easement on an adjacent property.
⁴ For example, if the average slope of the snow storage area is 20%, the minimum area required shall be increased or decreased, as applicable, by 20%.

2. Location

- a. Snow storage areas shall be located adjacent to and within 20 feet of the edge of the pavement area to be served. An alternative snow storage location may be approved by the Planning Director upon a finding that the alternative location meets all of the following criteria:
 - i. The alternative snow storage area contains enough unencumbered space to accommodate the necessary snow storage; and
 - ii. The snow storage area is configured to adequately facilitate the proposed snow storage without damage to landscaping, sidewalks, or other site amenities; and
 - iii. Snow can be moved to the alternative snow storage area on-site through the use of commonly accessible equipment or machinery.
- b. Snow storage areas shall be free of fences, retaining walls, and similar obstructions.
- c. Snow storage areas shall not be located within wetlands or waterbodies.

3. Off-Site Hauling

- a. Off-site snow storage and snow hauling may be permitted for maintenance purposes in all zone districts. Off-site snow storage and hauling in lieu of on-site snow storage shall only be permitted in accordance with [Section 409.D.1](#).
- b. In the G-2 zone district, provisions for off-site snow storage, snow hauling, and snowmelt systems in lieu of on-site snow storage is encouraged.

■ **5409** [Ord. No. 2650, 5-15-18]

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- c. The cash-in-lieu amount shall be equal to the cost to construct the on-site facility plus an additional 10 percent administration fee. The cost of the on-site facility shall be determined by construction bids or cost estimates provided by the developer. Cost estimates shall be provided on the City's standard cost estimate form and shall be subject to review and approval by the Director of Public Works. Upon rejection of any estimate, the Director of Public Works may obtain an estimate from a licensed engineer in the state, and such estimate shall be binding upon the developer for purposes of determining the cost of the required facility. The developer shall be responsible for any cost associated with obtaining a cost estimate. All monies collected shall only be used by the City for the installation of public multi-mode facilities.

415 CLEAR VISION SETBACKS

415.A Purpose

Maintain a clear line of sight at intersections to maintain vehicle and pedestrian safety.

415.B Applicability

Clear vision setbacks shall apply to all property in all zone districts unless specifically exempted by this CDC.

415.C Standards

1. No building, structure, fence, or vegetation shall exceed three feet in height when located within a required clear vision setback area.
2. On corner lots, clear vision setbacks shall be a minimum of 30 feet. Refer to [Section 801](#) for rules of measurement.
3. Clear vision setbacks may also be required at the intersection of a street and a driveway or other access drive.
4. Larger minimum clear vision setbacks may be required through the development review process by the Planning Director and Director of Public Works upon a finding that the increased setback is required to maintain vehicle and pedestrian safety due to topography, vehicle speed, intersection alignment, or other relevant considerations.

416 OUTDOOR STORAGE

416.A Purpose

Ensure outdoor storage areas are located and screened to minimize negative impacts to streets and adjacent properties.

416.B Applicability

Outdoor storage standards shall apply to all property in all zone districts used for principal or accessory outdoor storage unless specifically exempted by this CDC.

416.C Exemptions

Single-family and two-family residential principal uses shall be exempt from the outdoor storage standards in this Section.

416.D Standards

1. **Location**
 - a. Outdoor storage areas shall not obstruct, impede, or be located in any public right-of-way, easement; pedestrian, bicycle, vehicular, or emergency service access; building entrance; or required landscape area.
 - b. Outdoor storage areas shall be located on an approved paved or other all-weather drivable surface in compliance with City Engineering Standards.

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2. **Access**
A minimum 50-foot long paved apron shall be provided immediately adjacent to the street in compliance with City Engineering Standards.
3. **Screening**
 - a. All stored materials shall be screened from abutting public arterial and collector streets and adjacent properties zoned OR, RE, RN, RO, MH, and MF. Screening shall not be required for adjacent properties zoned OR that are designated open space in a commercial or industrial subdivision.
 - b. Screening shall be a minimum height of six feet or as otherwise approved by the Planning Director through the development review process upon a finding that a lesser or greater height will provide adequate screening.
4. **Height**
 - a. The height of materials being stored shall not exceed 12 feet or the plate height of the nearest principal building on the lot, whichever is less.
 - b. In the I zone district, the Planning Director may modify the maximum height standard upon an evaluation of the use, the site, and the intent of this Section.

417 INTERNAL SIDEWALKS

417.A Purpose

Improve the ability of residents and visitors to move about the community safely and efficiently.

417.B Applicability

Internal sidewalk standards shall apply to all multiple-family residential and commercial development in all zone districts unless specifically exempted by this CDC.

417.C Standards

1. An internal sidewalk system shall be provided to connect principal buildings to adjacent perimeter sidewalks, trails, or pedestrian pathways.
2. The internal sidewalk system shall provide access to transit facilities, on-site public gathering locations, and major site amenities.
3. Parking lots with 50 or more spaces shall provide a sidewalk between the parking lot and the front of the building that the parking lot serves.
4. Internal sidewalks shall be a minimum of four feet in width and constructed in accordance with City Engineering Standards.

418 RETAINING WALLS

418.A Purpose

Minimize the impact of retaining walls on adjacent properties.

418.B Applicability

Retaining wall standards shall apply to all development in all zone districts unless specifically exempted by this CDC.

418.C Standards

1. Retaining walls shall not be located within a drainage or utility easement without an approved revocable permit.
2. The maximum overall height of a retaining wall, as measured from the lowest point of final grade at the base of the retaining wall to the top of the wall, shall be in accordance with Table 418-1.
3. Retaining walls over six feet in height shall be designed and constructed with a minimum of two stepped vertical wall segments. Stepped wall segments shall:
 - a. Not exceed six feet in height; and



- b. Have a horizontal offset of at least three feet from the face of each wall segment.

Table 418-1. Retaining Wall Height

Location	Height
Within Lot Line Setback Area	6' max. ¹
Within Building Envelope	11' max.

¹ Retaining walls exceeding 6 feet in height within a required lot line setback on an existing platted lot may be permitted by the Planning Director upon a finding that the applicant has demonstrated the wall height is necessary to achieve driveway access to the lot.

§418 [Ord. No. 2650, 5-15-18]

419 FLOOD DAMAGE PREVENTION

419.A Purpose

1. Promote the public health, safety and welfare.
2. Protect human life and health.
3. Minimize:
 - i. Public and private losses due to flood conditions.
 - ii. Expenditure of public money for costly flood control projects.
 - iii. The need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
 - iv. Prolonged business interruptions.
 - v. Damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets, and bridges located in areas of special flood hazard.
4. Maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas.
5. Ensure that potential buyers are notified that property is in an area of special flood hazard.
6. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
7. Protect uses which are vulnerable to flooding, including public facilities, against flood damage at the time of initial construction.

419.B Applicability

1. Flood damage prevention standards apply to all property in all areas of special flood hazard and areas removed from the floodplain by the issuance of a Federal Emergency Management Agency (FEMA) letter of map revision based on fill (LOMR-F). No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with these flood damage prevention standards.
2. The areas of special flood hazard identified by FEMA, in a scientific and engineering report entitled, "The Flood Insurance Study of Routt County, Colorado and Incorporated Areas", dated February 4, 2005, with accompanying Flood Insurance Rate Map (FIRM), is hereby adopted by reference and declared to be a part of this Chapter 26. The Flood Insurance Study and FIRM are on file at the Planning Department, 124 10th Street, Steamboat Springs, Colorado.

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§ 419.C

419.C Warning and Disclaimer of Liability

The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Section does not imply that land outside the areas of special flood hazard, or uses permitted within such areas, will be free from flooding or flood damages. This Section shall not create liability on the part of the City, any officer or employee of the City, or FEMA for any flood damages that result from reliance on this Section or any administrative decision lawfully made pursuant to this CDC.

419.D Standards for All Areas of Special Flood Hazard

1. Base Flood Elevation

- a. Base flood elevation data shall be provided for all development that contains 50 lots or five acres, whichever is less.
- b. When base flood elevation data has not been provided in the Flood Insurance Study and FIRM, the Planning Director shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from any federal, state, or other source as criteria for requiring that new construction, substantial improvements, or other development in zone A are administered in accordance with the standards of this Section.
- c. For waterways with base flood elevations for which a regulatory floodway has not been designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within zones A1-30 and AE on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half foot at any point within the City.
- d. Under the provisions of 44 CFR Chapter 1 Section 65.12, of the National Flood Insurance Program Regulations, the City may approve certain development in zones A1-30, AE, and AH on the FIRM which increases the water surface elevation of the base flood by more than one-half foot, provided that the City first applies for a FEMA conditional letter of map revision (C-LOMR), fulfills the requirements for such revisions as established under the provisions of 44 CFR Chapter 1 Section 65.12, and receives FEMA approval.

2. Anchoring

- a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure and to be capable of resisting the hydrostatic and hydrodynamic loads.
- b. For manufactured homes and manufactured structures, all components of the anchoring system shall be capable of carrying a force of 4,800 pounds. Methods of anchoring may include but are not limited to:
 - i. Over-the-top ties provided at each of the corners of the structure and two additional ties per side at intermediate points. Structures less than 50 feet long shall require only one additional tie per side at intermediate points.
 - ii. Frame ties provided at each corner of the structure and five additional ties per side at intermediate points. Structures less than 50 feet long shall require only four additional ties per side at intermediate points.

3. Construction Materials and Methods

- All new construction and substantial improvements shall be:
- a. Constructed with materials and utility equipment resistant to flood damage; and
 - b. Constructed using methods and practices that minimize flood damage; and



- c. Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed or located to prevent water from entering or accumulating within the components during conditions of flooding.
- 4. Utilities**
- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
 - b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
 - c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- 5. Recreational Vehicles**
Recreational vehicles are required to either:
- a. Be on the site for fewer than 180 consecutive days; or
 - b. Be fully licensed and ready for highway use; or
 - c. Meet all standards for anchoring and elevation.
- 6. Construction Trailers and Similar Structures**
Construction trailers and similar structures are required to either:
- a. Be on the site for fewer than 180 consecutive days; or
 - b. Meet all standards for anchoring and elevation.

419.E Standards for Areas of Special Flood Hazard with Base Flood Elevation Data

- 1. Residential Construction**
- a. New construction and substantial improvement of any residential structure shall have the lowest floor elevated on a permanent foundation to one foot above the base flood elevation.
 - b. New construction and substantial improvements of any residential structure in the AO and AH zones shall meet one of the following standards:
 - i. The lowest floor shall be elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the FIRM; or
 - ii. The lowest floor shall be elevated at least three feet above existing grade if no depth number is specified.
 - c. In the AH and AO zones, adequate drainage paths around structures on slopes shall be required to guide floodwaters around and away from proposed structures.
 - d. New structures or additions to an existing structures on any property removed from the floodplain by the issuance of a FEMA letter of map revision based on fill (LOMR-F) shall have the lowest floor elevated to one foot above the base flood elevation that existed prior to the placement of fill.
- 2. Nonresidential Construction**
- a. New construction and substantial improvement of any nonresidential structure shall meet one of the following standards:
 - i. The lowest floor shall be elevated to one foot above the base flood elevation; or
 - ii. The lowest floor and attendant utility and sanitary facilities shall be floodproofed to one foot above the base flood elevation. Floodproofing shall

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mean that the structure is watertight with walls substantially impermeable to the passage of water, and the structural components are capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice meeting the provisions of this Section.

- b. New construction and substantial improvements of any nonresidential structure in the AO and AH zones shall meet one of the following standards:
 - i. The lowest floor shall be elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the FIRM; or
 - ii. The lowest floor shall be elevated at least three feet above existing grade if no depth number is specified; or
 - iii. The lowest floor and attendant utility and sanitary facilities are floodproofed to at least one foot above the depth number specified in feet on the FIRM or three feet above existing grade if no depth number is specified. Floodproofing standards shall be as required in [Section 419.E.2.a.ii.](#)
- c. In the AH and AO zones, adequate drainage paths around structures on slopes shall be required to guide floodwaters around and away from proposed structures.
- d. New structures or additions to an existing structures on any property removed from the floodplain by the issuance of a FEMA letter of map revision based on fill (LOMR-F) shall have the lowest floor elevated to one foot above the base flood elevation that existed prior to the placement of fill or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one foot above the base flood level that existed prior to the placement of fill. Floodproofing standards shall be as required in [Section 419.E.2.a.ii.](#)

419.F Standards for Critical Facilities in Areas of Special Flood Hazard

1. Exemptions

- a. Certain public utility plant facilities and facilities vital to restoring normal services may be exempted from the standards for critical facilities if it can be demonstrated to the satisfaction of the Planning Director that the facility is an element of a redundant system for which service will not be interrupted during a flood. Evidence of ongoing redundancy shall be provided to the City on an as-needed basis upon request.
- b. At a minimum, it shall be demonstrated that:
 - i. Redundant facilities are available (either owned by the same entity or utility or available through an intergovernmental agreement or other contract) and connected, if applicable; and
 - ii. The alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this Section; and
 - iii. An operations plan is in effect that states how redundant facilities and systems will provide service to the affected area in the event of a flood.

2. Standards

- a. All new and substantially improved critical facilities and new additions to critical facilities shall meet one of the following standards:
 - i. The lowest floor shall be elevated to two feet above the base flood elevation; or
 - ii. The lowest floor and attendant utility and sanitary facilities shall be floodproofed to two feet above the base flood elevation. Floodproofing



424.D Parking and Access Standards

1. Nonresidential parking requirements may be met using on-street spaces located adjacent to the lot. All on-street parking spaces located adjacent to the lot may count toward the required parking.
2. Off-site nonresidential parking spaces shall be located within 600 feet of the use they serve.
3. No parking spaces are required for commercial uses under 500 square feet net floor area.
4. Shared parking shall be allowed between land uses with different periods of peak parking and shall be allowed to satisfy 100 percent of the minimum parking requirement for each use, as long as documentation can be provided that the existing or anticipated land uses will have different periods of peak parking demand and the shared parking can accommodate the parking demand for both uses.
5. Projects may propose lower minimum parking ratios than required if a parking study is provided that determined the feasibility of reduced parking through the use of effective parking management strategies, such as shared parking configurations, or the provision of alternative transportation resources.
6. On lots with a rear lane or alley, all driveways shall be located on the rear lane or alley.
7. On corner lots without a rear lane or alley, all driveways shall be located on the side street.
8. Parking spaces may be accessed directly from the alley with adequate snow storage.
9. Underground parking may be placed up to the property line.
10. Underground parking must not be visible to pedestrians.
11. Except for designated barrier free parking spaces, no parking spaces for any use shall be required to be individually accessible. Tandem, stacking, and valet parking shall be permitted.

424.E Multiple-Family Residential Building Types

Refer to [Section 424.H](#), [Section 424.I](#), [Section 424.J](#), [Section 424.K](#), and [Section 424.L](#) for specific standards for the following multiple-family residential building types:

1. Bungalow Court
2. Rowhouse
3. Triplex and Fourplex
4. 5-8 Units
5. 9+ Units

424.F Mixed Use Building Types

Refer to [Section 424.M](#) and [Section 424.N](#) for specific standards for the following mixed use building types:

1. Work/Live
2. Commercial Block

424.G Special Building Types

Refer to [Section 424.O](#) and [Section 424.P](#) for specific standards for the following special building types:

1. Limited Industrial
2. Large-Format Retail

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424.H Bungalow Court (See below.)

Multiple-Family Residential: Bungalow Court

General Description

The bungalow court building type consists of a series of small single-family dwellings or duplexes that are arranged next to each other to form a shared court. Units along a street or public open space may front and be accessed from the street or public open space or the shared courtyard. All the other units front and are accessed from the shared courtyard that is connected to the public right-of-way. This building type may have attached or detached garages that are individually accessible by the units or common parking area located at the rear of the lot. This building enables the insertion of smaller units within a block composed of larger lot depths.

Building Intensity

Lot Coverage	60% max.
Building Separation	10' min.

Access and Parking

Primary Entrances

The main entrance to units along the street or public open space shall be oriented to and accessed directly from the street or open space or from the common courtyard.

The main entrance to all other units shall be oriented to and accessed directly from the common courtyard or public open space.

Parking

Residential parking shall be provided within individual or shared garages or surface lots and may be covered or uncovered.

Individual garages may be attached as part of a secondary wing or detached as an accessory building.

Massing and Composition

Building Size

Main Body	
Width	30' max.
Height	28' max.

Accessory Structures ¹

Width	26' max.
Depth	26' max.
Height	28' max.

Façade Composition

The front façade of the units along a street or public open space shall face the street or public open space or common courtyard.

Landscape and Open Space

Size and Location

Open space is provided in the form of a common courtyard; no private open space is required.

Courtyard Width	20' min. ²
Courtyard Width to Building	1:1 min.
Height Ratio	

Miscellaneous

Landscaping shall not be used to separate a front yard from yards on adjacent parcels.

Common courtyards shall be landscaped to provide:

Foundation/lawn plantings of drought-tolerant turf, ground covers, and shrubs.

1 ornamental or flowering tree per 200 sf

¹ Accessory structures must allow for 4' clear minimum walk between the accessory structure and the property line.

² Courtyard width and building face to building face dimensions may be increased to accommodate required utility easements.



424.0 Limited Industrial (See below.)

Special: Limited Industrial

General Description

The limited industrial building type is designed to accommodate limited residential, light-industrial, commercial, and service-oriented uses in compatible configurations with nearby residential neighborhoods. They are designed to internalize potentially conflicting activities (e.g., machinery, unsightly storage, etc.) within courtyards that are largely screened from the street and enclosed warehouse structures.

Building Intensity

Lot Coverage	70% max.
Building Separation	15' min.

Access and Parking

Primary Entrances

The main entrance to each ground floor nonresidential space shall be accessed directly from the street.

Entrances to the upper floor uses shall be through a lobby accessed directly from the street.

Parking

Residential parking shall be provided within individual or shared garages or surface lots and may be covered or uncovered.

Nonresidential parking is provided on street, in surface lots, or structured parking areas and may be located on-site or off-site.

Massing and Composition

Building Size ^{1 2}

Main Body	
Width (as percent of lot width)	50% min.
Height	40' max.

Façade Composition

Mansard roof forms are prohibited.

Landscape and Open Space

Size

No private open space is required.

Location

Any un-built portion of the building envelope shall have a 10' min. clear dimension in any direction.

Miscellaneous

Side yard trees shall be placed to partially screen views of parking areas from neighboring properties.

¹ Buildings shall be composed of simple rectilinear forms.

² Principal and accessory buildings shall be organized to form interior courtyards around parking areas, work spaces, and other open spaces.



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424.P Large-Format Retail (See below.)

Special: Large-Format Retail

General Description

The large-format retail building type is only permitted within the LFR overlay zone indicated on an approved Regulating Plan. The building type accommodates retail uses with large floor areas. It is often wrapped with a liner of a smaller footprint building, with doors and windows facing the street. This building type may be designed as a tall one-story building, or it may include upper floors to accommodate additional commercial or residential uses. Commercial parking is provided in on-site or off-site surface or structural parking areas. Residential parking areas must be provided in secure and separate areas from commercial parking.

Building Intensity

Lot Coverage 100% max.

Access and Parking

Primary Entrances

The main entrance to each ground floor commercial space shall be oriented to and accessed directly from the street or paseo.

Entrance to any residential portions of the building shall be through a street level lobby or through a podium lobby accessible from a street or public open space or through a side yard.

Parking

Residential parking shall be accommodated in an underground or above grade garage, surface or tuck-under parking and may be covered or uncovered.

Residential parking shall be provided in a secure and separate area from the commercial parking.

Commercial parking is provided on street, in surface lots, or structured parking areas and may be located on-site or off-site.

Dwellings may have indirect access to their parking stalls.

Massing and Composition

Building Size ^{1 2}

Main Body

Width (as percent of lot width)	75% min.
Depth	60' min.
Height	24' min. 55' max.

Façade Composition

Facades on buildings that are 3 stories or more in height must be articulated to have a recognizable base, middle, and cap.

A minimum 40% of the total area of the ground floor front façade along a public street shall consist of windows and transparent entrances.

Long, blank facades are prohibited.

Flat roof forms are permitted if located behind a parapet.

Mansard roof forms are prohibited.

Buildings on corner lots shall have composed facades and storefronts facing both streets.

Landscape and Open Space

Size

No private open space is required.

If a courtyard is provided:

Courtyard Minimum Dimension

Long Axis runs East-West 30' min.

Long Axis runs North-South 20' min.

Courtyard Width to Building >1:1

Height Ratio

Location

Any un-built portion of the building envelope must have a 10' min. clear dimension in any direction.

Miscellaneous

Courtyards must integrate landscaping or potted plants.

¹ Buildings may be composed of one dominant volume.

² Any building wider than 80' shall be designed to read as a series of buildings no wider than 50' each.

§ 424 [Ord. No. 2650, 5-15-18]



426 ACCESS

426.A Purpose

Ensure safe and efficient access to development.

426.B Applicability

Access standards shall apply to all development in all zone districts unless specifically exempted by this CDC.

426.C Standards

1. Driveways shall comply with City Engineering Standards.
2. The property owner shall provide or agree to provide access easements identified in the West and East Steamboat Springs Access Control Plans.
3. In the RO zone district:
 - a. Lots with vehicular access from a public street may maintain that access.
 - b. Lots without vehicular access from a public street shall obtain access from an alley if there is an alley.
 - c. Vehicular access to garages shall occur from an alley or side street unless a lot does not have legal access to an alley or side street.
4. In MF zone districts:
 - a. Multiple-family residential developments of ten acres or more shall include a minimum of one public street that is continuous through the site and connects to a public street on both ends. The Planning Director may waive this requirement for a through-access street if the applicant demonstrates that there are adequate alternatives available for residents and vehicles to travel through the development to adjacent properties and developments.
 - b. Each entryway serving dwelling units in a multiple-family residential building shall have direct access to a sidewalk, walkway, or trail that leads to a sidewalk adjacent to a public street.
5. In the CO zone district:
 - a. Curb cuts along the Lincoln Avenue and side streets should be minimized.
 - b. No new curb cuts shall be permitted on Lincoln Avenue.
 - c. Existing curb cuts should be utilized whenever possible.
 - d. Primary access to a parking area shall be from an alley. Access from a cross street may be considered when the layout requires doing so.
 - e. Shared driveways should be utilized whenever possible.
6. In the CY-1 zone district, vehicular access shall only occur where current vehicular access exists. No new vehicular access points shall be allowed.
7. In the CY-2 zone district:
 - a. Vehicular access shall occur from an alley or side street unless topographic constraints prohibit such access.
 - b. No more than one driveway shall access any adjacent street from aggregated lots.
8. In CK and CN zone districts:
 - a. Vehicular access to accessory structures shall occur from an alley or side street unless a lot is not bordered by an alley or side street or unless topographic constraints

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- prohibit such access.
- b. Wherever possible, vehicular access to principal structures shall occur from an alley or side street.
- c. No more than one driveway shall access any adjacent street from aggregated lots.
- d. New driveways shall be designed in a manner that minimizes visual impact, such as utilizing existing or shared access points and using tracks or modular paving materials.
- 9. In the CC zone district:
 - a. Commercial buildings that access onto US Highway 40 shall share access points to the maximum extent feasible, and existing access points shall be consolidated to the maximum extent practical.
 - b. Adjacent commercial developments shall be interconnected with vehicular driveways and pedestrian facilities to the maximum extent practical.

427 POSTAL FACILITIES

427.A Purpose


Ensure postal facilities are provided within residential and nonresidential development to accommodate mail delivery in the community.

427.B Applicability

Postal facilities standards shall apply to all development in all zone districts unless specifically exempted by this CDC.

427.C Standards

1. Postal facilities shall be provided in a form and location approved by the City and the United States Postal Service.
2. Adequate pullout areas shall be provided for cluster box locations to accommodate mail delivery. Pullout areas shall be paved for developments serving more than four residential units.

 **User Note:** Section 428 Community Housing has been suspended until August 31, 2018.

428 COMMUNITY HOUSING

428.A Purpose

1. Ensure that a reasonable amount of community housing is provided in the City that meets the needs of all economic groups.
2. Provide incentives and concessions to encourage development of community housing.
3. Encourage development of community housing throughout the City’s neighborhoods rather than concentrated in one area.
4. Provide for alternatives to on-site development of community housing when determined to be more practical, efficient, and equitable.

428.B Applicability

Community housing standards shall apply to all development in all zone districts that includes the construction of three or more dwelling units unless specifically exempted by this CDC.



would affect an illegal taking without just compensation, City Council shall alter, lessen, or adjust permanently affordable unit requirements as applied to the particular project under consideration such that no illegal uncompensated taking takes place.

- 429 RESERVED**
- 430 RESERVED**
- 431 RESERVED**
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DIVISION 2 | COMMUNITY DESIGN STANDARDS

435 ORGANIZATION OF STANDARDS

435.A Overall Purpose and Intent

1. Purpose

The purpose of this Division is to:

- a. Define the desired scale and character of development within the city while not dictating any particular architectural style.
- b. Ensure development that contributes to the overall quality and livability of the community.
- c. Ensure a built environment that is comfortable, attractive, engaging.
- d. Recognize the community’s unique western character and its role as the traditional regional center for business, entertainment, and recreation.

2. Intent

The intent of this Division is to:

- a. Guide the desired scale and character of development within the City, regardless of architectural style, by focusing on urban design elements, including the placement, orientation, massing, scale, and materials of buildings.
- b. Recognize distinct differences in the traditional as well as the desired character of different areas of the City.
- c. Promote the construction of high quality buildings that will maintain their quality over time and that are functional and respectful of local climate conditions.

435.B Applicability

Community design standards in this Division apply to the following types of development and zone districts within the City. Specific applicability and purpose statements are provided within each Section.

- 1. Duplexes – All Districts
- 2. Multiple-Family Residential Buildings – CC, CS, MF and CN Zone Districts
- 3. Commercial and Mixed Use Buildings – CC, CS, CN and MF Zone Districts
- 4. Entry Corridor (EC) Overlay Zone District
- 5. Base Area - RR and G Zone Districts
- 6. Commercial Old Town (CO) Zone District
- 7. Commercial Yampa-One (CY-1) Zone District (River frontage)
- 8. Commercial Yampa-Two (CY-2) Zone District
- 9. Commercial Oak (CK) Zone District

435.C Exemptions

Development approved by the Historic Preservation Commission in accordance with the Secretary of the Interior Standards shall be exempt from the Community Design Standards in this Division.

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435.D Format

The design standards in this Division are provided in the format of purpose, standards, and guidelines.

1. Purpose by Category

The design standards are organized by categories, and the general purpose of each of the categories is as follows:

a. Building Placement and Orientation

- i. Site buildings to take advantage of natural features and scenic resources.
- ii. Promote a compact pattern of development that promotes pedestrian activity and supports transit usage.
- iii. Establish a pedestrian-friendly scale at the street level, including primary orientation of and access to entrances of mixed-use, commercial, and multifamily buildings.
- iv. Continue the use of porches and stoops that are typical of residential entries in established traditional neighborhoods and that help to maintain a consistent sense of scale and orientation.
- v. Shape public spaces that reinforce pedestrian activity and create a “sense of place” around public and private streets, pedestrian circulation, and gathering areas such as sidewalks, plazas, and parks.
- vi. Promote consideration of development’s impacts on interior and exterior microclimate comfort through awareness of building massing and orientation relative to seasonal solar exposure, shading, and wind impacts on public circulation and gathering areas.

b. Access

- i. Facilitate ease of wayfinding and access by orienting public access to primary public and private streets, pedestrian circulation, and gathering areas.
- ii. Promote pedestrian scale and interaction by providing high levels of transparency on the ground floors of commercial buildings fronting primary public and private streets, pedestrian circulation, and gathering areas.
- iii. Promote pedestrian scale and interaction by providing direct access to residences on the ground floors of buildings fronting primary public and private streets, pedestrian circulation, and gathering areas.

c. Building Massing

- i. Ensure the scale and massing of development is complementary to the surrounding built and natural context by reflecting the scale and proportions of adjacent structures and the predominant topography and natural features. Massing shall be considered to include the heights, proportions, and orientation of building forms including roof forms.
- ii. Utilize the massing, orientation, and scale of development to complement natural landforms and take advantage of natural features such as scenic and natural resources, topography, and waterbodies.

d. Roof Forms

- i. Vary the form and scale of large roof planes in conjunction with building massing that is complementary to the surrounding built and natural context by complementing the scale and proportions of adjacent structures and the predominant topography and natural features.

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- ii. Assist in the effective and safe management of run-off and snow shedding in a manner that mitigates impacts on public areas, adjoining structures, and other sensitive areas.
- e. **Surface and Structured Parking**
 - i. Minimize the visual impacts of surface parking lots on public circulation and gathering areas through the use of intervening buildings, landscaping, and screening.
 - ii. Ensure parking structures are compatible with adjacent development in terms of architecture, materials, scale, and screening.
 - iii. Incorporate active frontage, such as commercial and residential uses, where parking structures adjoin public circulation and gathering areas.
 - iv. Ensure residential parking lots are consistent with existing or desired neighborhood patterns and do not negatively impact adjoining properties or public right-of-way.
- f. **Building Scale, Variation and Fenestration**
 - i. Ensure that the scale of development, as reflected in building detail and fenestration, is complementary to the surrounding built and natural context by reflecting the scale and proportions of adjacent structures.
 - ii. Avoid large areas of undifferentiated or blank building facades.
 - iii. Provide visual interest at the pedestrian level of residential, commercial, and mixed use development within the City’s entry corridors through the use of materials, detail and fenestration that provides human scale and a high level of quality, and craftsmanship.
 - iv. Create building facades that take advantage of the sunny climate to bring out changes in plane, material, texture, and detail through the interplay of light and shadows.
 - v. Promote informal oversight of public spaces or “eyes on the street” by orienting residential and commercial entries and windows toward public circulation and gathering areas.
 - vi. Ensure the visibility of pedestrian-oriented uses.
- g. **Building Materials**
 - i. Ensure the use of building materials that are suitable to the rigors of the high mountain climate while minimizing maintenance costs and enhancing the long term quality of the development.
 - ii. Encourage the use of materials that are evocative of the natural and historical context of the City and are complementary to the existing or desired material palettes found in varied districts such as Old Town or the Base area.
 - iii. Enhance the appearance and longevity of commercial, mixed use, and multiple-family residential development through the use of durable materials.
 - iv. Ensure roof materials are capable of shedding or retaining snow where necessary.



- h. **Building Color**
 - i. Utilize a range of colors and natural materials that are evocative of local vernacular buildings as well as complementary to the natural mountain backdrop.
 - ii. Limit the use strong primary hues, light colors, and finishes with high reflectivity as accents to the basic color palette in the Base Area and the majority of the City.
 - iii. Allow differentiation of the Downtown commercial area through a broader range of hues and more saturated colors.
 - i. **Mechanical, Service, and Accessory Structures**
 - i. Incorporate mechanical equipment and enclosures in a manner that is integral to the design of the principal structure in terms of form and materials.
 - ii. Mitigate visual and operational impacts of mechanical equipment on surrounding properties.
 - iii. Integrate service functions into buildings and sites in a manner that is complementary to the design of the principal structure and that minimizes visual and operational impacts on adjoining properties.
 - iv. Ensure the location and design of accessory structures is functionally and aesthetically complementary to the principal structure or site design.
2. **Standards**
 Design standards are objective criteria that provide specific requirements for compliance. Standards are stated using the term “shall” to indicate compliance is required unless it can be demonstrated that an acceptable alternative meets one or more criteria for a variance. Compliance with the standards is assumed to result in development that achieves the purpose of the standard.
3. **Guidelines**
 Guidelines provide considerations to promote the goals defined by the purpose statements. Guidelines are stated using the terms “should” or “may” to indicate they are considered relevant to the purpose but compliance is not required for approval. Guidelines shall be considered when evaluating a Variance or Adjustment to the standard.

§435 [Ord. No. 2650, 5-15-18]

436 DUPLEX DESIGN STANDARDS

436.A Purpose

- 1. Mitigate the impact and predominance of residential garages facing public streets.
- 2. Avoid proliferation of repetitive, mirror-image duplexes by promoting architectural design variation.

436.B Applicability

These community design standards apply to all duplexes in all zone districts.

436.C Building Placement and Orientation

- 1. **Standards**
 Not applicable.
- 2. **Guidelines**
 - a. Garage doors on all attached street-facing garages should not comprise more than 45 percent of the front façade of the principal building.

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- b. No more than two street-facing one-car garage doors, or one street-facing two-car garage door should be visible from the front lot line.

436.D Access

1. Standards

- a. In areas where serviceable alley access is available, driveways and garages shall be accessed from the alley.
- b. Duplexes on corner lots shall have one garage facing each street, unless accessed off the alley or otherwise directed by City access review.
- c. Each side of a duplex shall include a porch or covered entry.
- d. A walkway shall connect each entrance to a public sidewalk or driveway. A door that leads into a garage does not qualify as a front entrance.

2. Guideline

Each dwelling unit should have a clearly defined primary entrance.

436.E Building Massing

1. Standard

Duplexes shall be designed to appear as a single-family dwelling, and the individual dwelling units shall not be designed to mirror each other.

2. Guidelines

Variations in roof forms, building massing, entry and garage orientation should be utilized to avoid symmetrical duplex design.

436.F Roof Forms

1. Standards

Not applicable.

2. Guidelines

- a. Primary roofs should incorporate simple, sloped roofs (gable and hip) on primary building forms. A variety of roof forms should be considered to break up the massing of large buildings and as a form of transition to adjoining developments.
- b. Lower pitched shed roofs and flat roofs should be limited to secondary building forms, such as ground floor entrances and porches, and accessory structures.

436.G Parking

1. Standards

- a. Driveway and garage access shall be taken from an alley or the street with the least potential for conflicts with pedestrian activity.
- b. Garage doors on all street-facing garages shall be recessed in accordance with the following:
 - i. A minimum of five feet behind the façade of the habitable interior of the building; or
 - ii. A minimum of five feet behind a front porch that is a minimum of eight feet wide by five feet deep; or
 - iii. A minimum of two feet behind an enclosed second story projection that is at least equal in width to the garage.



- b. A broad palette of materials that creatively complement the existing or desired range of materials, textures, and finishes in the surrounding context should be considered. Natural materials and finishes such as wood, masonry, unpolished metals, clear glass, architectural concrete, and plaster may be considered appropriate.
- c. Materials that are not included in [Appendix C](#) Table C-1 may be considered provided they can be shown to be of a comparable quality, durability, and character.

439.J Building Color

1. Standards

Building colors shall be selected in compliance with [Appendix B](#).

2. Guidelines

- a. A range of colors should be used that are evocative of local vernacular buildings and landscapes that will complement, rather than stand out against, the areas entry corridor landscape and mountain backdrop.
- b. Light colors and finishes with high reflectivity should only be used as accents to the basic color palette.
- c. Bright or highly reflective metal finishes should be limited to accents or details and should not be used on large building areas or features.
- d. Earth-toned building and roof colors should be considered appropriate for any building or roof element.

439.K Mechanical, Service, and Accessory Structures

1. Mechanical Equipment Screening Standards

- a. Rooftop mechanical equipment shall be concealed from view from nearby public and private properties.
- b. Screening shall be complementary to the building form, materials, detailing, and colors.

2. Mechanical Equipment Screening Guideline

All mechanical equipment attached to the building should be located away from public view or incorporated into the building massing in a manner that is complementary to the principal building in terms of form, materials, detailing, and color.

3. Service Location and Screening Standards

- a. Loading docks, truck parking, trash collection, drive-through facilities, and other service functions shall be located away from public view or screened in a manner that is complementary to the principal building form, materials, detailing, and colors.
- b. Chain link, with or without slats, shall not be used to satisfy this screening requirement.

4. Service Location and Screening Guidelines

- a. Loading docks, truck parking, trash collection, drive-through facilities, and other service functions should be incorporated into the form of the principal building.
- b. Loading docks, truck parking, trash collection, drive-through facilities, and other service functions should be located away from primary street frontage and oriented toward on-site service access points.
- c. Multi-building developments should gather service functions into convenient shared facilities, where possible, to minimize dispersed impacts.

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5. Accessory Structures Standards

Placement, form, materials, detailing, and colors of accessory structures shall be complementary to the principal structure, or they shall be designed to blend in with the landscape and be hidden to the greatest degree possible.

6. Accessory Structures Guidelines

Accessory structures should either be complementary to the design of the primary structure or placed and screened to be as unobtrusive as possible.

440 BASE AREA DESIGN STANDARDS

440.A Purpose

1. Create a distinct and unified architectural character that creates a sense of community, heritage, and harmony within the larger landscape.
2. Provide accommodation for the high-density, high-amenity residential and resort uses consistent with the gateway area to the mountain resort community.
3. Ensure all development reinforces the interconnection of the resort area through a high quality, integrated, and active pedestrian system of public streets, sidewalks, recreational paths, open spaces, and gathering areas.
4. Ensure the densest development in the City accommodates flexibility and creativity in the development of land in order to provide a quality pedestrian-oriented environment.
5. Ensure the scale and massing of development in the G zone districts are complementary to the surrounding built and natural context by reflecting the scale and proportions of adjacent structures and the predominant topography and natural features.
6. Create a unique mountain design vocabulary that is related to but discrete from that of the original historic town of Steamboat proper.
7. Reflect the western building tradition of strong, simple, traditional building forms as seen in ranch complexes and older, WPA-era national park hotels.
8. Break down the visual and physical mass and scale of larger buildings within the Base Area.

440.B Applicability

These community design standards shall apply to all development on property located within the RR and G zone districts. These standards may be modified or waived by the Decision Maker for development that meets one of the following criteria:

1. Additions of less than 20 percent of the gross floor area of the existing principal building; or
2. Development that meets the applicability of a Minor Modification.

440.C Building Placement and Orientation

1. Standards

- a. Development shall be placed to define the edges of and orient access to primary public and private streets, pedestrian circulation, and gathering areas.
- b. In the RR-2 and G zone districts and development with greater than six residential units in the RR-1 zone district, all residential and lodging developments shall provide an amenity space or structure that may include recreational equipment storage, hot tubs, swimming pools, meeting rooms, fitness equipment, and personal services. Recreational amenities may be located on terraces, decks, or roof tops. The area dedicated to amenities shall be a minimum of ten percent of the net floor area.
- c. Development with an estimated construction cost of more than \$250,000 shall either:



- i. Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
 - ii. Provide a contribution for community amenities in an amount equal to one percent of the construction valuation; or
 - iii. Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.
- d. In the G-2 zone district, all developments with property along the ski mountain edge or along designated public gathering areas (as designated in the Mountain Town Sub-Area Plan or successive plans) shall provide area specifically designated, designed and used for gathering, sitting, recreation, entertainment or other like activities. Such areas shall include amenities that facilitate an attractive and comfortable pedestrian environment.
- e. All new development or significant additions to existing developments adjacent to major public open spaces shall perform a sun/shadow study of the effects of the development on such spaces from autumn through spring (Sept 21-March 21).

2. Guidelines

- a. Development should place and orient primary pedestrian circulation, gathering areas, and entries to take advantage of winter season solar exposure where possible.
- b. Development should consider impacts on interior and exterior micro-climate comfort through awareness of building massing and orientation. Maximizing solar exposure and mitigating wind exposure during winter months should be a consideration in public circulation and gathering areas. Specific elements to be considered include whether the structure rises in a straight vertical line from its base or if the upper levels are stepped back to improve solar access and how the design of the structure affects shadows onto pedestrian areas.
- c. Buildings should preserve or enhance views of the ski area and significant community features from prominent public vantage points.
- d. Development should be designed to complement natural landforms and to take advantage of natural features such as scenic and natural resources, topography and waterbodies.
- e. Trade-offs between a taller structure with less site coverage versus a shorter structure with more site coverage should be evaluated.

440.D Access

1. Standards

- a. Buildings shall prioritize orientation of primary entries to predominant public and private streets, pedestrian circulation, and gathering areas.
- b. Each individual nonresidential space with exterior frontage on the ground floor of a multi-tenant building shall have individual public access from the outside.
- c. Primary building entrances shall be clearly distinguished and prominent.

2. Guideline

Buildings should prioritize orientation of primary entries to predominant public and private streets, pedestrian circulation, and gathering areas.

440.E Building Massing

1. Standards

- a. The mass of a single building or group of buildings shall be organized so that it

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appears to be an arrangement of smaller-scale connected structures comprised of simple building forms.

- b. Structures shall be massed to complement the topography by placing the greatest height and mass at the base of a slope and reducing height and mass higher on the slope.
- c. Building walls that exceed three stories or 45 feet of unbroken height, as measured from finished grade to the underside of the eaves or top of parapet, shall provide step backs at least eight feet in depth and between 12 feet and 45 feet above finished grade depending on the height of the structure and the surrounding development context.
- d. Step backs in building massing shall be provided to achieve at least one of the following:
 - i. Relate to the surrounding development context; or
 - ii. Limit heights to no more than two stories immediately adjacent to public and private streets, pedestrian circulation, and gathering areas; or
 - iii. Provide transitions in scale between pedestrian areas and large building masses; or
 - iv. Provide modulation and articulation to otherwise large expansive walls.

2. Guidelines

- a. Development should provide transitions in height and mass when adjoining lower scale districts.
- b. Developments that are significantly larger than adjacent existing development should provide a visual scale transitions utilizing the alignment of horizontal massing, fenestration, and architectural features to reflect the heights of adjacent development.
- c. Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the facade.
- d. Where large variations in topography or other unique site constraints exist, alternatives to the building height and massing standards may be considered.
- e. It is not the intent of these standards and guidelines to create “wedding cake” building forms.

440.F Roof Forms

1. General Standards

- a. A variety of roof forms and surfaces (pitched, shed, and dormers) shall be incorporated into structures to break up large roof planes, provide visual interest, and manage snow loads.
- b. All buildings shall have a pitched roof with a slope of between 6:12 and 12:12 (rise:run) as the primary roof form. Both roof planes of any pitched roof should have the same slope.
- c. Shed roof forms shall be allowed only on secondary building masses and shall have a slope of between 3:12 and 12:12 (rise:run).
- d. Flat roof forms shall be enclosed by a parapet wall of no less than 42 inches in height.
- e. Flat roof forms shall not exceed 50 percent of the total roofed area.
- f. Dormers shall be allowed within any sloping roof plane subject to the following:



- i. Any single dormer element shall not be longer than one-half of the total length of the associated sloping roof plane; and
 - ii. All standards governing primary pitched roofs and shed roofs shall also be applicable to dormer roofs.

- 2. Snow Retention, Catchment, and Control Standards**
 - a. Roofs shall be designed to minimize hazards such as snow or ice falling onto pedestrian walkways, entrances, decks, driveways, parking areas, other areas of public access, or adjacent properties.
 - b. All roof systems shall be designed to promote snow retention, minimize snow buildup, minimize the adverse effects of drifting snow, and accommodate snow removal where appropriate. These objectives shall be accomplished using at least one of the following techniques:
 - i. Orienting pitched roof forms away from high traffic areas or incorporating snow guards; or
 - ii. Incorporating flat-roof snow catchment and control areas in combination with pitched roof surfaces and snow guards to control shedding and accommodate snow removal.
 - c. Roof areas downwind of parapet walls, taller building masses, and higher roof areas, that are particularly prone to snowdrift accumulation, shall be designed to avoid structural overloading, blockage of openings and equipment, water infiltration, and “roof avalanches.”
 - d. Valleys created by slope changes in pitched roof forms shall be minimized to reduce snow buildup and resulting roof damage from “snow creep.” Where valleys are unavoidable, they shall be broad and open, and roof systems shall be selected that do not provide resistance to lateral “snow creep” across the roof surface.
 - e. Flat-roof snow catchment and control areas, that occur where flat roofs are used in conjunction with pitched roofs, shall be no less than an area one-third as wide as the tributary pitched roof surface unless it can be demonstrated that a smaller catchment area can safely manage snow accumulation.

- 3. Roof Overhang Standards**

Pitched roof forms that overhang exterior building walls shall be designed to avoid shedding onto unprotected pedestrian or vehicular areas or other areas subject to unimpeded public access by:

 - a. Shedding onto landscaped areas designed for snow storage and that discourage public access and use. Ground-level areas designated to accommodate roof snow shed extending as far out from the building wall as the building is tall, depending on roof slope and frictional resistance; or
 - b. Managing and mitigating snow and ice accumulation on such roof forms to minimize the formation of ice dams.
 - c. Shedding onto lower flat roofs capable of safely intercepting and storing snow to be melted and removed using the building roof drain system. Such lower roof areas located on the leeward side of the building are subject to drift accumulation and shall be designed to manage such drifting conditions.

- 4. Green Roof Standard**

If a green roof occupies more than 50 percent of the total area of any building’s primary roof surface, the minimum requirement for pitched roof provision shall be waived provided the building design complies with the other major design standard intentions.

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5. General Guidelines

- a. Development should incorporate sloping roof forms that are similar to those used traditionally in regions of heavy mountain snow. Gable, hip, or shed roof forms should be used on the principal building form. Flat roofs may be provided on secondary building elements and for snow catchment areas.
- b. The proportion of the total roof area devoted to pitched roof forms may vary according to the height and massing of the building to ensure a higher degree of control over snow shedding as building height increases, Smaller, shorter buildings should have the highest proportion of pitched roof coverage and larger, taller buildings should have the lowest proportion.
- c. Green roof systems are encouraged on float roof sections.

440.G Surface and Structured Parking

1. Surface Parking Standards

- a. Surface parking shall not be placed between the principal structures and an arterial or collector street.
- b. Surface parking shall be screened from public streets by buildings, landforms, and landscaping.

2. Surface Parking Guidelines

- a. Pedestrian vehicle conflicts should be avoided where an alternate access point is possible.
- b. The impact of parking located between public and private streets, pedestrian circulation, and gathering areas should be minimized by limiting the need to walk through parking lots to access building entries, provision of dedicated pedestrian walkways through parking areas, and limiting the dimension of intervening parking areas.

3. Structured Parking Standards

- a. Parking structures shall be located and oriented to provide pedestrian access to adjacent public and private streets, pedestrian circulation, and gathering areas and to mitigate pedestrian vehicular conflicts.
- b. Parking structures shall be located and designed to significantly screen or buffer views of parked cars from surrounding properties.
- c. The ground floor of parking structures shall be wrapped with active uses, such as retail storefronts or residential uses, to screen the structure and provide active frontage.
- d. Where the feasibility of wrapping parking structures with retail storefronts or residential uses is limited to a portion of the overall structure, active uses shall be focused along those facades adjacent to or most visible from major public streets, pedestrian circulation, and gathering areas. Commercial uses shall be prioritized on the street level where the depth of commercial space can be accommodated within the depth of a row of parking stalls.
- e. Those portions of any parking structure that cannot be wrapped with active uses shall incorporate proportions, materials, and finishes that are complementary to adjacent principal structures, including the use of three or more of the following architectural features:
 - i. Emphasis of the vertical and horizontal structural system defining a pattern of building bays; or



- ii. Insets, projections or other relief in the wall plane; or
 - iii. Windows or window shaped openings; or
 - iv. Architectural emphasis of building entries; or
 - v. Variations in color, texture, or materials; or
 - vi. Variation in roof forms or parapet height; or
 - vii. Arcades, porticos, or other forms of covered exterior circulation; or
 - viii. Balconies; or
 - ix. Permanent architectural awnings.
- f. Sloped ramps or decks shall not be exposed on the side of the structure facing a public right-of-way, excluding alleys, and shall be located on the interior of the structure or a façade facing the interior of the property.

4. Structured Parking Guidelines

- a. Parking structures should be set back from public streets and pedestrian gathering or circulation areas and wrapped with active uses wherever possible, particularly on the ground floor.
- b. Where it is not feasible to wrap the perimeter of a parking structure with active uses, a pattern of surface variation, materials, and fenestration complementary to the principal buildings should be used.
- c. The use of deep structural elements, fenestration, or screening systems around the perimeter should be considered to screen oblique views into parking structures while maintaining natural ventilation.
- d. To avoid pedestrian vehicle conflicts, major access points along the area’s primary street network should be avoided where an alternate access point is possible.

440.H Building Scale, Variation, and Fenestration

1. Scale and Variation Standards

- a. Building entrances, retail storefronts, and other active spaces shall be oriented towards adjacent streets, public plazas, and primary pedestrian walkways.
- b. Building design shall not be recognizable by its architecture as a standard trademark design utilized in other communities in the state or across the country.
- c. Where a direct physical and visual connection cannot be made between interior and exterior spaces for programmatic reasons, building walls shall be articulated at ground level in a manner that enhances the pedestrian experience through the use of three or more of the following:
 - i. Expression of the structural system or bay modules; or
 - ii. Variations in wall plane; or
 - iii. Changes in color or texture of materials; or
 - iv. Awnings; or
 - v. Balconies; or
 - vi. Integral art work such as bas-relief of mosaics; or
 - vii. Integral pedestrian furniture such as benches, seat walls, or landscape planters.

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- d. Buildings that are three or more stories in height should incorporate a recognizable base, middle, and top through the use of changes in material, variations in fenestration patterns, architectural detail, or other features.
- e. Buildings shall be visually anchored with masonry elements at the base level to provide a sense of permanence. Base level masonry elements may include:
 - i. Columns; or
 - ii. Piers; or
 - iii. Pilasters; or
 - iv. Foundations; or
 - v. Walls.
- f. Base level masonry elements shall be, or shall appear to be, functional parts of the vertical load-bearing structure of the building and shall provide a continuous visual line by wrapping corners, window wells, and other architectural features. Base level masonry elements shall not appear as though they have been “tacked on” to a single façade or building element.
- g. Spanning elements and lintels across masonry openings shall be constructed of materials traditionally associated with these functions such as:
 - i. Heavy timber; or
 - ii. Painted steel; or
 - iii. Concrete; or
 - iv. Articulated masonry arches, such as semicircular, segmental, flat arches, or soldier courses).

2. Scale and Variation Guidelines

- a. New development should be designed “in-the-round” to acknowledge its mountain-valley setting that typically allows buildings to be viewed from multiple angles and viewpoints, such as from the slopes above, from below, from significant distances, as well as from the street level.
- b. All building facades should be designed with a similar level of design detail. Blank walls should be avoided except where functionally prohibitive and oriented away from highly visible and active pedestrian areas.
- c. Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the façade.
- d. The scale of large buildings should be mitigated through the use of varied materials that help differentiate and break down the mass into small volumes or differentiate between floors.
- e. Building elevations should be articulated to provide visual interest by varying the shape or pattern of windows, building materials, textures, details, and colors. Building elements such as decks, balconies, recessed or projecting shading features, snow control devices, and other elements should be considered.
- f. Building design should avoid blank walls and large undifferentiated expanses of wall surface exposed to public pedestrian rights of way, plazas, and parks.
- g. Roof overhangs, projections, reveals, and awnings or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.



- d. Any other nationally recognized and accepted program that is equal to or greater than the above listed programs in terms of sustainable qualities.
2. **Sustainability Guideline**
 New buildings should consider opportunities to employ sustainable design, materials and technology to reduce operational and maintenance costs as well as short and long term impacts on the environment.

§440 [Ord. No. 2650, 5-15-18]

441 COMMERCIAL OLD TOWN (CO) DESIGN STANDARDS

441.A Purpose

- 1. Facilitate commercial development that is complementary to the scale, character, and variety of the traditional commercial storefront buildings on Lincoln Avenue while accommodating contemporary uses and architecture.
- 2. Maintain the predominance of building frontage that engages pedestrians along the public sidewalk.
- 3. Facilitate design that focuses on providing an pedestrian experience that has variety and vitality and that is not dependent upon direct vehicular access or immediately adjacent parking.

441.B Applicability

These community design standards shall apply to all development on property located within the CO zone district.

441.C Building Placement and Orientation

1. Standards

- a. Buildings shall be constructed at the property line adjoining the public sidewalk.
- b. Recessed entries shall be required to accommodate door swings and shall not be counted against the build-to requirement as long as the façade above the entry is built to the front property line.

2. Guidelines

- a. Development should complement traditional patterns by siting new buildings in a manner similar to traditional buildings in the district. This includes consideration of building setbacks, entry orientation, and outdoor areas.
- b. New buildings should be oriented and parallel to the front lot line.
- c. The primary entry of a principal structure should be oriented to the street, and the alignment of the street facing facades should be maintained at the sidewalk's edge for the majority of the frontage.
- d. Where a portion of a building is proposed to be setback from the sidewalk at the property line to accommodate sidewalk dining or other active uses, features such as paving patterns, railings, planter, or other urban features should be used to define the sidewalk edge.
- e. Building massing should consider impacts on solar access and opportunities to maintain views to civic landmarks. Landmarks include Howelsen Hill and designated historic structures.
- f. Alleys are an integral part of the scale and pattern of Downtown and should be retained as a part of the character of the original town grid. Alleys should be maintained as open lanes for service access and pedestrian circulation.

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1	Purpose & Administration
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§ 441.D

441.D Access

1. Standards

- a. All buildings with frontage on Lincoln Avenue shall take their primary pedestrian access from the Lincoln Avenue sidewalk.
- b. Primary building entrances shall be directly from the public sidewalk on the adjoining named or numbered street.
- c. All businesses with street level building frontage along a public sidewalk shall have individual entries from the public sidewalk.
- d. The pattern of recessed entryways to individual buildings and businesses shall be maintained to accommodate door swings.
- e. On site spaces designed for public use, such as courtyards, shall be accessible and visible from the public right-of-way. Sunken plazas or raised pedestrian access adjoining the public sidewalk shall be prohibited unless necessary to accommodate access due to varied topography.

2. Guidelines

- a. Primary building entrances should be clearly defined and oriented toward the street.
- b. The pattern of recessed entries should be considered an opportunity for outdoor display or limited seating off the public sidewalk. Where entries are recessed the building façade above should maintain alignment at the property line along the public sidewalk.
- c. Primary entrances should not orient to an interior court.
- d. All outdoor spaces should promote active uses.
- e. The development of rooftop decks is encouraged. Sunken plazas between the sidewalk and the building are strongly discouraged, especially in retail buildings, as they may create a barrier between pedestrian activity on the sidewalk and the retail storefronts.
- f. Entrances to interior courtyards shall have the appearance and scale of normal storefront openings. Courtyards shall be accessible and visible from the sidewalk and shall be designed for public uses.

441.E Building Massing

1. Standards

- a. Building massing shall reflect the traditional pattern of lot widths Downtown through the expression of 25-foot increments in building massing, structural bay, and fenestration patterns.
- b. Buildings shall fill the full width of lots.
- c. Building facades greater than two stories shall be differentiated through architectural variation such as a prominent belt course, change of materials, or change of fenestration pattern.
- d. Ground floor height shall be between 12 and 15 feet, and display windows at the street level shall appear similar in height to those seen traditionally.

2. Guidelines

- a. New development should complement the traditional regularity of simple building massing within the district. Along Lincoln Avenue and the adjacent blocks, new

