

Longmont, Colorado

Land Development Code Amendments



City Council
July 24, 2018

Presentation Overview

- Project background
- Future amendments
- LDC update overview
- Zoning map update overview

PROJECT BACKGROUND

Project Goals

- Implement *Envision Longmont* and other city plans and policies
- Create opportunities for innovative and quality development
- Update code to be consistent with current land use trends
- More user-friendly code
- More predictable standards & process



Community Outreach

- Community organizations
- NGLA
- HOAs
- Social media – Nextdoor, Facebook, Twitter
- City Line
- Times-Call articles
- City website
- Community meetings
- LDDA, PZ and CC meetings

Future LDC Amendments

- Affordable/inclusionary housing
- Protection of rivers, streams, riparian areas, wetlands & species and habitat
- City public improvements design standards
- Building and fire code updates
- Historic preservation
- Downtown parking
- Wireless telecommunications
- Quality of life benchmarks/adequate facilities
- Main Street corridor plan

Major Update Areas

1



Zoning Districts and Use Regulations

2

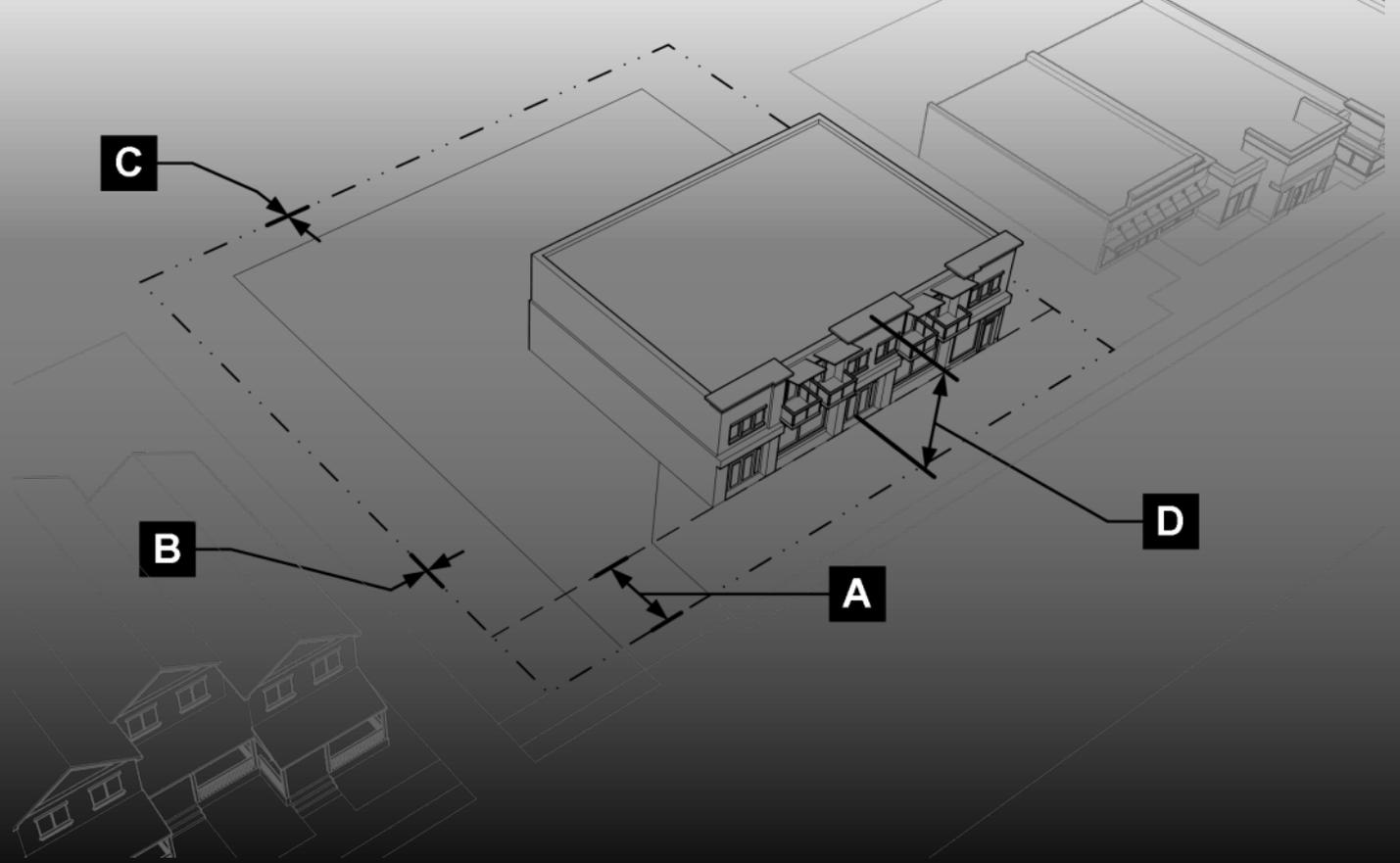


Development Standards and Signs

3



Administration and Procedures



ZONING DISTRICTS

Zoning Districts Highlights

- Zoning districts consistent with Envision
- Consolidated districts
- Establish new mixed-use districts
- Simplify PUD districts
- 29 existing districts / 17 proposed districts

Dimensional Standards (Lot & Building Standards)

- Align with *Envision* density ranges
- Align with *Envision* building heights (1 to 4 stories) with allowances for additional building height
- Simplify dimensional standards tables

Zoning District Tables

Table 3.1: R-MF District Dimensional Standards

Lot Standards (Minimum)		
	Lot area per unit for attached dwellings [see note 2]	None
A	Lot width	20 feet
Setbacks (Minimum)		
B	Front yard, dwelling unit	15 feet
	Front yard, dwelling unit - alley garage access	10 feet
	Front yard, front-facing garage	20 feet
C	Side yard	5 feet
	Side yard, interior common wall	None
D	Rear yard, without alley	10 feet
	Rear yard, abutting an alley	6 feet
Building Standards (Maximum)		
E	Building height	55 feet

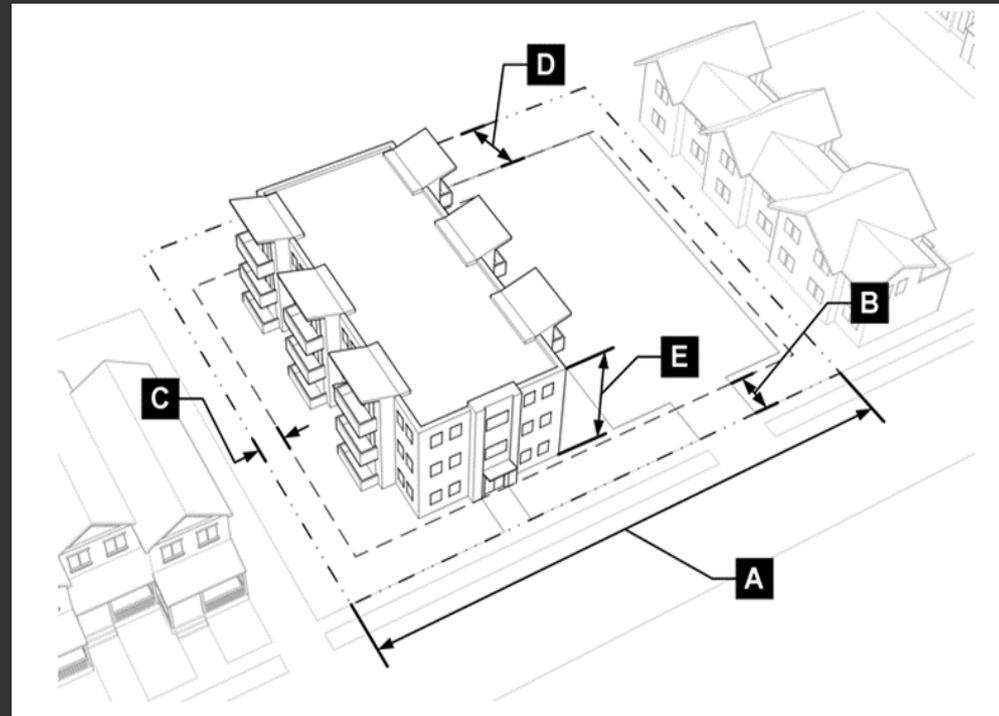
Notes:

[1] Reduced lot area and width is permitted for affordable housing pursuant to section 15.03.080B, Lot and Site Requirements.

[2] For attached dwellings, no minimum lot area is required. The number of units allowed or required for a parcel is based on the density range specified in section 15.03.080B.

[3] Additional height may be permitted for affordable housing pursuant to Table 3.19, *Exceptions to Height Requirements*.

[4] Building height shall comply with residential compatibility standards in section 15.05.200D.





USE REGULATIONS

Use Regulations Highlights

- Simplify table of allowed uses consistent with new districts
- Add “secondary” uses based on *Envision Longmont* – compatibility and adequate land supply standards
- Use-specific standards to address appropriate location, scale, mix, and activity
- Include short term rentals – consistent with previous Council direction

Revised Table of Allowed Uses

Table 4.1: Table of Allowed Uses														
P = Permitted Use L = Limited Use C = Conditional Use PS = Permitted Secondary Use CS = Conditional Secondary Use														
A = Accessory Use Blank Cell = Prohibited Use * = Use-specific standards apply to that district (conditional use review may be required)														
	Residential Districts					Mixed-Use Districts					Non-Residential Districts			Use-Specific Standards Also refer to general use standards in section 15.04.030.A
	R-RU	R-SF	R-MN	R-MF	R-MH	MU-N	MU-C	MU-D	MU-E	MU-R	N-PE	N-AG	N-PF	
RESIDENTIAL USES														
Household Living Uses														
Co-housing (new)			P*	P*	P*									15.04.030.B.1
Dwelling, single-family attached			P	PS		PS*	PS*	PS*	PS*	PS*				15.04.030.B.2
Dwelling, single-family detached	P	P	P					PS*				P		15.04.030.B.2
Dwelling, live/work			CS*	CS*		P*	PS*	PS*	PS*	PS*				15.04.030.B.3
Dwelling, multifamily			P	P		PS	P*	P*	PS	PS				15.04.030.B.4
Mobile home park or subdivision					P*									15.04.030.B.5
Group Living														
Boarding, rooming house			P	P		PS	P	PS*						15.04.030.B.6
Group care home or sober living home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	15.04.030.B.7 15.04.030.B.8
Group care facility						P*	P*	P*	P*	PS*				15.04.030.B.8
Independent living facility			P*	P*		PS*	P*	P*	P*	P*				15.04.030.B.10
Rehabilitation and treatment facility							C*		C*					15.04.030.B.11
Public, Institutional, and Civic Uses														



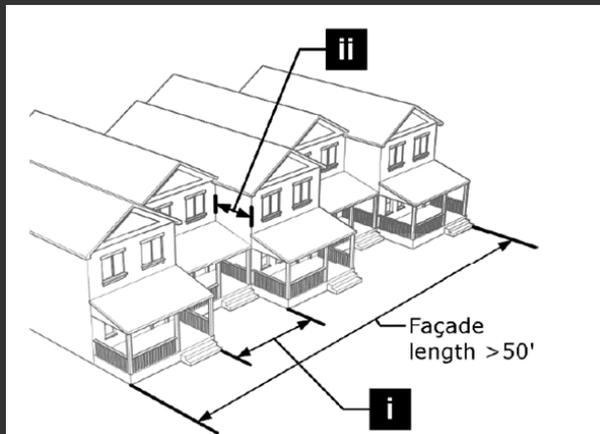
DEVELOPMENT STANDARDS

Development Standards Highlights

- Simplify landscaping standards
- Update parking standards
- Update building design standards
- Add residential compatibility standards
- Update sign regulations

Building Design

- Broader application – e.g. multi-family
- Sliding-scale design variety for residential
- Standards with menu options to allow more design flexibility



Residential Compatibility Standards

- Building organization and design
- Location of parking areas
- Restrictions on outdoor activities and storage
- Outdoor lighting
- Use and operation
- Building height limits and setback
 - Downtown
 - Other areas

Sign Regulations

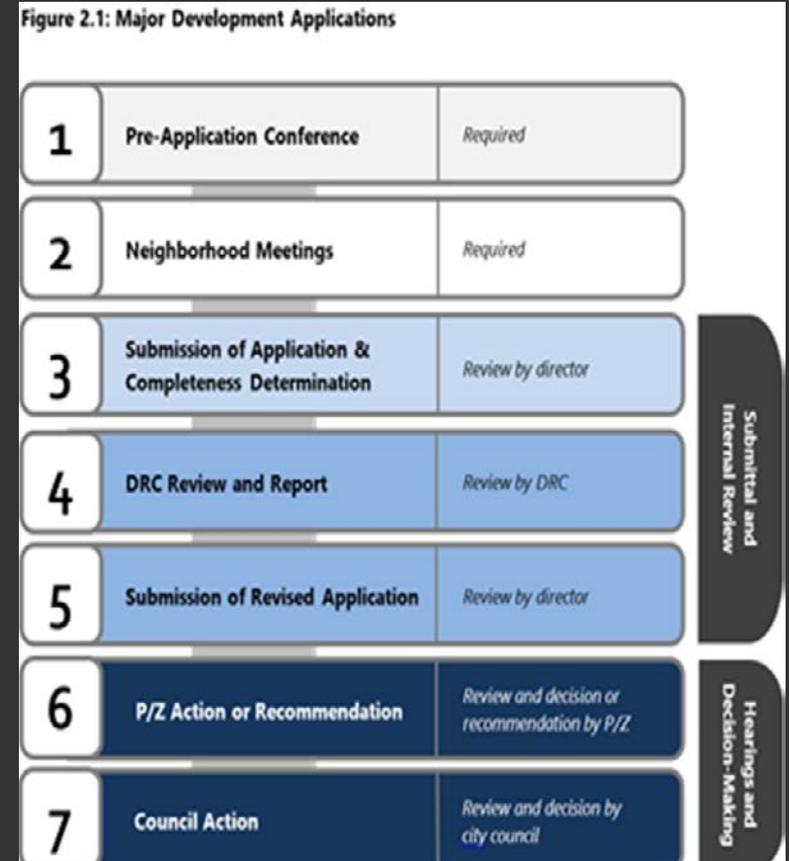
- Remove content-based regulations consistent with 2015 Supreme Court ruling
- Consolidate/simplify sign regulation tables
- Add flexibility/incentives for additional signs and sign area



ADMINISTRATION AND PROCEDURES

Administration and Procedures Highlights

- Add process flow charts
- Revise PUD procedures
- Add administrative manual
- Consolidate administrative modifications
- Update nonconformities, enforcement and penalties



PUD Procedure

- Goal to minimize number of PUDs with code flexibility
- New overall development plan (preliminary PUD)
 - Simplify details required for ODP to reduce time and cost
 - Phases and pad development evaluated under site plan procedure



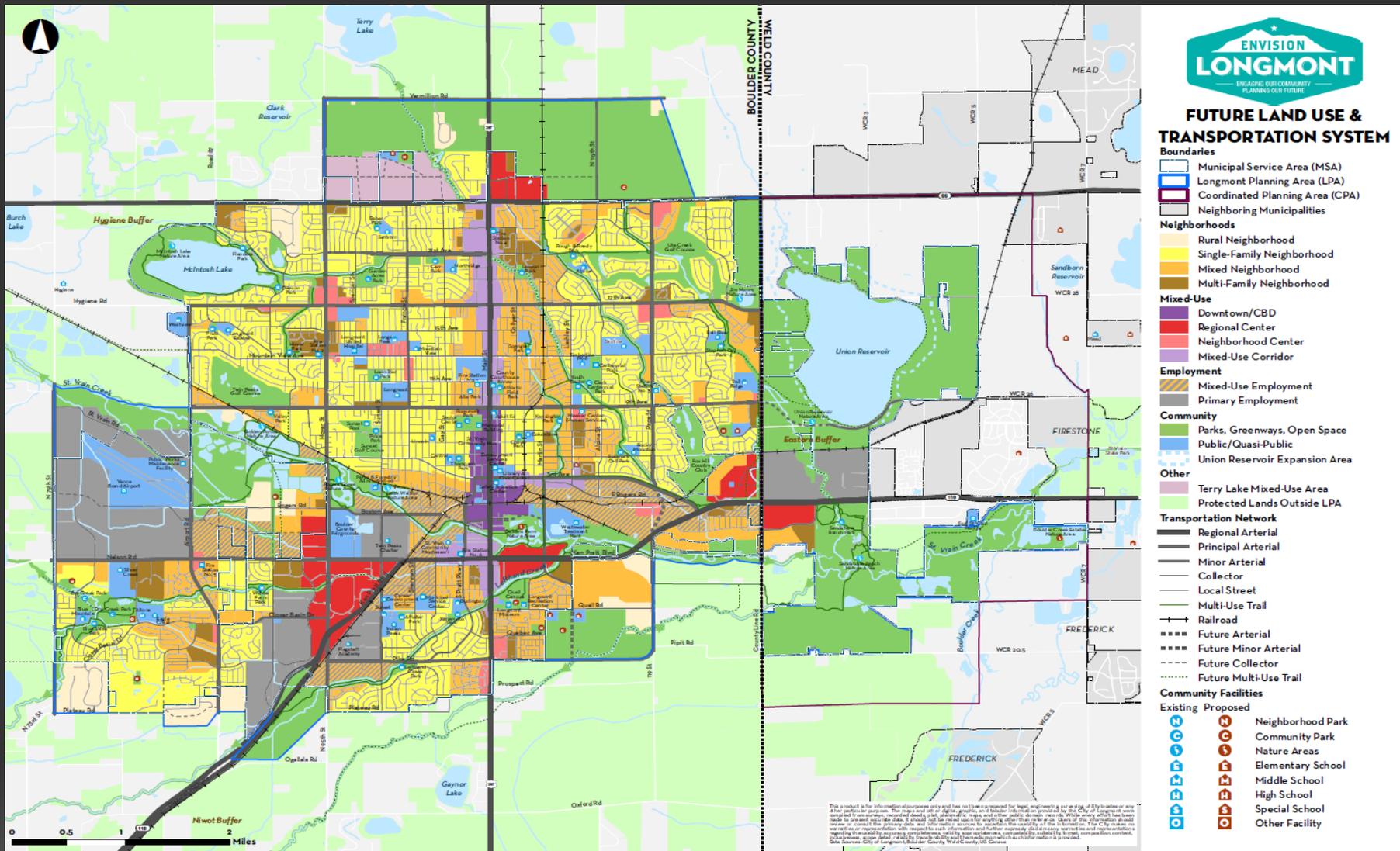
ZONING MAP

Legend

Proposed

- Agri
- Mix
- Mix
- Mix
- Mix
- Mix
- Publ
- Non-
- Rural
- Rural

Envision Longmont Land Use & Transportation System



Recent and Pending Annexations Zoning Map Additions

- Recent – consistent with new zoning
 - Nova
 - HMS Rogers Road
 - SVVSD Quail Road
 - Irwin Thomas
- Pending – zoning conversion when recorded
 - Neighbors Redmond
 - South Flat Land

Next Steps

- City Council public hearing – August 14
- Effective date – September 1
- Next batch of amendments
 - Affordable/inclusionary housing
 - Prairie dogs
 - Environmental protections (riparian, habitat, etc)
 - Others

Questions

bit.ly/developmentcodeupdate

