



LAND USE ADVISORY COMMITTEE MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

AGENDA
LAND USE ADVISORY COMMITTEE MEETING 2022-05
Wednesday, August 3, 2022, at 6:00 PM

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Approval of 6.01.22 Minutes
4. Approval of 7.06.22 Minutes
5. Approval of Agenda

B. REGULAR MEETING

1. **Lighting and Parking Requirements: Land Use Code Re-Cap**
 - Discussion
 - Staff Presentation: Abdul Barzak, Town Planner
2. **Commercial Code & Requirements: Land Use Code**
 - Discussion
 - Staff Presentation: Abdul Barzak, Town Planner
3. **Vesting: Land Use Code**
 - Discussion
 - Staff Presentation: Abdul Barzak, Town Planner

C. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Attorney
2. Town Staff
3. Town Management
4. Committee Members
5. Chair

D. ADJOURN

MEETING

Wednesday, August 3, 2022, 6:00 PM (MDT)

Registration URL

https://us02web.zoom.us/webinar/register/WN_UwjDKGhIQyvXVnt5bVF_w



MEETING

Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES

MEETING 2022-03

Wednesday, June 1, 2022, at 6:00 PM

Present:

Chair:

Brittany Vandermark

Vice-Chair:

Karen Hessler

Committee:

Gordon Coombes

Josh Green

Wes Larimore

Rod Simpson

Mark Anderson

Chris Pagan (alt)

Michael Young (alt)

Absent:

Sharon Snider and Randy Nicholson

Audience:

Staff:

Lindsay Radcliff-Coombes, Deputy Town Manager
Abdul Barzak, Town Planner

A. CALL TO ORDER

1. Roll Call

2. Pledge of Allegiance

B. CONSENT AGENDA

Motion by Committee Member

second by Committee Member to approve the

Consent Agenda. All present voting Yes, **Motion Passed**

1. 5.04.22 Minutes

C. REGULAR MEETING

1. Multi-Family Requirements: Land Use Code Re-Cap

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

2. Lighting Requirements: Land Use Code

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

3. Parking Requirements: Land Use Code

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

D. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Staff
2. Town Management
3. Committee Members
4. Chair

E. ADJOURN



MEETING

Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES

MEETING 2022-XX

Wednesday, July 6, 2022, at 6:00 PM

Present:

Chair:

Vice-Chair:

Committee:

Gordon Coombes
Josh Green
Randy Nicholson
Chris Pagan (alt)

Absent: Brittany Vandermark, Karen Hessler, Wes Larimore, Michael Young, Rod Simpson, Mark Anderson, & Sharon Snider

Audience: None

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Abdul Barzak, Town Planner

A. CALL TO ORDER

1. Roll Call

Only four members were in attendance. There was no Quorum. The meeting adjourned.

2. Pledge of Allegiance

3. Approval of 6.01.22 Minutes

4. Approval of Agenda

B. REGULAR MEETING

1. Lighting and Parking Requirements: Land Use Code Re-Cap

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

2. Commercial Code & Requirements: Land Use Code

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

3. Vesting: Land Use Code

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

C. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Staff

2. Town Management

3. Committee Members

4. Chair

D. ADJOURN



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Lighting and Parking Requirements: Land Use Code Re-Cap	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management asks that the Land Use Advisory Committee (LUAC) review, discuss, and forward a recommendation to the Planning Commission on Lighting and Parking Requirements. Actions that may be taken: 1. Forward a recommendation of approval to the Planning Commission for Land Use Code changes regarding Lighting and Requirements. 2. Take No Action.		<u>Discussion</u>
BRIEF SUMMARY		
On June 1st, 2022, the Land Use Advisory Committee (LUAC) reviewed, discussed, and directed Town staff with recommendations for Lighting and Parking Requirements within the Land Use Code. Tonight's discussion aims to re-cap and review the discussion from last month and, if all are in favor, forward a recommendation to the Planning Commission for Lighting and Parking Requirements.		
PUBLIC SUPPORT/CONCERN		
Residents have expressed the desire to increase Lighting and Parking Requirements to Town Staff.		
ANALYSIS AND RECOMMENDATION		
The Town Staff is asking for the Land Use Advisory Committee (LUAC) to forward a recommendation of approval to the Planning Commission for Land Use Code changes regarding Lighting and Parking Requirements.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Lighting Code Comparison Table 2. Parking Code Comparison Table		

Lighting

LIGHTING REVIEW (RESIDENTIAL POLE HEIGHT)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	16' max; 20' max street lights at residential entries allowed; 47" bollard-type lighting	- Maintain existing height criteria			- Recommendation is also based on available fixtures from local providers
Evans	25' max				
Firestone	N/A				
Frederick	25' max				
Johnstown	N/A				
Timnath	20' max in higher density developments/districts				
Wellington	N/A				
Windsor	15' maximum				

Lighting

LIGHTING REVIEW (RESIDENTIAL LIGHTING LEVELS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Appropriate for the lighting need	- Recommend adopting language consistent with Dark Skies MLO - Recommend adding staff's recommendation of light temperature in regulations - Look at shut off or timer based lighting for certain recreation areas (tennis cours, basketball courts, etc.) - based on time of day and/or use; - Also look at dimming technology that allows recreation areas to brighten with motion or dim when not in use			In addition to light levels, tempuratures should be considered by the Town (warm white versus bright white bulbs) as they directly impact light intensity in all zone districts - examples include 3000K or 3500K as exterior light fixtures and up to 4500K as security lighting only (motion activated)
Evans	N/A				
Firestone	In no case shall exterior lighting add more than one (1) foot-candle to illumination levels at any point off-site adjacent to residential				
Frederick	Table 2-10 gives maximum lighting levels for outdoor facilities used at night averaged over the entire activity area. Max of 5 footcandles in residential zones.				
Johnstown	7,000 lumens minimum on street lights				
Timnath	N/A				
Wellington	N/A				
Windsor	N/A				

Lighting

LIGHTING REVIEW - PHOTOMETRIC PLAN? (Y OR N)							
Communities	Residential Districts	Commercial Districts	Industrial Districts	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	N	N	N	- Recommend requiring a photometric plan with Residential and Commercial projects - Recommend that Industrial areas be on a case by case basis using Evans language regarding "Glare diagrams and/or lighting plans may be required at the discretion of the City." - Provision in code for HOA/Metro Districts to require LED, Low Temp bulbs for residential lighting (garage and porch lights)			- Could consider requiring all new or substantial redevelopment projects include a photometric plan (Res, Comm, and Ind) - Ensure the criteria is in place to guide and enforce what is required in the photometric plan (max. light levels, light fixture details and specs)
Evans	Glare diagrams and/or lighting plans may be required at the discretion of the City.	Glare diagrams and/or lighting plans may be required at the discretion of the City.	N				
Firestone	Y	Y	N				
Frederick	Y	Y	N				
Johnstown	N/A	Y	Y				
Timnath	Y	Y	Y				
Wellington	N/A	Y	N				
Windsor	N/A	N/A	N				

Lighting

LIGHTING REVIEW (RESIDENTIAL GENERAL DETAILS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Consistent design with the architectural style and character; parking and exterior bldg fixtures, except as required for security purposes, shall be extinguished within 1-hour after the end of business and remain extinguished until 1-hour prior to reopening; concealed or shielded to the maximum extent feasible to minimize the potential for glare; equipped with cut-off devices; reflector lights are preferred; accent and flagpole lighting may be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property; globe lights shall not be permitted; fixtures installed under canopies, awnings, overhangs and the like shall be fully recessed	- Recommend incorporating the existing Severance language and incorporating the Dark Skies ord. criteria - Evans language "... pedestrian courts and plazas shall have sufficient lighting to ensure adequate visibility for pedestrians. All wall-mounted fixtures shall be shielded and directed downward and inward so as to reduce glare onto neighboring properties and ROW." - Firestone language required all fixtures to be LED			- Many communities (most we researched) have incorporated aspects of what is included in a dark skies ordinance and have customized to their interests - Recommend drafting language in a user friendly and easy to understanding format
Evans	Internal or on-site parking areas, sidewalks, trails, pathways, pedestrian courts and plazas shall have sufficient lighting to ensure adequate visibility for pedestrians. All wall-mounted fixtures shall be shielded and directed downward and inward so as to reduce glare onto neighboring properties and rights-of-way.				
Firestone	Any light source or lamp shall be concealed or shielded with a full cut-off style fixture. All fixtures shall utilize light emitting diode (LED) bulb types.				
Frederick	Light sources shall be concealed or shielded to the maximum extent feasible to minimize glare. All lights shall be directed downward and the light source equipped with "cut-off" devices so that it will not be visible from any adjacent property and to ensure that ambient skyward light is eliminated.				
Johnstown	Shielded and reflected to minimize light pollution and glare;				
Timnath	Full cutoff style fixture (shielded, shaded and directed); no blinking, flashing or fluttering; Higher density developments/districts - 90 degrees for pole mounted and 45 degrees or less for bldg mounted				
Wellington	-				
Windsor	No closer than 3' to a property line; concealed or shielded lighting to reduce spill-light and glare (full cutoff)				

Lighting

LIGHTING REVIEW (COMMERCIAL POLE HEIGHT)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	25' max, unless a greater height not to exceed 35' is approved by the Town; wall mount lighting shall not exceed the height of the building; bollard lighting shall be between 32" and 47"	- Support existing height criteria and incorporate Dark Skies language			- Recommendation is also based on available fixtures from local providers
Evans	25' max				
Firestone	The maximum height of any light pole shall be twenty-five (25) feet. For parking lots larger than five (5) acres, the maximum height shall be thirty-five (35) feet if the pole is located at least one-hundred (100) feet from any residential use.				
Frederick	25' max				
Johnstown	25' max - small lots near residential; 30' maximum for large lots				
Timnath	20' maximum				
Wellington	-				
Windsor	30' max. in parking lots				

Lighting

LIGHTING REVIEW (COMMERCIAL & INDUSTRIAL LIGHTING LEVELS)						
Communities	Commercial	Industrial	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Appropriate for the lighting need	Appropriate for the lighting need.	- Recommend incorporating Dark Skies language and considerations for site and development context within the community			- Consider as part of the Dark Skies ordinance, specific lighting levels the Town is comfortable with; this criteria will help guide applicants when preparing their photometric plans and also help staff to have base criteria to review against (enforcement after approvals)
Evans						
Firestone	In no case shall exterior lighting add more than five (5) foot-candles to illumination levels at any point off-site adjacent to non-residential.					
Frederick	maximum of 10 footcandles					
Johnstown	0.5 fc (foot candles) at project boundary adjacent to residential	0.5 fc (foot candles) at project boundary adjacent to residential				
Timnath	0.3 fc average throughout a site and 0.0 fc at boundary	0.3 fc average throughout site and 0.0 fc at boundary				
Wellington	0.1 fc at 20' beyond property line on residential area or public ROW.					
Windsor	N/A					

Lighting

LIGHTING REVIEW (COMMERCIAL GENERAL DETAILS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Consistent design with the architectural style and character; parking and exterior bldg fixtures, except as required for security purposes, shall be extinguished within 1-hour after the end of business and remain extinguished until 1-hour prior to reopening; concealed or shielded to the maximum extent feasible to minimize the potential for glare; equipped with cut-off devices; reflector lights are preferred; accent and flagpole lighting may be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property; globe lights shall not be permitted; fixtures installed under canopies, awnings, overhangs and the like shall be fully recessed	- Recommend incorporating existing language into a Dark Skies ordinance approach - Ensure specific criteria is included, such as: - Evans - "...Adequate pedestrian lighting shall be supplied throughout the development and may be in the form of low-glare pole or wall-mounted fixtures, bollards or acceptable type" - Firestone - "... all fixtures shall utilize LED.." - Timnath - "... no blinking flashing or fluttering."			- Many communities (most we researched) have incorporated aspects of what is included in a dark skies ordinance and have customized to their interests - Recommend drafting language in a user friendly and easy to understanding format
Evans	City's standard ornamental light fixture shall be installed on public and private streets. Adequate pedestrian lighting shall be supplied throughout the development and may be in the form of low-glare pole or wall-mount fixtures, bollards or acceptable type.				
Firestone	Any light source or lamp shall be concealed or shielded with a full cut-off style fixture; all fixtures shall utilize light emitting diode (LED) bulb types.				
Frederick	All lighting fixtures will be full cut off fixtures.				
Johnstown	Should maintain lowest possible functional level;				
Timnath	Design and style to match site architecture; Full cutoff style fixture (shielded, shaded and directed) - 90 degrees for pole mounted and 45 degrees or less for bldg mounted; no blinking, flashing or fluttering;				
Wellington	Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability minimizing up-light, spill-light, glare and diffusion. Undercanopy fueling areas shall feature flushmount, flat lens light fixtures.				
Windsor	Light poles to be round and painted to reduce reflection; design and style of lighting to match site architecture				

Lighting

LIGHTING REVIEW (COMMERCIAL OTHER)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Adopted Dark Sky white paper requirements (specific to full cut-off language); references to Illuminating Engineering Society of North America; mercury vapor lamps shall not be used	- Recommend adopting a Dark Skies model ordinance for the community			- Many communities (most we researched) have incorporated aspects of what is included in a dark skies ordinance and have customized to their interests - Recommend drafting language in a user friendly and easy to understanding format
Evans	-				
Firestone	To the maximum extent practicable, lighting levels shall be uniform. Floodlights shall not be permitted. Lighting on automobile service station, convenience store, and other outdoor canopies shall be fully recessed into the canopy. The style of light standards and fixtures shall be generally consistent with the style and character of architecture proposed on the site.				
Frederick	-				
Johnstown	Full cutoff fixtures to reduce glare and light spill; Decorative and accent lighting allowed to deviate from full cutoff requirements; street lights per S&S				
Timnath	Except for use as security lighting, all bldg and site lighting shall be extinguished 1 hr after close of business and remain off until 1 hr before business resumes				
Wellington	All parking area lighting shall be full cutoff type fixtures. Any light used to illuminate parking areas or for any other purpose shall be so arranged as to reflect the light away from nearby residential properties and away from the vision of passing motorists. Lighting intensities shall conform to the Town's lighting standards.				
Windsor	Full cutoff fixtures to reduce glare and light spill; Decorative lighting allowed to deviate from full cutoff requirements if they don't exceed 3,200 lumens; street lights per S&S				

Lighting

LIGHTING REVIEW (INDUSTRIAL POLE HEIGHT)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	25' max, unless a greater height not to exceed 35' is approved by the Town; wall mount lighting shall not exceed the height of the building; bollard lighting shall be between 32" and 47"	- Support existing heigh criteria			- Recommendation is also based on available fixtures from local providers
Evans	-				
Firestone	-				
Frederick	-				
Johnstown	25' max - small lots near residential; 30' maximum for large lots				
Timnath	25' max; except when adjacent to residential then cannot exceed height of principle bldg				
Wellington	N/A				
Windsor	30' max. in parking lots				

Lighting

LIGHTING REVIEW (INDUSTRIAL GENERAL DETAILS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Consistent design with the architectural style and character; parking and exterior bldg fixtures, except as required for security purposes, shall be extinguished within 1-hour after the end of business and remain extinguished until 1-hour prior to reopening; concealed or shielded to the maximum extent feasible to minimize the potential for glare; equipped with cut-off devices; reflector lights are preferred; accent and flagpole lighting may be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property; globe lights shall not be permitted; fixtures installed under canopies, awnings, overhangs and the like shall be fully recessed	- Recommend incorporating existitng language into a dark skies ordinance approach - Ensure language similar to Johnstown is included			- Many communities (most we researched) have incorporated aspects of what is included in a dark skies ordinance and have customized to their interests - Recommend drafting language in a user friendly and easy to understanding format
Evans	-				
Firestone	-				
Frederick	-				
Johnstown	Should maintain lowest possible functional level;				
Timnath	Design and style to match site architecture; Full cutoff style fixture (shielded, shaded and directed) - 90 degrees for pole mounted and 45 degrees or less for bldg mounted; no blinking, flashing or fluttering;				
Wellington	Same as commercial.				
Windsor	Light poles to be round and painted to reduce reflection; design and style of lighting to match site architecture				

Lighting

LIGHTING REVIEW (INDUSTRIAL OTHER)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Adopted Dark Sky white paper requirements (specific to full cut-off language); references to Illuminating Engineering Society of North America; mercury vapor lamps shall not be used	- Recommend adopting a Dark Skies model ordinance for the community			- Many communities (most we researched) have incorporated aspects of what is included in a dark skies ordinance and have customized to their interests - Recommend drafting language in a user friendly and easy to understanding format
Evans	-				
Firestone	-				
Frederick	-				
Johnstown	Full cutoff fixtures to reduce glare and light spill; Decorative and accent lighting allowed to deviate from full cutoff requirements; street lights per S&S				
Timnath	Except for use as security lighting, all bldg and site lighting shall be extinguished 1 hr after close of business and remain off until 1 hr before business resumes				
Wellington	-				
Windsor	Decorative lighting allowed to deviate from full cutoff requirements if they don't exceed 3,200 lumens; street lights per S&S				

Parking

PARKING CODE REVIEW (SINGLE-FAMILY PARKING)					
Communities	Code Language		Planning Commission	Town Council	Staff Analysis
Severance	2 spaces/ unit	- Support the existing 2 spaces / unit as off-street parking minimum requirements - Emphasis that on-street parking can not be counted towards the minimum - Shared parking agreements are not applicable for residential uses			- Existing code follows best practices - Most garages account for 2 cars, with the driveway providing another 2 spaces, if designed appropriately to avoid overhang onto the sidewalk or into the street
Evans	2 spaces/ unit				
Firestone	2 spaces/ unit				
Frederick	2 per DU				
Johnstown	2 spaces / unit				
Timnath	2 spaces / unit				
Wellington	2 spaces / unit				
Windsor	2 spaces / unit				

Parking

PARKING CODE REVIEW (DUPLEX PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	-	- Support the existing 2 spaces / unit as off-street parking minimum requirements - Emphasis that on-street parking can not be counted towards the minimum - Shared parking agreements are not applicable for residential uses			- The recommended minimum parking requirements follow best practices - Duplexes typically provide either a 1-car or 2-car garage, with the driveway providing at least 1 space, if designed appropriately to avoid overhang onto the sidewalk or into the street
Evans	2 per DU				
Firestone	2 per DU				
Frederick	Efficiency or 1 bdr: 1.5 per du; 2 bdr = 1.75 per du; 3 bdr = 2 per du				
Johnstown	2 spaces / unit				
Timnath	2 spaces / unit				
Wellington	1 space per bedroom/ up to 2 per unit				
Windsor	2 spaces / unit				

Parking

PARKING CODE REVIEW (TOWNHOME PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	-	- Rangeview Townhomes is a good example in Severance - Require 2 spaces / unit as off-street parking - Emphasis that on-street parking can not be counted towards the minimum - Shared parking agreements are not applicable for residential uses			- Requirements can vary depending on the design and intent of the products - The recommended minimum parking allocation follows best practices - Projects do not always have a driveway as some units use alleyloaded garages; developments will usually include add. on-site parking and use on-street spaces for temp. guest parking
Evans	2 spaces per du				
Firestone	2 spaces per du, + 1 guest space per 3 du's				
Frederick	Efficiency or 1 bdr: 1.5 per du; 2 bdr = 1.75 per du; 3 bdr = 2 per du				
Johnstown	2 spaces / unit				
Timnath	2 spaces / unit				
Wellington	1 space per bedroom/ up to 2 per unit				
Windsor	2 spaces / unit				

Parking

PARKING CODE REVIEW (CONDO PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	-	- Require 2 spaces / unit as off-street parking - Emphasis that on-street parking can not be counted towards the minimum - Shared parking agreements are not applicable for residential uses			- The recommended approach follows best practice - Depending on the development style (either SF or MF structure), guest parking may be a consideration similar to MF recommendations
Evans	-				
Firestone	-				
Frederick	Efficiency or 1 bdr: 1.5 per du; 2 bdr = 1.75 per du; 3 bdr = 2 per du				
Johnstown	2 spaces / unit				
Timnath	2 spaces / unit				
Wellington	-				
Windsor	2 spaces / unit				

Parking

PARKING CODE REVIEW (MULTI-UNIT PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	-	- Likes Windsor's breakout for MF projects - Consider including an additional guest parking allocation, similar to Evans - Parking requirements to be met as on-site and off-street parking - On-street parking can not count towards the minimum requirements			- The recommended approach follows best practice - In Town Core, or similar walkable areas, on-street parking could be used for guest parking at a specific ratio (i.e. 25% of the available on-street spaces fronting the development can be used in the minimum calculation) - Any minimum on-site parking requirement must be met with free and available parking to residents - avoid counting garages or carport spaces that are additional charge to residents
Evans	1.5 space per unit, plus guest parking (1 space for first 5 dus, plus 1 space per every 5 additional dus, up to 100 dus.				
Firestone	1.5 spaces per efficiency, studio or 1-bdr du; 2 per du with 2 + more bedrooms, + 1 gues space per du's				
Frederick	Efficiency or 1 bdr: 1.5 per du; 2 bdr = 1.75 per du; 3 bdr = 2 per du				
Johnstown	1.5 spaces / unit				
Timnath	1 bdrm - 1.5 spaces 2 bdrm - 1.7 spaces 3+ bdrm - 2 spaces				
Wellington	1 space per bedroom/ up to 2 per unit				
Windsor	1 bdrm - 1.5 spaces 2 bdrm - 1.75 spaces 3 bdrm - 2.0 spaces 4+ bdrm - 3.0 spaces				

Parking

PARKING CODE REVIEW (LODGING PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	1 space for every room to be rented, plus 1 space for every 2 employees, computed on the max service capacity	- Support existing code language - Minimum requirements to be met as off-street parking - On-street parking cannot be counted towards parking requirement			- Recommendation follows best practices
Evans	1 space per guest room, plus specified reqs for related commercial uses.				
Firestone	1 space per guest room, plus 1 space per employee on the maximum shift, plus 50% of the spaces otherwise required for accessory uses (bars and restaurants).				
Frederick	1 per guest room +75% of req parking for accessory resturants, meeting spaces, etc.				
Johnstown	not specified - requires P&Z determination				
Timnath	1 space / room + applicable other uses (i.e. office, restaurant, etc.)				
Wellington	1 space/ room + 1 space per 500 square feet of common area				
Windsor	1 space / rented room, plus 1 space / 2 employees (maximum service)				

Parking

PARKING CODE REVIEW (RETAIL PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	1 space/ 250 SF of GLA	- Update to 1 space / 200 SF - Remove GLA from langauge for clarity and ease in calculating - Requirement as off-street parking and can not be met with on-street parking			- Recommendation follows best practices - Town core area may warrant the ability to utilize on-street parking for some of the minimum requirement to maintain a pedestrian friendly environment and avoid large parking areas; code language could also include a requirement for a parking plan specific to the Town Core or similar area
Evans	1 per 200 SF of GFA				
Firestone	1 per 250 SF				
Frederick	1 per 300 SF				
Johnstown	1 space / 150 sqft of GLA				
Timnath	1 space / 300 sqft				
Wellington	1 space/ 200 SF of GLA				
Windsor	1 space / 250 SF of GLA				

Parking

PARKING CODE REVIEW (OFFICE PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	1 space/ 250 SF of GLA	- Update code to be 1 space / 300 SF - Remove GLA language for clarity and ease in calculating requirements - Requirement as off-street parking and can not be met with on-street parking			- Recommendation follows best practices and changes in office work environments - Town core area may warrant the ability to utilize on-street parking for some of the minimum requirement to maintain a pedestrian friendly environment and avoid large parking areas; code language could also include a requirement for a parking plan specific to the Town Core or similar area
Evans	1 per 300 SF of floor area				
Firestone	1 per 300 sf				
Frederick	1 per 300 SF				
Johnstown	1 space / 300 sqft of GLA				
Timnath	1 space / 400 sqft				
Wellington	1 space/ 300 SF of GLA				
Windsor	1 space / 300 sqft of GLA				

Parking

PARKING CODE REVIEW (RESTAURANT PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	1 space per 200 SF of GLA, + 1 space per 2 employees, computed on the max service.	- Change to 1 space / 150 SF and remove GLA for clarity and ease in calculating requirements - Requirement as off-street parking and can not be met with on-street parking			- Recommendation follows best practices and growing needs in restaurant areas - Consider adding additional language for outdoor dining areas as 1 space / 150 SF of defined outdoor seating area
Evans	1 space per 3 seats				
Firestone	1 space per 3 seats plus 1 space per employee on maximum shift				
Frederick	1 per 100 SF including outdoor seating areas; 1 per 75 SF for restaurants with bar seating areas, including outdoor seating areas.				
Johnstown	1 space / 100 sqft of GLA				
Timnath	1 space / 100 sqft + 1 space / 200 sqft of outdoor space				
Wellington	1 space/ 100 SF of GLA				
Windsor	1 space / 200 sqft of GLA, plus 1 space / 2 employees (maximum service)				

Parking

PARKING CODE REVIEW (MIXED-USE PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	The review process shall determine the appropriate parking requirements	- Recommend keeping the existing language - Not allowing for shared parking - Requirements to be met as off-street parking and that on-street spaces can not be counted towards the minimum requirement			- Recommended approach of using the review process is appropriate and consistent with typical approach - Suggest language that provides guidance on how a project can begin their calculations (i.e. looking at the individual use mix and calculating based on their individual code requirements, such as restaurant space using restaurant calculations, office space using office calculations, MF residential using MF residential calculations; and adding those up) - Shared parking may be a strategy to consider in the Town Core area or similar walkable centers with offsetting hours
Evans	Based on individual uses				
Firestone	Lots containing more than 1 use shall provide parking and loading in the amount equal to the total of the requirements for all uses				
Frederick	Based on individual uses				
Johnstown	Based on individual uses				
Timnath	Based on individual uses				
Wellington	Based on individual uses				
Windsor	Based on individual uses				

Parking

PARKING CODE REVIEW (INDUSTRIAL PARKING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	1 space per 1 employee unless justified otherwise and approved by the Board	- Suggest rewording to match Wellington language - Add language from Evans regarding +1 space for each company vehicle based at the location			- Employee counts are a good approach to establish a base need, but can also become challenging to enforce over the long -term as employee levels and operations change - Using the maximum number of employees at any one time captures overflow needs without requiring parking to accommodate all shifts at a given time since that is less likely - The additional company vehicle recommendation is a good addition
Evans	1 space per 2 employees, determined on the basis of the greatest number of persons employed at any period of time (+ 1 space for each company vehicle based at the location).				
Firestone	Indoor storage/ warehousing/ manufacturing area 1-5,000 SF = 1 per 500 SF; 5,001 SF-10,000 SF =1 per 750 SF; 10,001-50,000 SF = 1 per 1,250 SF.				
Frederick	Indoor storage/ warehousing/ vehicle service: 1-3000 SF = 1 per 250 SF; 3,001-5000 SF = 1 per 500 SF; 5001-10,000 SF = 1 per 750 SF; +10,001 SF=1 per 1,250 SF.				
Johnstown	1 space per 2 employees				
Timnath	*varies				
Wellington	1 space each for the maximum number of employees present at any one time				
Windsor	1 space per 2 employees				



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Commercial Code & Requirements: Land Use Code	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Land Use Advisory Committee (LUAC) review, discuss, and direct staff on Land Use Code changes regarding Commercial Code Requirements.		<u>Discussion</u>
BRIEF SUMMARY		
The goal of tonight's discussion is for the Land Use Advisory Committee (LUAC) to review, discuss, and direct staff on Land Use Code changes regarding Commercial Code Requirements. Staff will then take these recommendations, make changes and bring back a finalized recommendation for Commercial Code Requirements to LUAC for approval.		
PUBLIC SUPPORT/CONCERN		
Residents have expressed the desire to increase Commercial Code Requirements to Town Staff		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Land Use Advisory Committee (LUAC) to review, discuss, and direct staff on Land Use Code changes regarding Commercial Code Requirements.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		
1. Commercial Code Comparison Tables		

Commercial Design Criteria

CODE REVIEW (MASSING & SCALE)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Varied building heights, styles, colors and building details are encouraged.				Consider making the Severance Corridor Plan Design criteria for Commercial Nodes a requirement to all commercial areas in Town; establish minimum criteria that must be met for both the general commercial or commercial node areas and the Old Town area (examples include minimum articulation requirements; maximum blank wall allowance; setback allowances)
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Simple rectangular volumes preferred; clearly identify the primary entrance to a bldg and orient to the street. Primary entrances should convey a human scale; recessed entries in new storefronts should be encouraged; bldgs should respect the traditional height of buildngs while establishing a pattern for more efficient land use (2-3 stories in height); new bldgs should be divided into "modules" that appear similar in scale to bldgs with traditional facades; a visual divisoin between street level and upper floors should be incorporated; Floor to floor heights should appear similar to those seen on bldgs with traditional facades; min. 75% of bldg frontage = 0' front setback <u>Commercial Node Guidelines:</u> - Agrarian and farmhouse style design characteristics are preferred; simple rectangular forms with steeply pitched roof planes, including dormers are desirable; bldgs that recall the shapes of barns, silos, stables are encouraged; simple Ground floor should be designed to encourage pedestrian activity with pedestrian oriented elements (i.e. transparent storefront; outdoor seating/dining; art; canopies; awnings; landcaping; etc; blank wall or vacant lot appearance is innappropriate)				
Evans	Height, massing, building scale. The height and scale of any new building shall be compatible with surrounding, conforming structures. Individual structures shall be clustered to help create plazas and pedestrian courts. Shared driveways and/or parking shall be incorporated to lessen pedestrian-vehicle conflicts. Developments located within the U.S. 85 Neighborhood Retail and Commercial District shall be oriented toward the primary public street or private drive providing the access to the subject building.b.Human scale. The design of buildings shall reflect the relationship between the size of the building and human beings. Human-scale design shall be incorporated through the use of horizontal articulation, belt courses, cornices, recessed windows or doors, awnings, roof overhangs, moldings, fixtures, colonnades, or other architectural features. In order to avoid blank walls at the ground floor levels, windows, trellises,articulation, arcades, change in materials, or other architectural features shall be utilized. These features shall be incorporated into each elevation (front/side/rear).				
Firestone	A single, large, dominant building mass shall be prohibited. Buildings shall be designed to integrate variations in height, texture, color, and façade depth. Four-sided Architecture required. All building facades shall have similar levels of architectural detailing. Buildings shall incorporate a human scale at ground level on commercial buildings and along street facades and entryways through the use of such scale elements as windows, doors, columns, and beams.				
Frederick	Walls shall not have an uninterrupted length exceeding fifty (50) feet. A combination of pilasters, texture transitions, windows and stepping of the wall plane is required; all exterior elevations shall maintain the integrity of the adjacent buildings' architectural character and detailing; continuous cornice lines or eaves are encouraged between adjacent buildings; buildings with flat roofs shall provide a parapet with an articulated cornice.				

Commercial Design Criteria

CODE REVIEW (MASSING & SCALE)					
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Severance	Varied building heights, styles, colors and building details are encouraged.				Consider making the Severance Corridor Plan Design criteria for Commercial Nodes a requirement to all commercial areas in Town; establish minimum criteria that must be met for both the general commercial or commercial node areas and the Old Town area (examples include minimum articulation requirements; maximum blank wall allowance; setback allowances)
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Simple rectangular volumes preferred; clearly identify the primary entrance to a bldg and orient to the street. Primary entrances should convey a human scale; recessed entries in new storefronts should be encouraged; bldgs should respect the traditional height of buildngs while establishing a pattern for more efficient land use (2-3 stories in height); new bldgs should be divided into "modules" that appear similar in scale to bldgs with traditional facades; a visual divisoin between street level and upper floors should be incorporated; Floor to floor heights should appear similar to those seen on bldgs with traditional facades; min. 75% of bldg frontage = 0' front setback <u>Commercial Node Guidelines:</u> - Agrarian and farmhouse style design characteristics are preferred; simple rectangular forms with steeply pitched roof planes, including dormers are desirable; bldgs that recall the shapes of barns, silos, stables are encouraged; simple Ground floor should be designed to encourage pedestrian activity with pedestrian oriented elements (i.e. transparent storefront; outdoor seating/dining; art; canopies; awnings; landcaping; etc; blank wall or vacant lot appearance is innappropriate)				
Johnstown	Human Scale through street level elements - base/foundation elements, distinctive entryways, windows, textures and details; wall plane articulation				
Timnath	Compatible when adjacent to res. zone for scale, height, bulk and landscaping - unlesseparated by a buffer; bldgs oriented to the street w/ visible entrances and clustered around plazas, and common areas; consistent/ complementary design throughout; false facades prohibited; max. unbroken facade plane shall be 50' - interrupted by projections, recesses, portals, courtyards, plazas, or other appropriate architectural design w/ minimum depth of 2'.				
Wellington	The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, colors, window patterns, overhangs, reveals, changes in parapet heights and similar architectural features to avoid monolithic shapes and surfaces and to emphasize building entries. Designs shall not contain unbroken flat walls of greater than 50' in length. Buildings having single walls exceeding 50' in length shall incorporate 1 or more of the following at a minimum of every 50': changes in color, graphical patterning, texture or material; projections, recesses and reveals; windows and fenestration; arcades and pergolas; towers, gable projections; horizontal/vertical breaks; or other similar techniques.				
Windsor	Specific standards and guidelines based on the location within a specific plan area (i.e.Com mercial Corridor Plan; Downtown Corridor Plan; I-25 Corridor Plan; Corridor Activity Center; Big Box Regulations; and Industrial Desing Standards). Massing and scale are regulated through compatibility criteria, articulation standards and design features; variation in the criteria is provided based on the context and location within one of the plan areas.				

Commercial Design Criteria

CODE REVIEW (BUILDING MATERIALS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Architecture that is reflective of the regional character of urban buildings is encouraged, including red or tan brick, and sandstone.				Consider making the Severance Corridor Plan Design criteria for Commercial Nodes a requirement to all commercial areas in Town; establish minimum criteria that must be met for both the general commercial or commercial node areas and the Old Town area (examples include minimum amounts of stucco allowed; specific metal specifications to encourage architectural metal as an accent material; stucco as actual masonry material - not EIFS based, etc.)
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Materials should help establish a human scale and provide visual interest; some diversity in materials is part of the tradition of downtown - but the range should be limited for a sense of visual continuity; high quality materials such as brick, metal, stone, terra cotta, wood, tile and stucco; innovative or "green" materials are encouraged if they appear similar in quality, texture, finish and dimension to those used in Old Town area; stucco should be detailed to create a composition of smaller wall surfaces and establish a sense of human scale; simple material finishes are encouraged; matte finishes preferred; avoid polished stone or ceramic tile - limited to accent elements; reflective or mirror glass is not appropriate <u>Commercial Node Guidelines:</u> - Materials should be simple, durable and be compatible with the idea of agrarian architecture ; some diversity in exterior materials is part of traditional commercial, but the range should be limited; high quality materials such as brick, metal, stone, terra cotta, wood, tile and stucco; innovative or "green" materials are encouraged if they appear similar in quality, texture, finish and dimension; simple material finishes are encouraged; matte finishes preferred; avoid polished stone or ceramic tile - limited to accent elements; reflective or mirror glass is not appropriate				
Evans	All sides to include a combination of durable materials such as stucco, brick, stone, marble and granite; colored and textured concrete and decorative masonry block; glass or acrylic block; and hardwood and pressure-treated wood. Accent and decorative components may also include steel, copper and aluminum; heavy timber; and terracotta. Other materials may be approved on a case-by-case basis. Transparency- Front and street side elevations shall have a minimum of twenty-five (25) percent of the wall area as window and/or glass door area.				
Firestone	No more than twenty-five (25) percent of each façade of the building shall be finished with metal material; Vinyl siding, EIFS, and smooth face block are prohibited. Façade building materials shall not create excessive glare when viewed from any public street or from any residential area. Mirrored glass is prohibited				
Frederick	At least 2 kinds of materials distinctively different in texture or masonry pattern, at least one of which is decorative block, brick, or stone, with each of the required materials covering at least 25% percent of the exterior walls of the building; or brick or stone (including synthetic stone) covering at least 50% of the exterior walls of the building.				

Commercial Design Criteria

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Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Architecture that is reflective of the regional character of urban buildings is encouraged, including red or tan brick, and sandstone.				Consider making the Severance Corridor Plan Design criteria for Commercial Nodes a requirement to all commercial areas in Town; establish minimum criteria that must be met for both the general commercial or commercial node areas and the Old Town area (examples include minimum amounts of stucco allowed; specific metal specifications to encourage architectural metal as an accent material; stucco as actual masonry material - not EIFS based, etc.)
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Materials should help establish a human scale and provide visual interest; some diversity in materials is part of the tradition of downtown - but the range should be limited for a sense of visual continuity; high quality materials such as brick, metal, stone, terra cotta, wood, tile and stucco; innovative or "green" materials are encouraged if they appear similar in quality, texture, finish and dimension to those used in Old Town area; stucco should be detailed to create a composition of smaller wall surfaces and establish a sense of human scale; simple material finishes are encouraged; matte finishes preferred; avoid polished stone or ceramic tile - limited to accent elements; reflective or mirror glass is not appropriate <u>Commercial Node Guidelines:</u> - Materials should be simple, durable and be compatible with the idea of agrarian architecture ; some diversity in exterior materials is part of traditional commercial, but the range should be limited; high quality materials such as brick, metal, stone, terra cotta, wood, tile and stucco; innovative or "green" materials are encouraged if they appear similar in quality, texture, finish and dimension; simple material finishes are encouraged; matte finishes preferred; avoid polished stone or ceramic tile - limited to accent elements; reflective or mirror glass is not appropriate				
Johnstown	Vintage local references - brick, stucco and painted wood; corrugated metal similar to ag. structures (secondary material - limited to 25% or less); masonry tile or standing seam metal sloped roofs in darker colors;				
Timnath	Brick, cementitious stucco, stone, vertical board and batten, wood or cementitious siding and approved architectural concrete masonry unit as primary materials - metal siding allowed in ind. district only. Dryvit, smooth face concrete block, or EFIS only in banding, decorator strips, cornice lines and wall capping				
Wellington	Compatible with building's style and nearby buildings.				
Windsor	Encourage the use of masonry materials including brick, stone, stucco - while also allowing for architectural metal and wood elements reviewed based on context and characteristics to the overall architectural concept; wainscoting required within the specific plan areas and throughout the community on commercial properties				

Commercial Design Criteria

CODE REVIEW (ARCHITECTURAL DETAILS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Distinctive architectural feature elements that create focal points and destination backdrops are encouraged.				Consider establishing a list of features and architectural elements that could be selected from; with a minimum number required based on context and overall design theme; establish minimum transparency and permeability criteria that aid in the human scale and help soften bldg facades; side and rear elevations are often left out and create one-sided architecture - consider requiring full-sided architecture requirements
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Arch. features should be used to provide weather protection and highlight building features and entries; should be designed to incorporate awnings; storefront window openings should be ddesigned to incorporate awnings above the windows; awnings should fit the shape of the opening of the building; awnings should be mounted to highlight modlings that may be found above storefront or fit within a sign panel; oepn ended rather than boxed awnings preferred; canvas or other high quality fabric is preferred; fixed metal canopies are acceptable; vinyl awnings are not appropriate; use of architectural feautres to define rooflines <u>Commercial Node Guidelines:</u> - Storefronts with transparent display windows or display cases; agrarian and farmehouse details and elements; designed to incorporate awnings; stroefront window openings designed to accommodate awnings above the windows; awnings should fit the shape of the oepening of the bldg; awnings should be mounted to highlight moldings that may be found above the storefront or to fit within a sign panel; open ended rather than boxed awnings are preferred; canvas or high quality fabric awnings are preferred; fixed metal canopies are acceptable; vinyl anwings are not appropriate; permanent structures may be used for weather protection and for outdoor dining				
Evans	Every elevation shall be broken up through the use of decorative architectural features such as change in plane; molding, columns, cornice, frieze or arches; rigid awnings or canopy; color and texture variations; recessed windows or doors, bay windows, window sills, window boxes or false windows; decks and covered patios; and exposed structural elements like steel or timber beams.				
Firestone	3 or more of the following features at least every forty (40) feet in length: i. Changes in texture or changes in material; ii. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of twelve (12) inches; iii. Windows and fenestrations; iv. Awnings or other projecting architectural features; or v. Changes in roof line or form.				
Frederick	Openings or elements simulating openings that occupy at least 20% of the wall surface area; building bays created by columns, ribs pilasters at lease 1' in width and spaced at intervals of no more than 25% of the exterior building walls; base treatment such as stone, masonry, or a decorative concrete.				
Johnstown	awnings and arcades for pedestrian scale				

Commercial Design Criteria

CODE REVIEW (ARCHITECTURAL DETAILS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Distinctive architectural feature elements that create focal points and destination backdrops are encouraged.				Consider establishing a list of features and architectural elements that could be selected from; with a minimum number required based on context and overall design theme; establish minimum transparency and permeability criteria that aid in the human scale and help soften bldg facades; side and rear elevations are often left out and create one-sided architecture - consider requiring full-sided architecture requirements
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Arch. features should be used to provide weather protection and highlight building features and entries; should be designed to incorporate awnings; storefront window openings should be designed to incorporate awnings above the windows; awnings should fit the shape of the opening of the building; awnings should be mounted to highlight moldings that may be found above storefront or fit within a sign panel; open ended rather than boxed awnings preferred; canvas or other high quality fabric is preferred; fixed metal canopies are acceptable; vinyl awnings are not appropriate; use of architectural features to define rooflines <u>Commercial Node Guidelines:</u> - Storefronts with transparent display windows or display cases; agrarian and farmhouse details and elements; designed to incorporate awnings; storefront window openings designed to accommodate awnings above the windows; awnings should fit the shape of the opening of the bldg; awnings should be mounted to highlight moldings that may be found above the storefront or to fit within a sign panel; open ended rather than boxed awnings are preferred; canvas or high quality fabric awnings are preferred; fixed metal canopies are acceptable; vinyl awnings are not appropriate; permanent structures may be used for weather protection and for outdoor dining				
Timnath	Walls seen by the public are treated as primary facades; at least 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings, or similar features; retail facades shall be glazed with clear glass no less than 30% of the first story - other uses may provide the authentic appearance of such transparency				
Wellington	The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. All materials, colors and architectural details used on the exterior of a building shall be compatible with the building's style and with other nearby buildings				
Windsor	Based on plan area and guidelines identified - encourage building articulation and the use of different architectural features, including cornice work, parapets, vertical and horizontal articulation, windows, awnings and roof forms;				

Commercial Design Criteria

CODE REVIEW (COLORS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Varied building heights, styles, colors and building details are encouraged.				Corridor Plan Guidelines language is good intent language, but too subjective to stand alone; consider establishing what is not acceptable or what would require further review, such as bright or fluorescent colors to only be used as accent colors of less than X % of a building facade;
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Colors should evoke a sense of richness and liveliness to complemnt and support the overall character of Old Town <u>Commercial Node Guidelines:</u> - Colors should evoke a sense of agrarian tradition to complement and support the overall character of the district				
Evans	Colors shall be chosen from the Benjamin Moore “Historical Colors” color palette, or an approved color palette provided or made available by the City for viewing.				
Firestone	Natural colors. Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than ten (10) percent of the area of each elevation of a building.				
Frederick	Colors shall be used to blend buildings into an area and to unify elements of a development. Color should be drawn from the surrounding area and, if in a new development area, shall be selected to establish an attractive image and set a standard of quality for future developments and buildings within the area. Monotonous or monochromatic color palettes are strongly discouraged. Primary or other bright colors should be used sparingly and only as accents. Accent colors used to call attention to a particular feature or portion of a building, or to form a particular pattern, shall be compatible with predominant building base colors and may be incorporated using such elements as shutters, window mullions, building trim and awnings.				
Johnstown	natural colors and hues; brighter color as accents only on trim or for corporate details				
Timnath	specific to Harmony Corridor -- earth tones w/ color shades used to blend into adjacent districts				
Wellington	All colors used on the exterior of a building shall be compatible with the building's style and with other nearby buidlings.				
Windsor	Corridors highly encourage and sometimes require the use of earth tone colors - subtle color variation allowed as accent materials but require review by staff; colors should compliment one another and fit the overall architectural scheme of the building and be compatible with the surrounding buildings (context based)				

Commercial Design Criteria

CODE REVIEW (ROOF FORMS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Varied building heights and exaggerated roof overhangs are encouraged.				Consider how roof forms can also screen rooftop mechanical equipment rather than relying on metal surrounds; flat roofs that rely on parapet wall extensions should establish parapet wall criteria such as minimum height extension above the roofline (can also be used for screening) and depth or thickness to avoid a narrow parapet wall that appears out of place or as an afterthought compared to the overall building mass; also consider the addition of dormers and minimum roof variations to avoid a simple spanning gable roof
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Horizontal roof forms should predominate and be screened by extensions of the building wall planes; parapet walls should be used for screening flat roofs and be detailed with elements such as cornices to define the building roofline; sloping roof forms may be used as accents <u>Commercial Node Guidelines:</u> - Gabled roofs are encouraged; roof forms that fit the farmhouse and agrarian design of the structure				
Evans	Roofs shall be gable, gambrel, hipped or otherwise broken up through varying planes. Flat roofs with varying planes shall be considered on a case-by-case basis when appropriate to the architectural character of the building.				
Firestone	Where flat roofs are used, a parapet wall at least eighteen (18) inches in height shall be used on all sides of the structure. Long continuous runs of parapets shall be prohibited. Parapet detailing shall be integrated into overall building architecture;On all structures exceeding two (2) stories in height, roofs shall internally drain, and external scuppers and wall drains shall be prohibited.				
Frederick	Changes in roof lines, including the use of stepped cornice parapets, a combination of flat and sloped roofs, or pitched roofs with at least 2 roof line elevation changes; or some other architectural feature or treatment which breaks up the exterior horizontal and vertical mass of the roof in a manner equivalent to above.				
Johnstown	variable rooflines other than parapets				
Timnath	specific to Harmony Corridor -- blend of flat roof forms with sloped roofs of 4:12 or greater pitch to create articulated roof patterns				
Wellington	Changes in parapet heights				
Windsor	Encourage the use of varied rooflines through the use of parapet walls and varied roof forms/pitches; entrances should be accentuated and may include awning or roof sturcture				

Commercial Design Criteria

CODE REVIEW (PARKING DESIGN)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Off-street parking area shall be designed (1) so that vehicles may exit without backing onto a public street unless no other practical alternative is available; and (2) so that parked vehicles do not encroach upon or extend onto public rights-of-way or sidewalks. - In order to promote a pedestrian scale, to encourage an environment of safety and to maximize land use efficiency and land devoted to parking in the Town core land use district, parking may be satisfied using adjacent on-street parking or shared rear-lot parking areas. Parking lots are required to have landscaping per industry standards. The ends of parking bays shall have landscape islands, which shall be strategically placed to ensure there are no more than twenty (20) contiguous parking spaces. Parking lots shall be buffered from view from the public right-of-way with practical landscaping.				Parking should be tucked behind bldgs with screening that mitigates the visual impact of vehicles and headlights using landscape berms, walls, and year-round plant materials; pedestrian connections should be an integral part of any parking system and overall parking lot design; parking should be designed to avoid conflict points with pedestrians and turning vehicles (think of shopping centers that have the main drive aisle next to the bldg and main entrance - versus a more pedestrian friendly design approach); consider as part of overall landscape design criteria as well - parking lot median sizes and materials; on-site drainage through rain gardens and swales
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - on-site parking is not required; access to parking area should be provided from an alley, not from a primary shopping street; one space per every live work unit should be provided on-site or in a designated structure off-site; residential only uses must provide on-site parking; located to minimize visibility from the sidewalk; avoid driveway access on Harmony Rd; <u>Commercial Node Guidelines:</u> - Parking areas should be clear and legible; create long-term parking for employees and visitors; incorporate wayfinding signage to direct people to parking areas; access should be via an alley and not from a primary shopping street, when feasible; one space per each live-work unit should be provided; parking areas should be located so that it is visible from the arterial streets, is not a barrier to pedestrian movements and is imminently accessible				
Evans	- Parking lots shall contain one (1) landscape island approximately every fifteen (15) parking spaces, equidistant from any other landscape island and one (1) landscape island at the end of each parking row. Each such landscape island shall be at least eight (8) feet wide by eighteen (18) feet long, as measured from inside curb to inside curb, shall contain groundcover and one (1) shade tree, and shall be bordered by concrete curbing. - Where parking rows abut end-to-end and each row contains more than twenty (20) parking spaces, the rows shall be separated by a 5' planting strip containing one (1) shade tree and five (5) shrubs approximately every thirty (30) feet, plus groundcover.				

Commercial Design Criteria

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Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - on-site parking is not required; access to parking area should be provided from an alley, not from a primary shopping street; one space per every live work unit should be provided on-site or in a designated structure off-site; residential only uses must provide on-site parking; located to minimize visibility from the sidewalk; avoid driveway access on Harmony Rd; <u>Commercial Node Guidelines:</u> - Parking areas should be clear and legible; create long-term parking for employees and visitors; incorporate wayfinding signage to direct people to parking areas; access should be via an alley and not from a primary shopping street, when feasible; one space per each live-work unit should be provided; parking areas should be located so that it is visible from the arterial streets, is not a barrier to pedestrian movements and is imminently accessible				
Firestone	- Off-street parking shall be located within six hundred (600) feet of the primary building entrance, shall be located on the same lot or parcel of land as the structure they are intended to serve, shall not be located in front of garage doors. Off-street parking spaces may only be located adjacent to building doors when a pedestrian walkway is provided between the building and all parking spaces on that side of building. - Parking lot setback: minimum 10' planting area between the street and parking area. Landscape islands at end of all parking rows and landscape islands at intervening locations for every 15 consecutive parking stalls (10' wide by 19' deep if single row and 38' deep if double row). Landscaped median or center promenade for large parking lots. Minimum of 1 tree and 3 shrubs and ornamental grasses for single row islands and minimum of 2 trees and 6 shrubs and ornamental grasses for double rows. Minimum of 1 shrub per parking space to be located around the parking lot perimeter. *In Old Town Firestone, all off street parking shall be located to the rear or side of all primary buildings and not along street frontages.				
Frederick	Parking lots shall be located to the rear or side of buildings or in the interior of a site whenever possible. Parking lots shall be landscaped, screened, and buffered.				

Commercial Design Criteria

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Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Off-street parking area shall be designed (1) so that vehicles may exit without backing onto a public street unless no other practical alternative is available; and (2) so that parked vehicles do not encroach upon or extend onto public rights-of-way or sidewalks. - In order to promote a pedestrian scale, to encourage an environment of safety and to maximize land use efficiency and land devoted to parking in the Town core land use district, parking may be satisfied using adjacent on-street parking or shared rear-lot parking areas. Parking lots are required to have landscaping per industry standards. The ends of parking bays shall have landscape islands, which shall be strategically placed to ensure there are no more than twenty (20) contiguous parking spaces. Parking lots shall be buffered from view from the public right-of-way with practical landscaping.				Parking should be tucked behind bldgs with screening that mitigates the visual impact of vehicles and headlights using landscape berms, walls, and year-round plant materials; pedestrian connections should be an integral part of any parking system and overall parking lot design; parking should be designed to avoid conflict points with pedestrians and turning vehicles (think of shopping centers that have the main drive aisle next to the bldg and main entrance - versus a more pedestrian friendly design approach); consider as part of overall landscape design criteria as well - parking lot median sizes and materials; on-site drainage through rain gardens and swales
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - on-site parking is not required; access to parking area should be provided from an alley, not from a primary shopping street; one space per every live work unit should be provided on-site or in a designated structure off-site; residential only uses must provide on-site parking; located to minimize visibility from the sidewalk; avoid driveway access on Harmony Rd; <u>Commercial Node Guidelines:</u> - Parking areas should be clear and legible; create long-term parking for employees and visitors; incorporate wayfinding signage to direct people to parking areas; access should be via an alley and not from a primary shopping street, when feasible; one space per each live-work unit should be provided; parking areas should be located so that it is visible from the arterial streets, is not a barrier to pedestrian movements and is imminently accessible				
Johnstown	- Perimeters - Campus-style arrangement; parking between buildings and in conjunction w/ landscaping per buffer requirements; when adjacent to residential, both buffer req. and residential req. apply - Interior standard lots - no more than 20 consecutive parking spaces; min. 8' wide landscape median; 1 tree, 5 shrubs / 10 spaces or ratio; 75% shade trees; - Interior large lots (>100 spaces) - same as above, plus 10' medians or 18' w/ ped. path; tree and shrub ratio per 30 linear feet; 6' ped. path connecting to perimeter				
Timnath	- Locate to the rear or side of bldgs or internal to a block design; unless shared - Maintain a 5' setback from property lines; allow room for overhangs with a curb or wheelstop req. - No more than 10 parking spaces in a row - requires a min. 8'x20' landscape island and all parking rows must incorporate a landscape end-cap; cross access walkways required; 1 tree / 144 sqft of req. landscape area				

Commercial Design Criteria

CODE REVIEW (PARKING DESIGN)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Off-street parking area shall be designed (1) so that vehicles may exit without backing onto a public street unless no other practical alternative is available; and (2) so that parked vehicles do not encroach upon or extend onto public rights-of-way or sidewalks. - In order to promote a pedestrian scale, to encourage an environment of safety and to maximize land use efficiency and land devoted to parking in the Town core land use district, parking may be satisfied using adjacent on-street parking or shared rear-lot parking areas. Parking lots are required to have landscaping per industry standards. The ends of parking bays shall have landscape islands, which shall be strategically placed to ensure there are no more than twenty (20) contiguous parking spaces. Parking lots shall be buffered from view from the public right-of-way with practical landscaping.				Parking should be tucked behind bldgs with screening that mitigates the visual impact of vehicles and headlights using landscape berms, walls, and year-round plant materials; pedestrian connections should be an integral part of any parking system and overall parking lot design; parking should be designed to avoid conflict points with pedestrians and turning vehicles (think of shopping centers that have the main drive aisle next to the bldg and main entrance - versus a more pedestrian friendly design approach); consider as part of overall landscape design criteria as well - parking lot median sizes and materials; on-site drainage through rain gardens and swales
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - on-site parking is not required; access to parking area should be provided from an alley, not from a primary shopping street; one space per every live work unit should be provided on-site or in a designated structure off-site; residential only uses must provide on-site parking; located to minimize visibility from the sidewalk; avoid driveway access on Harmony Rd; <u>Commercial Node Guidelines:</u> - Parking areas should be clear and legible; create long-term parking for employees and visitors; incorporate wayfinding signage to direct people to parking areas; access should be via an alley and not from a primary shopping street, when feasible; one space per each live-work unit should be provided; parking areas should be located so that it is visible from the arterial streets, is not a barrier to pedestrian movements and is imminently accessible				
Wellington	- Parking lots shall not dominate the frontage of pedestrian-oriented streets, interfere with designated pedestrian routes or negatively impact surrounding neighborhoods. The pedestrian character of streets and buildings shall be maximized through continuity of buildings and landscape frontage. - Parking lots shall be landscaped, screened and buffered. 1 tree per 20 parking spaces grouped together in islands which are a min of 10' wide. 1 shrub per 150 SF of landscaped area, with group plantings in landscape islands. Parking lot landscape setback for parking areas 30' from arterials or 25' from other streets.				
Windsor	- Buildings along the commercial corridor areas are encouraged to front the main roadway with parking tucked behind - parking is allowed behind and to the sides of buildings, but must be screened from view through berming, screen walls and landscaping - 1 tree / single row landscape island and 2 trees / double row landscape islands; landscape islands required as end caps to parking rows and to separate parking rows so no more than 15 parking spaces in a row; drive throughs to be screened by a screen wall or fence min. 3' tall; - larger parking lots require additional landscaping and walkways to connect throughout the site				

Commercial Design Criteria

CODE REVIEW (OPEN SPACE)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	A minimum of 10% of the gross land being subdivided as open space unless granted a wavier by the Board of Trustees, which may include plazas, squares, trails, landscaped areas (including areas in parking lots), recreational amenities and natural areas and other civic purposes. An internal trail system and trails designated on the Town’s Parks and Trails Map. Note: For commercial and industrial projects developed as a single project with Pad Sites, the twenty percent (20%) dedication will apply to the entire project.For commercial and industria lsubdivisions with individually owned lots,the twenty percent (20%)dedication shall apply to each lot.				Consider how open space is used in commercial nodes and shopping areas; how can these areas be activated and serve multiple purposes; think of employee break areas and how those can be integrated into the overall design
Severance - Corridor Plan Guidelines	<u>Old Town Guidelines:</u> - Streetscape should incorporate planters and street furniture; plazas can be incorporated with pedestrian amenities; open space planned to encourage pedestrian activities; linked to key activity centers and pedestrian routes <u>Commercial Node Guidelines:</u> - Places should encourage and support pedestrian activity; outdoor dining areas are encouraged; open spaces such as plazas should be planned to encourage pedestrian activities; linked to key activity centers and pedestrian routes; building designs should help energize these spaces;				
Evans	Highway 85 District: Plaza space shall be required when a development involves a gross site area greater than 10 acres. A minimum 5 percent of the property shall be dedicated to plaza space for properties above 10 acres in total size. Plaza spaces shall incorporate at least 3 of the following elements.At least 1)seating space for each 250 SF of plaza or public space area. The seating space requirement can be met through the use of benches, chairs, or seat-walls.; a mixture of areas that provide shade, through the use of canopies, awnings, arcades, or other similar elements; a water feature or piece of public art; or an outdoor dining opportunity.				
Firestone					
Frederick	Non-residential developments shall be required to provide for a plaza or pocket park and contribute to a neighborhood or community park in proximity to the development.				
Johnstown	20%; 0% in CB District				
Timnath	By District: Community or Reg. Comm. = 25% Nbhd Comm. = 15% Comm. MU & Bus. = 5%				
Wellington	12% of the gross land being subdivided as functional open space, which may include plazas, trails, landscaped areas (including parking lots), recreational amenities and natural areas and other civic purposes; and an internal trail system, taking into account trails designated in the Comprehensive Plan and the Park Plan.				
Windsor					

Commercial Design Criteria

CODE REVIEW (AMENITIES)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Sidewalk plantings, trails, landscaped areas, natural areas, seating, gathering spaces, and bike racks.				Consider listing a variety of amenities that projects can choose from to establish a minimum threshold
Severance - Corridor Plan Guidelines	Old Town Guidelines: - Street furniture, outdoor dining and plazas are highlighted, but no specific requirements for amenities Commercial Node Guidelines: - Designed to support pedestrian activity, but no specific amenities required				
Firestone	Lawn areas, picnic shelters and tables, play equipment, artwork other amenities.				
Frederick	Natural features and areas, walking paths and gathering areas.				
Johnstown	Employee rest areas; benches; bike racks; future bus access for major employment/commercial centers				
Timnath	Plazas, trails, landscaped areas, natural areas or other public/civic areas				
Wellington	Plazas, trails, landscaped areas, natural areas				
Windsor	Amenities are encouraged, such as plazas, trails, landscaped areas, employee rest areas, benches and picnic areas; bike racks required to follow bike parking requirements				

Commercial Design Criteria

CODE REVIEW (LANDSCAPING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Edges of commercial development shall have high-quality landscaping. Berms, meandering walks, a mix of irrigated turf, shrub beds, ornamental trees, evergreen trees and shade trees are encouraged.				
Severance - Corridor Plan Guidelines	Old Town Guidelines: - references streetscape enhancements and incorporating street trees Commercial Node Guidelines: - references streetscape designs and enhancements				
Evans	All land not within the building footprint, paved, or otherwise overlain by impervious surface or gravel, including such areas located on adjoining rights-of-way, shall be landscaped with shrubs, sod or other groundcover.				
Firestone	15% percent of the gross site area shall be landscaped area. A minimum of 1 tree per 1,000 SF of landscaped area, distributed on the site and 1 shrub per 150 SF of landscaped area.				
Frederick	Each lot shall provide a minimum of 15% landscaped area, excluding sidewalks, drives, and parking areas. Site trees are required at 1 tree per 1,500 SF of landscaped area. There shall be 1 shrub per every 150 SF of landscape area and turf or ground cover encompassing no less than 10% of the site.				
Johnstown	20% of site area; 1 tree and 5 shrubs / 1,000 sqft				
Timnath	Internal site: 20 sqft of landscaped area provided within each parking lot for each parking space provided exclusive of landscape islands; 1 deciduous tree / island min. Perimeter area: min. 6' green space or pedestrian area along roadways;				
Wellington	20% of the site (gross) shall be landscaped area, outside of street rights-of-way, building footprints or hard surfaced or landscaped areas used as parking lots and driveways; 1 tree per 1,000 SF of landscaped area and 1 shrub per 150 SF of landscaped area.				
Windsor	15% in neighborhood commercial; 20% in general commercial districts				

Commercial Design Criteria

CODE REVIEW (TRANSITIONS / BUFFERS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Development Node: For uses that do not already have specific setback requirements (such as oil and gas or solar), a boundary with a dissimilar land use is required at a minimum to incorporate a landscaped setback of twenty (20) feet. Setback design will be dependent on-site constraints and proposed use intensity.				Buffering and transitions are best suited for overall landscaping design criteria and identifying the appropriate buffer or transition based on specific criteria (adjacency to residential district or roadways; buffering between buildings or service areas or parking areas)
Severance - Corridor Plan Guidelines	Old Town Guidelines: - references streetscape enhancements Commercial Node Guidelines: - references streetscape designs and enhancements				
Evans	Any development or redevelopment of a site which abuts a residentially zoned and/or residentially developed property (including but not limited to single-family, two-family, multifamily, mobile or manufactured home) shall install a landscaped bufferyard along the property line shared with the residential property, except residentially zoned property developed as a nonresidential use, such as drainage detention, recreational facilities or public service facilities. Bufferyards shall include one (1) tree and five (5) shrubs for every five hundred (500) square feet of bufferyard area, plus groundcover over the entire bufferyard area.				
Firestone					
Frederick	A landscape buffer shall be provided between developments within this zone and less intensive uses, in accordance with Section 2.15 of the Land Use Code. When a property is developed with multiple land uses, buffer areas must be provided between residential and non-residential zones. The minimum allowable buffer area is 15 feet.Under no circumstances shall a fence be the only screening material used as a buffer between land uses. Chain link fencing with or without slats shall not be used for screening purposes.				
Johnstown	At least one of the following: 1) 15' wide landscape area w/ berming and 1 tree and 5 shrubs / 600 sqft or ratio; 2) 10' wide area w/ 1 tree and 5 shrubs / 400 sqft or ratio w/ intermittent 6' privacy fencing; 3) 5' wide area w/ 1 tree and 5 shrubs / 250 sqft w/ continuous 6' privacy fence				

Commercial Design Criteria

CODE REVIEW (TRANSITIONS / BUFFERS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Development Node: For uses that do not already have specific setback requirements (such as oil and gas or solar), a boundary with a dissimilar land use is required at a minimum to incorporate a landscaped setback of twenty (20) feet. Setback design will be dependent on-site constraints and proposed use intensity.				Buffering and transitions are best suited for overall landscaping design criteria and identifying the appropriate buffer or transition based on specific criteria (adjacency to residential district or roadways; buffering between buildings or service areas or parking areas)
Severance - Corridor Plan Guidelines	Old Town Guidelines: - references streetscape enhancements Commercial Node Guidelines: - references streetscape designs and enhancements				
Timnath	6 buffer type classifications based on Table 5.5: 1) Type 10 - 10' width w/ 1 lg deciduous , 3 med evergreen (staggered spacing) and 1 sm ornamental for every 75' length 2) Type 20 - 25' width as a barrier w/ 1 lg deciduous tree (50±' height) and 2 sm ornamental trees spaced 30' on center / 60' length 3) Type 30 - 30' width as barrier w/ 1 lg deciduous tree / 60' length and 1 medium evergreen (triangular staggered spacing) / 15' length yard continues by 5' width up to 60' w/ additional trees being incorporated				
Wellington	Properties shall be buffered and screened from adjoining areas with the goal of integrating adjacent land uses and providing seamless transitions from 1 use to another through the use of building orientation and access, landscaping and appropriate architectural elements. Buffering shall be provided between uses and by new users, with special consideration given to adjacent land uses of different intensities. Uses shall be required to ensure that the transition from 1 use to another is attractive, functional and minimizes conflicts between the current and planned uses. Uses shall be required to demonstrate compatibility. This can be accomplished through the effective use of shared access and parking, appropriate building orientation and setbacks, landscaping, architectural treatment and limited use of fencing and screening walls. Special consideration shall be given to the impact of aesthetics, noise, lighting and traffic.				
Windsor	Transitions are encouraged through building form/height and the use of landscaping following the setback regulations - plan areas provide additional criteria based on location and context for the size and design of a buffer area				

Commercial Design Criteria

CODE REVIEW (SCREENING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Utility pedestals and trash enclosures shall be buffered with landscaping. Trash enclosures shall be located in locations that have the least impact on views from the public right-of-way as practical. Trash enclosures shall be masonry with steel gates to match building architecture				The code and Corridor Plan language could be combined with additional screening criteria applied to ensure the approach blends in to the building design
Severance - Corridor Plan Guidelines	Old Town Guidelines: - Locate mechanical equipment and service areas out of public view; loading/service areas including refuse/recycling enclosures should be located out of public view whenever feasible and must not front onto a primary shopping street; electrical and communication transformers/cabinets located in the public right-of-way mustbe located on-site and screened from public view or installed below grade in the right-of-way; backflow prevention/anti-siphon valves must be integrated into the building design and concealedfrom public view; such devices may not be locatedwithin the right-of-way on primary pedestrian streets; all other mechanical equipment must be located behind or ontop of the building andscreened from public view using parapet walls, landscaping, etc. Commercial Node Guidelines: - Locate mechanical equipment and service areas out of public view; loading/service areas including refuse/recycling enclosures should be located out of public view whenever feasible and must not front onto a primary shopping street; parking areas to be screened, but visible from arterials (see parking design and Town landscape regulations)				
Evans	Uses that generate noise and glare (including outdoor vending machines) shall not be located in areas of the site that are visible or audible from any residential land uses. Service and loading areas shall be fully screened, through the use of landscaping and/or fencing, from adjacent residentially zoned properties, internal parking lot driveways and public and private rights-of-way. Service and loading areas shall not be placed on the front or street side of a building, but rather at the rear or side of the building. Trash receptacles shall be fully screened on all sides with minimum six-foot-tall privacy fences or walls constructed of materials consistent with the commercial building. Exterior mechanical units, whether ground or rooftop, shall be fully screened from view. The location of exterior mechanical units shall be indicated on the site plan.				
Firestone	Screening consists of landscaping, the retention of natural vegetation, or the use of physical structures to block views of specific activities or specific parts of a property or structure. Applicants are encouraged to locate the types of features listed in this Section (16.6.4) where they are not visible from off-site or public areas of a site, so that screening is unnecessary. Unless otherwise excepted in Subsection 6.4.B above, all uses shall be required to provide screening as specified in this Section to block the views of the specified features from any adjacent street, public open space or park, or other areas designated in this section.				

Commercial Design Criteria

CODE REVIEW (SCREENING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Utility pedestals and trash enclosures shall be buffered with landscaping. Trash enclosures shall be located in locations that have the least impact on views from the public right-of-way as practical. Trash enclosures shall be masonry with steel gates to match building architecture				The code and Corridor Plan language could be combined with additional screening criteria applied to ensure the approach blends in to the building design
Severance - Corridor Plan Guidelines	Old Town Guidelines: - Locate mechanical equipment and service areas out of public view; loading/service areas including refuse/recycling enclosures should be located out of public view whenever feasible and must not front onto a primary shopping street; electrical and communication transformers/cabinets located in the public right-of-way mustbe located on-site and screened from public view or installed below grade in the right-of-way; backflow prevention/anti-siphon valves must be integrated into the building design and concealedfrom public view; such devices may not be locatedwithin the right-of-way on primary pedestrian streets; all other mechanical equipment must be located behind or ontop of the building andscreened from public view using parapet walls, landscaping, etc. Commercial Node Guidelines: - Locate mechanical equipment and service areas out of public view; loading/service areas including refuse/recycling enclosures should be located out of public view whenever feasible and must not front onto a primary shopping street; parking areas to be screened, but visible from arterials (see parking design and Town landscape regulations)				
Frederick	Use of screening when necessary to mitigate the impact of noise, light, unattractive aesthetics, and traffic. A fence or wall shall not be the only screening material used. Areas shall be screened through a combination of fencing, landscaping, walls, and architectural elements.				
Johnstown	Use of walls, buildings or earth forms to screen mechanical and other ancilliary uses; should not be visible from streets or adjacent residential				
Timnath	Ancilliary areas (i.e. loading, waste and recycling facilities, service areas, mechanical, etc.) - placed to the rear or side of buildings in visually unobtrusive locations - incorporated to prevent direct views from adjacent properties or from the public right-of way. Screening and landscaping to prevent spill-over glare, noise, or exhaust fumes. Use of walls, arch. features, and landscaping - opaque.				

Commercial Design Criteria

CODE REVIEW (SCREENING)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Utility pedestals and trash enclosures shall be buffered with landscaping. Trash enclosures shall be located in locations that have the least impact on views from the public right-of-way as practical. Trash enclosures shall be masonry with steel gates to match building architecture				The code and Corridor Plan language could be combined with additional screening criteria applied to ensure the approach blends in to the building design
Severance - Corridor Plan Guidelines	Old Town Guidelines: - Locate mechanical equipment and service areas out of public view; loading/service areas including refuse/recycling enclosures should be located out of public view whenever feasible and must not front onto a primary shopping street; electrical and communication transformers/cabinets located in the public right-of-way must be located on-site and screened from public view or installed below grade in the right-of-way; backflow prevention/anti-siphon valves must be integrated into the building design and concealed from public view; such devices may not be located within the right-of-way on primary pedestrian streets; all other mechanical equipment must be located behind or on top of the building and screened from public view using parapet walls, landscaping, etc. Commercial Node Guidelines: - Locate mechanical equipment and service areas out of public view; loading/service areas including refuse/recycling enclosures should be located out of public view whenever feasible and must not front onto a primary shopping street; parking areas to be screened, but visible from arterials (see parking design and Town landscape regulations)				
Wellington	All air-conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements and landscaping. In addition, all trash facilities, loading and parking areas shall be placed to the rear or side of buildings and properly screened. Screening and landscaping shall also prevent spill-over glare, noise or exhaust fumes. Screening and buffering shall be achieved through walls, architectural features and landscaping; and shall be visually impervious. Building recesses or depressed access ramps may be used.				
Windsor	Screening includes landscaping, berms and landscape walls or fences to mitigate the views of parking areas, ancillary uses (i.e. trash, mechanical, loading) and drive through areas - prevent headlight spill or glare off of the property				

Commercial Design Criteria

CODE REVIEW (PEDESTRIAN CONNECTIONS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Pedestrian connetivity within developments via a combinations of trails or sidewalks. Ped walks to be provided as necessary to ensure projects are easily navigated and enjoyable fro mthe pedestrians.				
Severance - Corridor Plan Guidelines	Old Town Guidelines: - streets and places should encourage pedestrian activity; linked to key activity centers and pedestrian routes Commercial Node Guidelines: - short walking distances between buildings; linked to key activity centers and pedestrian routes; encourage pedestrian activity				
Evans	A system of public sidewalks constructed of asphalt, concrete or other approved materials and pedestrian pathways constructed of asphalt, concrete or other approved materials shall be incorporated into the site to move pedestrians throughout the site. Sidewalks shall be provided on both sides of all streets and have dimensions in accordance with Section 18.08.020.C, unless sidewalks and their dimensions are specifically exempted by the City. Sidewalks and pedestrian pathways shall connect the site with public sidewalks; all principal buildings on the site; parking lots and where logical connections to off-site locations can be made, as identified in the City's Transportation Plan for pedestrian and bicycle route maps.				
Firestone	Continuous Pedestrian Access; On-site pedestrian connections; On-site pedestrian walkways shall connect building entrances to one another and building entrances to public sidewalk connections and existing or planned transit stops. If buildings are not placed directly adjacent to the public sidewalk, then pedestrian walkways shall link the principal pedestrian site access to building entrances. All developments that contain more than 1 building shall provide walkways between the principal entrances of the buildings.				
Frederick	A pedestrian network that interconnects all dwelling units, nonresidential uses, and common open space shall be provided throughout each development. This network is made up of sidewalks, walkways, multi-use pathways, and trails. Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent possible. The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate.				
Johnstown	Highly encouraged with visible and clearly marked routes and crossings; connection to Town trails and walkways				

Commercial Design Criteria

CODE REVIEW (PEDESTRIAN CONNECTIONS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Pedestrian connetivity within developments via a combinations of trails or sidewalks. Ped walks to be provided as necessary to ensure projects are easily navigated and enjoyable fro mthe pedestrians.				
Severance - Corridor Plan Guidelines	Old Town Guidelines: - streets and places should encourage pedestrian activity; linked to key activity centers and pedestrian routes Commercial Node Guidelines: - short walking distances between buildings; linked to key activity centers and pedestrian routes; encourage pedestrian activity				
Timnath	Minimum width of 5' throughout the site; perimeter sidewalk network req. - must tie into the site and provide connections between site features and amenities; walkways through parking areas encouraged; combination of materials (i.e. brick, stone, concrete, stamped concrete, etc.) encouraged				
Wellington	A sidewalk network that interconnects all dwelling units with other dwelling units, nonresidential uses and common open space shall be provided throughout each development. Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent possible. The pedestrian circulation system shall include gathering or sitting areas and provide benches, landscaping and other street furniture where appropriate				
Windsor	Requires continuous pedestrian access connecting to perimeter sidewalks systems and to circulate internal parking lots and around buildings. Areas adjacen to buildings to be a min. of 8' in width to accommodate vehicle overhang;				

Commercial Design Criteria

CODE REVIEW (STREETSCAPE)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance					The Streetscape Design criteria in the Corridor Plan should establish the design required by all developments
Severance - Corridor Plan Guidelines	Old Town Guidelines: - Section 3.6 of the Corridor Plan includes detailed design criteria for streetscapes in the Urban Center Zone Commercial Node Guidelines: - Section 3.6 of the Corridor Plan includes detailed design criteria for streetscapes in the Urban Center Zone				
Evans	1 shade tree and 5 shrubs for every 35 feet of street frontage, as well as groundcover.				
Firestone	1 deciduous or ornamental street tree for every 40 linear feet of street frontage with adequate spacing to allow for the mature spread of the trees.				
Frederick	1 tree for every 40 linear feet of road frontage or curb; live groundcover, including a combination of grass, flowers, street trees, and mulch shall be installed in tree lawn.				
Johnstown	strong, consistent landscape edge; specific criteria depending on roadway and planning area per Landscape Standards				
Timnath	tree lined streets; specific criteria varies based on road classification and to fit the characteristics of the area (i.e. rural/ag, res., comm.); min. 1 tree / 35' length within a 10' green space				
Wellington	1 deciduous or ornamental tree for every 40 linear feet of block frontage. Collector streets shall be landscaped with live ground cover, including a combination of grass, trees, flowers, grass or shrubs. Same for arterial streets with the addition of 1 shrub for every 150 SF of landscaped area.				
Windsor	15-20' width street frontage - width varies in tree lawn; tree lawn located between sidewalk and curb; street frontage between sidewalk and building; 1 tree / 40' in tree lawns and 1 tree / 50' in street frontage areas;				

Commercial Design Criteria

CODE REVIEW (XERIC / WATER CONSERVATION)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance					Consider establishing basic water concious or xeriscape requirements, rather than using words such as 'encouraged' or 'should'
Severance - Corridor Plan Guidelines	Encourages alternative landscape treatments; "low impact development" landscapes; and low water using plants where appropriate (xeriscape)				
Evans					
Firestone	Xeriscape plant materials are strongly encouraged. Zoning of plant materials according to the microclimate needs and water requirements. Efficient irrigation systems including rain and wind sensors, controllers accessing weather stations.				
Frederick	All landscaping plans shall be designed to incorporate water conservation materials and techniques through application of Xeriscape landscaping principles. Xeriscape landscaping principles do not include or allow artificial turf or plants, mulched (including gravel) beds or areas without landscape plant material, paving of areas not required for walkways, plazas or parking lots, bare ground, weed covered or infested surfaces or any landscaping that does not comply with the standards of this Section of the Code.				
Johnstown	Y - required w/ dedicated areas or other areas owned/maintained by the Town; highly encouraged for all projects				
Timnath	Y - required to incorporate low water usage plantings and turf; and encouraged to use native plantings				
Wellington	All new development is encouraged to use raw water for irrigation and to incorporate water-saving measures in building design and landscaping. Developments are required to use stormwater management techniques that address water quality as well as quantity.				
Windsor	Require 65% of shrub requirements to be low or very low water use; no more than 15% of shrubs or trees to be classified as high water use; drought tolerant planting encouraged				



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Vesting: Land Use Code	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Land Use Advisory Committee (LUAC) review, discuss, and direct staff on Land Use Code changes regarding Vesting Requirements.		<u>Discussion</u>
BRIEF SUMMARY		
The goal of tonight's discussion is for the Land Use Advisory Committee (LUAC) to review, discuss, and direct staff on Land Use Code changes regarding Vesting Requirements. Staff will then take these recommendations, make changes and bring back a finalized recommendation for Vesting Requirements to LUAC for approval.		
PUBLIC SUPPORT/CONCERN		
Residents have expressed the desire to increase Vesting Requirements to Town Staff.		
ANALYSIS AND RECOMMENDATION		
Town Staff is asking for the Land Use Advisory Committee (LUAC) to review, discuss, and direct staff on Land Use Code changes regarding Vesting Requirements.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		
1. Vesting Code Comparison Tables		

Vesting

VESTING CODE REVIEW (LIMITS AFTER APPROVAL)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	A period of 3 years - Board of Trustees may, in its sole discretion, grant vested property rights for a longer period within a final plat, site plan and/or development agreement when warranted in light of all relevant circumstances, including: the size and phasing of the development, economic cycles and market conditions				
Evans	A period of 3 years, if by ordinance				
Firestone	- Preliminary Plat = 2 years - Special Review Use = 2 years - PUD = 3 years - Variance = 180 days - Final Development Plan = 2 years - Architectural Review = 2 years				
Frederick	A period of 3 years - possible extension up to 5 additional years				
Johnstown	A period of 3 years for: - Final site plan, final subdivision plat, planned unit development plan, use by special review, or any property right approved by an ordinance or resolution				
Timnath	A period of 3 years for: - Final plat, replat, site plan, PUD or conditional use - Council may in unique circumstances extend the vesting period - Those circumstances may include: the size and phasing of the development, economic cycles, and market conditions A period of 1 year for Variances				
Wellington	A period of 3 years - Board of Trustees may, in its sole discretion, grant vested property rights for a longer period when warranted in light of all relevant circumstances, including: the size and phasing of the development, economic cycles and market conditions				
Windsor	- Site Plans, Height Review, and Conditional Uses = 1 year - Preliminary Subdivision Plats = 1 year (Submittal of a complete Final Subdivision Plat within the 1-year period for a portion of the approved preliminary subdivision shall automatically extend the approval period of the remaining portion for an additional 1-year) - Annexations, Final Subdivision Plats, Minor Subdivision Plats, Master Plans, Rezoning, and Vacations = 90 days - Minor Variances = 1 year - Major Variance = 1 year, or other period provided by the BOA - Sign Permits = 1 year				

Vesting

VESTING CODE REVIEW (LIMITS AFTER APPROVAL)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	Automatic: Owner/Applicant may request an extension up to 30 days prior to the expiration date - The Board may grant a 1 year extension - Additional extension may be requested if substantial progress has been made on installation of public improvements - Board shall apply the following criteria in their evaluation: 1) No conflict w/ this code or any conflict w/ code can be corrected by an amendment to the plan - shall be presented with the request; 2) Applicant demonstrated the plan continues to be compatible w/ adjacent properties and the surrounding areas or compatibility may be established by an amendment to the plan, - shall be presented with the request; and 3) Applicant has demonstrated the plan is consistent with the Town's Comprehensive Plan				
Evans	Automatic: - Vesting period shall not be extended by any amendments to a site specific development plan unless expressly authorized by the City Council				
Firestone	Automatic: - Approvals shall be null and void, and shall automatically lapse if not completed or recorded within the approval time frames here				
Frederick	Automatic: - At no time shall the vesting period extend beyond 8 years following the original date of approval of the site specific development plan - The Board of Trustees may, in its sole discretion, grant vested property rights for a longer period when warranted in light of all relevant circumstances, including but not limited to: The size and phasing of the development; Economic cycles; Market conditions				
Johnstown	Automatic: - Vesting period shall not be extended by any amendments to a development plan unless expressly authorized by the Board of Trustees				
Timnath	Automatic				
Wellington	Automatic: - Vesting period shall not be extended by any amendments to a development plan unless expressly authorized by the Board of Trustees				
Windsor	Automatic: - Approvals shall automatically lapse, be null and void and have no further force and effect if specific criteria is not met for each application type, such as: submittal of a final plan, building permit applications, or final documents				