PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Paul Witmer
Jimmy Dominguez
Shannon Rhoda
Thomas Holton

Planning Commission Agenda
Regular Meeting
130 South McKinley Avenue
Thursday, August 8, 2024
6:00 PM
(Order & Contents Subject to Change by Action of the Commission)
** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the July 25, 2024 Meeting Minutes

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

a. PC Resolution P2024-012 Development Code Update

Discussion Items

Future Business

a. Next Meeting is August 22, 2024

Adjourn

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When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 11, 2024

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, July 25, 2024.

Chair Mike Simone called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, Shannon Rhoda, and Jimmy Dominguez.

City Staff Present: Planning Director Todd Hodges, Planner Sean McDermott, and Planning Administrative Assistant Beyza Kirmizi.

APPROVAL OF AGENDA

Commissioner Dominguez moved to approve the agenda, Commissioner Kvasnicka seconded.

CONSENT AGENDA

Commissioner Dominguez moved to approve the consent agenda, Commissioner Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2024-011 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE HARGETT FAMILY SPECIAL USE PERMIT LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

Planner Sean McDermott presented the application submitted by Chad and India Hargett for a Special Use Permit for an Accessory Dwelling. The site is located south and adjacent to Virginia Drive and is currently two legal parcels addressed 1662 and 1692 Virginia Drive. The applicant is requesting to build a single-family residence on the combined lots with an accessory dwelling unit (ADU) above the attached garage for the Applicant's elderly parents. Because the properties are located in the R-1 Single Family Residential Zone District, a Special Use Permit is required for the proposed ADU. A concurrent application is being reviewed administratively for a lot consolidation plat to consolidate the two lots into one. The proposed use of the residence conforms with Fort Lupton's Comprehensive Plan which designates this area as Single-Family Detached residential. Mr. McDermott explained the requirements include that the owner of the property has to reside in either the primary or secondary unit. All notification requirements have been met.

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The applicants, Chad and India Hargett, were in attendance to hold a presentation and explain the intent of their proposed project. Mr. Hargett gave an overview of the proposed structure, starting with the main residence floorplan followed by the ADU floorplan. Different elevations of the structure were shown, as well as the plot plan.

Chair Simone opened up for public comments at 6:12pm.

Bruce Davis asked whether the property will have two tabs and if the Special Use Permit requires annual review.

Chair Simone closes public comment at 6:14pm.

Chair Simone opened up for commissioner comments at 6:14pm.

Commissioners discussed:

- Transferability of the Special Use Permit
- Any potential impact of the newly enacted ADU law in Colorado
- Number of residential addresses for this property
- Determination of the number of tabs
- Whether the proposed building meets design standards of the respective HOA

After discussion and amendment Commissioner Dominguez moved to approve P2024-011 (A Resolution of the Planning Commission of Fort Lupton Approving the Hargett Family Special Use Permit located in a Portion of the Southeast Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado) Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

DISCUSSION ITEM

There were no discussion items.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for August 8, 2024.

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ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:23 PM.

Submitted by

_____
Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

_____
Mike Simone
Chair

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RESOLUTION NO. P2024-012

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AMENDMENTS TO CHAPTER 16 – FORT LUPTON DEVELOPMENT CODE

WHEREAS, the Fort Lupton Development Code ('the Development Code') was adopted on July 16, 2022;

WHEREAS, the last amendment to the Fort Lupton Development Code was approved by City Council on August 15, 2023;

WHEREAS, after implementation, revisions to Chapter 16 – Fort Lupton Development Code that may change the character or intent as approved shall be considered by City staff, Planning Commission, and City Council to address issues identified during its implementation, and subsequent changes shall be considered periodically following the initial implementation revisions;

WHEREAS, the Planning Commission has reviewed the proposed amendments to the Development Code, attached hereto and incorporated by reference as Exhibit A; and

WHEREAS, on August 8, 2024, the Fort Lupton Planning Commission held a public hearing to consider a recommendation on the adoption of amendments to the Fort Lupton Development Code, and has taken into consideration all supporting information, evidence and any testimony in response to the application;

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby recommends approval of the proposed amendments to Chapter 16 – Fort Lupton Development Code as set forth in Exhibit A, attached hereto and fully incorporated by reference.

DONE THIS 8th DAY OF AUGUST 2024 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

_____

Chairperson

ATTEST:

_____

Planning Director

1. *Administrative Plats.* Administrative plats are routine applications such as lot adjustments or land divisions that change legal boundaries but do not significantly alter development patterns or impact public services.

2. *Major Subdivisions.* Major subdivisions are all other land divisions or development impacting development patterns and intensity, rights-of-way, or infrastructure, which require a comprehensive review through preliminary plat and final plat procedures.

C. **Administrative Plat.** Administrative plats shall be processed according to the following criteria and procedures.

1. *Eligibility.* The following situations are specifically eligible for administrative plat processes:
   a. *Lot Line Adjustment*. The alteration of legal boundaries for up to 10 previously platted lots.
   b. *Lot Consolidation.* The consolidation of up to 4 previously platted lots into 3 or fewer lots, provided no resulting lot is larger than two times the size of the largest existing lot or parcel.
   c. *Lot Split.* The division of a previously platted lot into no more than 2 additional lots.
   d. *Plat Correction.* A survey or other legal instrument to correct an error in the legal description or other element of an approved plat; ~~to dedicate, vacate, or alter easements;~~ or to confirm legal boundaries of lots in an approved plat that could only be determined post-construction, such as for duplexes, row houses or condominiums where the units and lots are individually owned.
   e. *Easement(s)*. The dedication, vacation, or alteration of an easement(s) that does not fall under Section 16-2.13.
   f. *Minor Subdivision*. The division of previously unplatted land or of a platted tract into 4 or fewer lots.

2. *Review Criteria.* An application may be approved by the Director if the Director determines that all of the following are met.
   a. No significant increase in service requirements (utilities, schools, traffic control, streets, etc.) or impact on the ability to maintain existing service levels will result.
   b. The application does not alter any zoning district boundaries due to adjustments to any lots.
   c. All resulting lots meet the legal standards of the subdivision regulations and applicable zoning districts.
   d. The lot patterns are compatible with the surrounding area and any previously approved final plat for the subject property. In determining compatibility, the size and dimension of lots, the layout and design of existing subdivisions and rights of way, and the degree of deviation from previous development and the potential impact of this deviation on surrounding property shall be considered.
   e. No other significant issues exist with potential development enabled by the plat that could impact planning policies, development regulations or adjacent property owners.

   Any application not classified as an administrative plat or not meeting these criteria shall be processed as a major subdivision with a preliminary plat and final plat.

3. *Review Procedures.* In addition to the general requirements in Table 2-1 and Section 2.01, the requirements in this sub-section apply to administrative plat applications.
   a. If the Director determines at any point in the process that the application is not eligible for an administrative plat, or is otherwise trying to evade the major subdivision process, the Director may deny the application and require the

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health, safety and welfare of the community and surrounding areas, and the proposed flexibility is not strictly to benefit the applicant or a single project.

c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).

d. The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.

e The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.

f. The plan meets all of the review criteria for a change of zone in Section 2.03.B.

2. *Minor Amendment to PUDs.* Minor amendments to existing PUDs, whether approved under this code or the prior code, may be approved by the Director, provided it meets ~~the~~ all of the criteria for the initial approval of the PUD, and is limited to the following:

a. Any change in the number of housing units, change in lot sizes or dimensions, or increase in the land of non-residential uses is less than 5%.

b. There is no decrease in the amount of open space or other reduction of amenities from the approved plan.

c. Any change in a building location is no more than 10% of the approved distance to adjacent property lines.

d. Any change in the height or square footage of buildings is no more than 10% of the approved measurements.

e. Any change in a design standard meets the criteria for alternative compliance in Section 2.07.

f. Changes to the boundaries of any planning areas do not change the boundaries of the PUD, do not alter the mix of uses by more than 10% in land area or square footage, and otherwise reflect a similar land use plan.

g. The proposed change is consistent with concept plans in the previously approved planned unit development.

h. The plan otherwise meets all of the review criteria for administrative site plans in Section 2.05.

3. *Major Amendment to PUDs & Conversions.* Changes to previously approved PUDs that exceed allowances for minor amendments, or conversions of PUDs approved under a prior code to the provisions of this code, may be proposed for a portion of the area under the following criteria:

(a) The proposed change does not create potential impacts on other property in the PUD that are greater than would typically occur in similar zoning districts or contexts; and

(b) The process and criteria for the initial approval of a PUD are met.

D. **Review Procedure.** The following specific procedures supplement the general procedures in Section 2.01 and Table 2-1 applicable to planned developments:

1. The planned development process involves at least two steps: the development plan establishing the zoning and any necessary deviations (Illustrative Plan, Existing Conditions, Development Framework Plan, Regulating Plan, and Phasing); and platting and site plans for specific components of the development plan. However, based on the complexity of projects and degree of advanced planning and urban design necessary for a project, the Director may require, or the applicant may elect, breaking the review of the elements of a development plan in subsection B. into more than two steps to review concepts and preliminary designs prior to approval of the full development plan.

2. The planned development application is a type of Change of zone and shall follow the procedures in section 2.03.C for change of zones.

3. In most cases, land will need to be subdivided in order to carry out a development plan. The platting process is a separate process but may run concurrently with the planned development process, as specified in Section 2.01.B.

1. The level of planning, urban design, or engineering investment that was necessary for the applicant to reach this point in the application.
2. The extent of details included in the proposal, the certainty associated with future development, and the extent of future reviews that may be necessary to advance the project to construction.
3. The context of the property and the likelihood of future changes in the surrounding area that could impact the project.
4. The potential for policy or regulatory changes at any level of government and to what extent vesting could unreasonably bind future decision makers.
5. Any other aspect of the public health, safety, and welfare.

C. Effect of Decision

1. *Extent of Vesting.* Vesting shall only occur to the extent of the standards of this code that are reflected in an approved application, and specifically the land use, density, lot sizes and site or building designs in the approved application. Vesting does not include other regulations that are general in nature or that apply equally to all property subject to these regulations. Vesting does not exempt applications from any subsequent review and approvals prior to construction. Vesting does not insulate a project from other public health and safety codes, including subsequent changes or updates to these codes associated with subsequent reviews, including construction drawings and specifications, drainage plans and permits, and building permits.

2. *Time Period.* A property right that has been vested shall remain vested for three years from the date of approval. However, the City Council may agree to a shorter or longer time period for any elective vested property right according to this section. If no building permit or other final permit is issued, or if the applicant does not request an extension within this period, the vested property right shall be terminated. The City shall send notice of the termination to the applicant at least 30 days prior to the termination, or the termination shall otherwise become effective after 30 days notice from the City.

3. *Extensions.* Prior to termination, the applicant may request extension of a vested property right. The Director may grant an extension up to two years. However, any extension of an elective vested property right shall only be approved through the same procedure of the original approval. In approving any extension, the Director or City Council shall find:
   a. There are no changes or alterations that would produce conflicts with the development code, or any changes proposed bring the project more in compliance with the current standards.
   b. The application remains consistent with any official plans or policies affecting the area, including any plans or policies adopted since the original approval.
   c. The application is consistent with any conditions of the original approval or the original decision on vesting.

4. *Changes & Adjustments.* A site-specific development approval may be modified or adjusted as provided by this code without affecting the vested property right. However, any change in the plans that would require a new application or a different process than the original approval shall terminate any vested property to the extent it was granted under the prior approval.

5. Reserved. ~~Reesrved.~~

6. *Violations & Revocation.* Any violations of the approved plan, or any failure to comply with conditions of approval shall result in forfeiture of the vested property right. The City Council may revoke the vested property right through the same procedures as the

original plan approval, and after providing at least 14 days written notice to the property owner and original applicant.

2.13 Vacation of Rights-of-Way or Easements

A. **Applicability.** Vacation processes apply to any public rights-of-way or easements dedicated to the City by plat proposed to revert to private ownership. Vacation of other rights-of-way or property of the City shall only occur as otherwise provided in the Colorado Constitution, Colorado Statutes, or municipal code. Eligible applicants for vacation include the City or property owner with rights affected by the easement or right-of-way. For any right-of-way or easement abutting multiple property owners, the City may require that all owners join in the application.

B. **Review Criteria.** The following criteria apply to vacating rights-of-way or easements:
1. There is no public purpose for the right-of-way or easement, considering the Comprehensive Plan, any specific transportation, open space or other public facilities plans, or other plans or policies under those plans.
2. The right-of-way or easement is not necessary to meet any of the purposes, intent, design objectives or standards of this code.
3. Vacating the right-of-way or easement will not leave properties without necessary access or provisions of other public utilities and services, or alternatively private easements, to reserve necessary access or provisions of public utilities and services are maintained,
4. There are no adverse impacts on property in the vicinity potentially served by the right-of- way or easement.
5. The vacation meets all other procedures and requirements of the Colorado Statutes, the Colorado Constitution, and the municipal code.

C. **Review Procedures.** In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to vacating rights-of-way or easements:
1. The applicant shall submit a vacation plat, meeting all of the requirements of a plat for the affected property, and showing the specific property rights to be vacated, and the ~~affect~~ effect of the vacation with respect to adjacent or abutting property.
2. The Director shall coordinate review of the application with the Design Review Team per section 2.01.E., and in particular determine whether an referral agencies who may have facilities or other interest in the easement or right-of-way should be notified, or if all potentially affected property owners have been notified.
3. After a determination of no city or referral agency interest in the easement or right-of-way, the Director shall make a recommendation and schedule the application for review by the Planning Commission.
4. The Planning Commission shall consider the application subject to the review criteria and make a recommendation to the City Council.
5. Upon receipt of a recommendation from the Planning Commission, the City Council shall make a final decision, and may condition a decision to vacate the easement or right-of- way on reserving any interest it determines necessary to serve a public purpose or the interests of the affected property.

D. **Effect of Decision**. Vacations shall be approved by an ordinance of the City Council. Failure to adopt an ordinance or a successful motion to deny a vacation shall terminate the application. The Director shall record the approved ordinance and any associated maps or documents with the county clerk and recorder. Upon recording, property shall revert to the owner or abutting owners as provided by statute, and are subject to any other reservations or specific limits or conditions identified in the ordinance or approved

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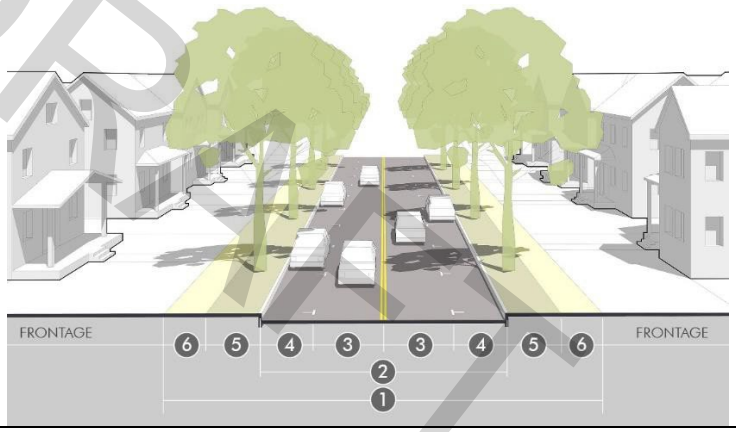
Neighborhood Street

①	ROW width	54' – 60'
②	Street Width	32' ~~32"~~
③	Travel Lanes	16' – 18' yield flow
④	Edge Condition	7' parking both sides
⑤	Landscape Amenity	6' – 8' parkway
⑥	Sidewalk	5' – 6'
⑦	Bicycles	N/A
	Applicability	• Local – Low Volume Residential

Neighborhood Connector

①	ROW width	60' – 70'
②	Street Width	32'
③	Travel Lanes	2 @ 9'
④	Edge Condition	7' parking both sides
⑤	Landscape Amenity	8'+ parkway
⑥	Sidewalk	6' – 8'
⑦	Bicycles	6' bike lane (optional)
	Applicability	• Local • Minor Collector



Neighborhood Parkway

①	ROW width	100'
②	Street Width (curb-to-curb)	32' (+ median 2-lane) 54' (+median 4-lane)
③	Travel Lanes	2 - 4 @ 10'
④	Edge Condition	6' -7' bike lane
⑤	Landscape Amenity	10'+ parkway 12' + median (optional)
⑥	Sidewalk	8' – 10'
⑦	Bicycles	6' – 7' bike lane
	Applicability	• Major Collector • Minor Arterial

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Table 3-3: Complete Streets Design Guide[1]

Context	Neighborhoods & General Areas	Mixed-use / Retail Streets
Lanes / Lane Widths	The number of lanes and lane width should be based upon the anticipated capacity, the desired vehicle speed, and balanced with the need to accommodate other important users of the streets. In general, "lane widths between 10' and 12' wide are sufficient for rural and urban arterials," where 12' wide lanes should only be used on major arterials where "higher-speed, free flowing" traffic is the priority[2] (45 mph+). 11' lanes are generally appropriate on streets where frequent trucks, buses, or other large vehicles are expected. Lanes that are 10' wide are generally appropriate on all other streets. Lanes less than 10' wide may be acceptable on very low-volume / low-speed situations (<2K ADT and/or < 20mph), where right-of-way is constrained, or other unique conditions[3] . Yield lanes, where occasional on-street parking limits the free flow of traffic are generally 12' to 18' for two-way traffic flow, provided the utilization of on-street parking is generally below 65% or other street design conditions create "queuing areas" where parking is prohibited cars can pull out to let on-coming traffic pass[4]	
Sidewalks	❑ 5' – minimum for two people to walk side by side. (4' only for constrained right-of-way or extremely low density) ❑ 6' - 8' – minimum for priority routes in neighborhoods (i.e. park connections, school routes) ❑ 8' - 10' – minimum for higher density areas near walkable commercial	Walkable streets need generous sidewalks to provide value to the commercial areas and abutting property. ❑ 10' minimum; 8' acceptable for constrained right-of-way ❑ 12' – 16' ideal ❑ 16' – 24' to support social spaces along streets (i.e. sidewalk seating, plazas or courtyards)
Bicycle Facility	❑ Multi-use path (12'+) preferred on identified portions of by Trails Master Plan (i.e. connections to parks), or on higher volume streets 8' buffered or protected bicycle lanes acceptable. ❑ 6' bike lane preferred on Collectors and Neighborhood Connectors; "Sharrow" (4' marked and shared space on the outside edge of the street) or 4' to 5' dedicated lanes may be acceptable, ❑ Local streets do not need bicycle facilities since speeds and volumes should be low to where bicycles and vehicles should share the road.	❑ Bicycle facilities may be omitted on short segments of walkable streets with expected speeds below 25 mph, and where bicycles can safely blend with slow vehicle flow; OR where alternate parallel routes with bicycle facilities are located within 600'. ❑ Bike lanes should generally be 6' wide on streets with 25 to 35 mph. ❑ "Sharrow" (4' marked and shared space on the outside edge of the street) or 4' to 5' dedicated lanes may be acceptable on streets between 20 and 30 mph. ❑ On any streets where vehicle speeds will exceed 35 mph or with high volumes, bicycle facilities should be either buffered or protected bike lanes (8' +) or off-street ~~mulit~~ multi-use trails (12'+) ❑ See National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide
Landscape / Amenity Area	❑ 6' to 8' landscape strip generally applicable. (large shade trees) ❑ 8' to 10'+ preferred on Collectors, Neighborhood Connectors, Neighborhood Parkways, or important neighborhood streets with larger shade trees. ❑ 4' to 6' landscape strip in limited exceptions where rights-of-way are constrained. (small ornamental trees) ❑ May be omitted in place of a 2' to 6'+ expanded sidewalk, with landscape amenity or tree wells in higher density areas where frequent on-street parking will exist to buffer the sidewalk from the street (see Mixed Use Streets)	❑ 4' to 8' added to sidewalk to include tree wells, seating areas, and other pedestrian and landscape amenities
Turn Lane	Generally not needed provided the block structure has sufficient connectivity at the network level. However, in specific circumstances a 10' turn lane may be required. This should be done with careful consideration of pedestrian crossing distances, vehicle turning speeds, and bulb-outs may be required on corners in place of one or two of the on-street parking spaces.	
Parking	❑ 6' - 7' parallel permitted (includes curb & gutter) ❑ May be included on both sides intermittently (with infrequent parking or traffic queuing areas) within a 28' – 32' local residential street or limited to one-side (with frequent parking) within the 24' - 27' local residential street	❑ 7' – 8' parallel required. (includes curb & gutter) ❑ 14' – 20' angled (depending on angle) permitted with special engineering, planning and urban design review

1 See generally, Fort Lupton Transportation Plan; National Association of City Transportation Officials (NACTO), Urban Street Design Guide.
2 AASHTO, Geometric Design of Highways and Streets, pg. 473, AASHTO, Washington D.C., 2004. The AASHTO "green book" is a guide intended to be used flexibly for different types of streets in different contexts. The Forward to the "green book" makes it clear that the dimensions are guides and not standard, and the ranges should not be used to imply that the larger end of the range is preferred. (AASHTO Geometric Design of Highways and Streets, pg. xliii). Also see National Association of City Transportation Officials Street Design Guide (NACTO Guide) for a preferred practice for "complete streets" and city public realm design.
3 AASHTO, Geometric Design of Highways and Streets, pg. 473, AASHTO, Washington D.C., 2004. Also see NACTO Guide for preferred practice for "complete streets" and city public realm design.
4 See NACTO Complete Street Guide for Lane Widths and the application of Yield Lanes.

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c. Unenclosed and un-roofed decks or patios at or below the first-floor elevation may extend into the rear or side setback up to 15 feet but no closer than 3 feet to any lot line.

d. Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 feet from the principal building, no closer than 3 feet to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.

e. Any other accessory use or structure within the setback, not specified in Section 5.02.C., shall have a setback of at least one-half its height from the property line.

3. *Height Exceptions.* The following are exceptions to the height limits in Table 5-1:

a. Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.

b. Architectural features such as chimneys, ornamental towers and spires, and similar accessory elements may extend up to 50% above the actual building height, provided they are integral to the specific architectural style of the building and are less than 15% of the building footprint.

c. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents, or other equipment may be built up to their necessary height in accordance with building codes provided they are screened according to the standards of this code.

C. **Accessory Buildings - Residential.** Accessory buildings shall be permitted in association with and on the same lot as a principal building or use and are subject to the following additional limitations.

1. *Accessory Building Standards.* Accessory buildings shall be permitted based on the lot size and type of structure, subject to the standards in Table 5-2: Residential Accessory Structures:

Table 5-2: Residential Accessory Structures

Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed, and similar structures)	▪ 1 / lot; ▪ + 1 / each 10k s.f; ▪ Maximum of 3	▪ 200 s.f. max	▪ 10’ max	▪ 0’ side or rear; ▪ 5’ if on a concrete slab or similar foundation; and ▪ Behind the rear building line of the principal structure
Secondary Building (detached accessory building)	▪ 1 / lot ▪ 2 / lot, over 40K s.f. ▪ 1 / principal building (Apartments)	▪ 1,200 s.f. max., but never more than 50% of principal building footprint.	▪ 20’ max, but never higher than principal structure.	▪ 5’ from side and rear; ▪ 20’ from street side; and ▪ At least 12’ behind the front building line of the principal structure
	Any building over 10’ high or more than 200 square feet shall meet the design standards.in Section 5.02(c)(3).			
Carport	▪ 1 / lot	▪ Never more than 50% of principal building footprint, however up to 500 s.f. for principal buildings less than 1,000 s.f.	▪ 20’ max, but never higher than principal structure.	▪ 5’ from side and rear; ▪ 0’ from rear alley except where easement prohibits; ▪ 20’ from street side; and ▪ Flush or behind the FBL of the principal structure
	All accesses and driveways affiliated with the carport must meet applicable standards and the carport shall be placed on an improved surface as determined by Public Works. All carports require a building permit. Any carport			

	over 10' high or more than 200 square feet shall meet the design standards in Section 5.02(c)(3).			
Out-building (large storage building, barns, etc.)	▪ 1 / lot over 40K s.f.. ▪ + 1 / each 3 ac. ▪ Maximum of 5	▪ 2,000 s.f. max ▪ No size or height limit in A district, provided structure is accessory to agriculture use.	▪ 25' max	▪ 10' from side and rear; ▪ 35' from any street side; and ▪ Behind the rear building line of the principal structure
	Applies to detached houses and civic / institutional uses only			

2. *General Standards.*
   a. All accessory buildings shall be clearly incidental and subordinate to the principal building and use, in terms of scale, location, and orientation.
   b All accessory buildings shall be at least 10 feet from the principal building, however a closer distance may be permitted subject to applicable building codes based on fire ratings of adjacent walls.
   c. Minor accessory structures ~~150~~ 200 square feet or less, less than ~~8~~ 10 feet high, and not on a foundation or slab do not have a required side or rear setback but should be movable and are otherwise placed "at risk" by the owner with regard to any easements, fence, or screening requirements.
   d. Prior to any building permit required by the City, applicants shall demonstrate that any manufactured structure meets all applicable state and local code requirements.

3. *Secondary Building Standards.* In any residential district, secondary buildings over ~~240~~ 200 square feet or over ~~12~~ 10 feet high shall meet the following massing and design standards to ensure compatibility with the principal structure:
   a. The wall height shall be no more than 9 feet above the finished floor, except that gables, dormers, or other subordinate walls may support a pitched roof.
   b. The roof peak or other top of structure shall not exceed 20 feet above finished floor for pitched roofs with a 6:12 pitch or greater, and no more than 16 feet for shed roofs or pitched roofs below a 6:12 pitch.
   c. The design shall be compatible with the principal building considering materials, architectural details and style, window and door details, and roof forms.
   d. Secondary buildings with vehicle access directly from an alley or shared easement shall be situated to avoid parking that encroaches in the alley or easement. They may be built with the access between 0 and 3 feet from the alley or shared easement, or with the access at least 20 feet from the alley or shared easement.

5.03 Neighborhood Design

A. **Frontage Design.** The design of lot frontages establishes the relationship of buildings and lots to the streetscape, including building placement, lot access, garage extent and location, and entry features. Frontage Types designed according to the standards and design objectives of this sub-section may be used to modify the front setback established in Table 5-1.

1. *Design Objectives.* Frontage types shall be applied to meet the following design objectives:
   a. Enhance the image of neighborhoods by coordinating streetscape investment with private lot and building investment.
   b. Design frontages to the particular context of the neighborhood, block and street.
   c. Coordinate development across several lots, considering the cumulative impacts on streetscapes from access, parking, and landscape design.
   d. Orient all buildings and lot frontages to the streetscape, while still promoting effective transitions from public spaces to private spaces on the lot.
   e. Limit the impact on the neighborhood streetscape from frontages designed for

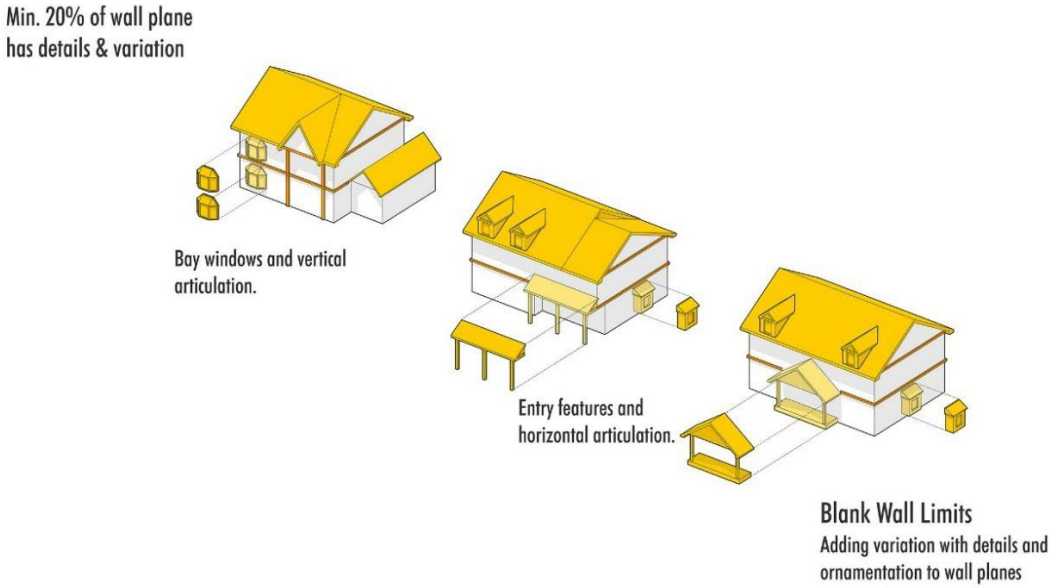

Figure 5-11 Blank Wall Limits
Wall planes over the size specified in Table 5-5 shall have ornamental details or subtle variations in the wall plane on at least 20% of any wall plane to eliminate large expanses of blank walls. (5.03.B.4).

5. *Transparency.* Windows and doors provide transparency, detail, and visual rhythm on the facade, and they break up blank walls with the location, pattern, and proportions of these openings. The following techniques should be used to achieve the design objectives of this sub-section and to meet the windows and doors requirements of Table 5-5, Building Design Standards:
   a. Provide transparency with the location, pattern, and proportions of windows and doors, and create relationships to surrounding spaces and buildings.
   b. Incorporate distinct and visually significant windows and doors (size, orientation, and ornamentation) to emphasize key locations on the facade or to relate to important outside open spaces.
   c. Locate windows doors to create a coordinated facade composition considering the entire facade as a whole, and to break up large ~~expances~~ expanses into different components with the grouping of windows and doors.
   d. Emphasize a hierarchy of doors with different levels of ornamentation and details, particularly to make multi-unit houses compatible with adjacent detached houses and appear as single houses.
   e. Locate and design windows strategically in relation to privacy concerns in adjacent spaces and buildings but maintain consistent exterior patterns; recall that high-bank windows, transom windows, opaque windows, and window treatments that are adaptable and user-controlled are a better strategy than simply no windows at all.
   f. Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the facade; to emphasize openings; or to gang groups of openings. Openings that have projecting trim and casements (at least 1 inch off the facade and 4 inches wide); or otherwise group widows with significant details that clearly differentiate these elements from the main facade may count these features for up to 25% of the window and door requirement.
   g. The window requirement may be waived on sides of buildings that are closer than 3 feet to the property line, if necessary to meet applicable building code requirements.

3. At least one of these spaces shall include a community building, which is centrally located, for recreation and meeting functions, laundry facilities, or other common amenities. The community building shall be at 1,500 square feet, or 15 square feet per dwelling unit, whichever is greater.
4. Other internal circulation or open space such as walkways, landscape buffers or other site design amenities that improves the quality of the community and its relationship to surrounding areas. Pedestrian connections shall be accounted for on all streets or at greater intervals through a trail or path system.
5. A storm shelter shall be provided which may be included with the clubhouse.
6. A common storage and utility area shall be provided within the plan including at least 100 square feet per unit. This area may be used for storage of large equipment, recreational vehicles, maintenance or other utility functions for the community. This area shall be screened from the project and from surrounding property according to the buffer standards in Article 8.

F. Building Design.

1. All dwellings shall have a front entry feature, such as a porch, stoop, or outside patio relating the home site to the lot frontage or other common open space upon which the dwelling is located.
2. Parking spaces on a home site shall be located to the side or rear of the dwelling. Home sites may include a carport, provided it meets the carport standards in Table 5-2. ~~remains open and unenclosed on at least 75% of the perimeter, is no taller than the dwelling unit, is no larger than 440 square feet, but in no case larger than the dwelling unit.~~
3. Any mobile home or similar non-foundational dwellings shall:
   a. Be secured to the ground by tie downs and ground anchors in accordance with the applicable building code.
   b. Be skirted within 14 days after placement in the community by enclosing the open area under the unit with a material that is compatible with the exterior finish of the mobile home and consistent with the quality of development in the community.
   c. Be blocked at a maximum of 10-foot centers around the perimeter, and this blocking shall provide 16 inches bearing upon the stand.
   d. Be located on a hard surface pad with a minimum of 18-inch concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points, with a proper surface between to control weeds.

G. **Landscape and Parking Design**. The standards of Article 7 and 8 are generally applicable to MH district development plans, except as modified through a development plan based on the approval procedures and criteria in Section 2.04.

H. Utilities and Services.

1. A sanitary sewer system shall be provided in the plan, and all waste and sewer lines discharging from buildings and home sites shall be connected, and the entire system shall be connected to the City sewer system.
2. All service lines within the M-H District shall be underground.
3. Each home site or lot shall be provided with at least a 3-inch sewer connection, trapped below frost line, with the inlet of the line to be not less than 1 inch above the surface of the ground. The sewer connection shall be provided with suitable fittings so that a water-tight connection and proper vent can be made between the units drain and the sewer connection. Connections shall be constructed to be airtight when closed and not linked to a unit, and shall be capped immediately after being disconnected from a unit to maintain them in an odor-free condition.
4. The water supply shall be connected to all service buildings and all home sites. The entire system shall be connected to the City water system. All internal service lines shall be a minimum of 4.5 feet below finished grade. An individual water service connection,

f. For corner buildings, any entrance feature located on the corner may count to both sides, and may be considered located at 25' from each corner for the purpose of the required primary entry feature intervals.

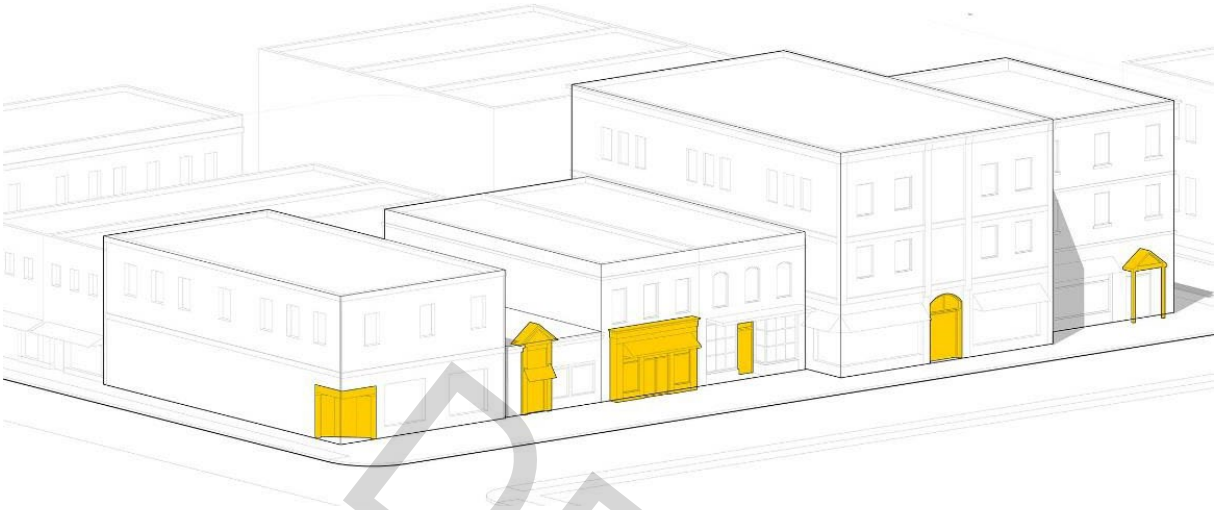

Figure 6-6 Primary Entry Features.
Entrances help activate the streetscape and orient buildings to public spaces. More pedestrian-oriented blocks benefit from the activity created by smaller-scale uses and the rhythm created by more frequent entrances. More car-oriented streets may allow less frequent entrances or alternative orientations of buildings to internal access streets or common spaces. 6.03.B.4.

5. *Transparency.* Windows and doors provide transparency, detail, and visual rhythm on the facade, and they break up blank walls with the location, pattern, and proportions of these openings. The following techniques should be used to achieve the design objectives of this sub-section and to meet the transparency requirements of Table 6-4, Nonresidential Building Design
   a. Where expressed as a first story requirement the percentage shall be measured between 2 feet and 8 feet above the sidewalk grade, or within 10 feet above the first floor elevation if the building is set back more than 10 feet from the street.
   b. Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
   c. All first story windows required shall provide direct views to the building's interior or to a lit display area extending a minimum of 3 feet behind the window.
   d. For industrial and civic buildings setback more than 25 feet from the street, clerestory windows may meet the first or upper story window requirements.
   e. Locate windows doors to create a coordinated facade composition considering the entire facade as a whole, and to break up large ~~expances~~ expanses into different components with the grouping of windows and doors.
   f. Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the facade; to emphasize openings; or to combine groups of openings. Openings that have projecting trim and casements (at least 1 inch off the facade and 4 inches wide); or otherwise group windows with significant details that clearly differentiate these elements from the main facade may count these features for up to 25% of the window and door requirement.

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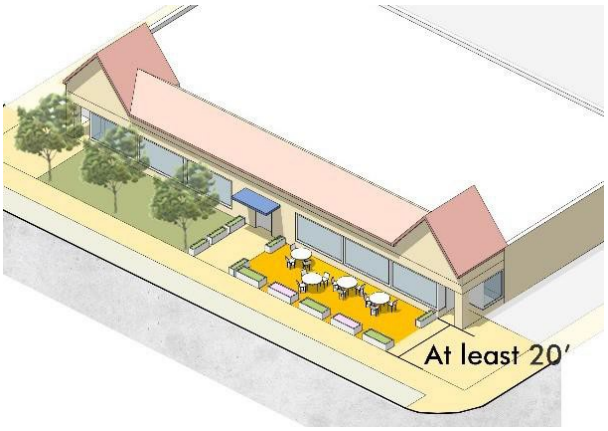

Figure 6-8 Courtyards, Patios and Plazas
More compact and walkable places benefit from smaller and more formal social spaces, such as courtyards, patios and plazas. 6.03.C.2.b.

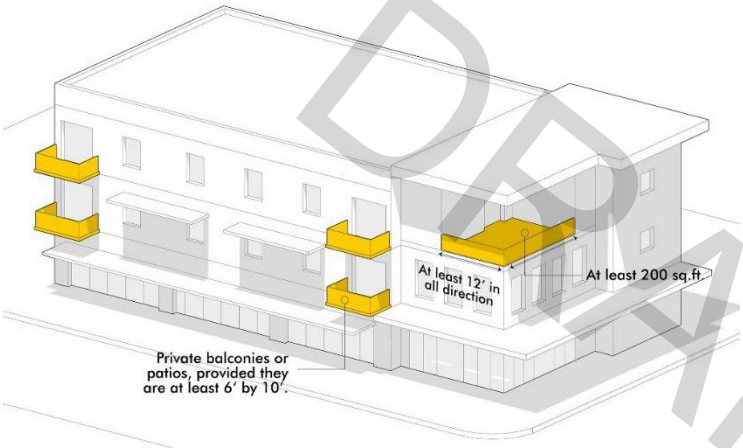

Figure 6-9 Private or Common Open Spaces
Private or common areas incorporated into the building can provide a portion of the useable on-lot open spaces. These elements can also meet design requirements for breaking up the massing or blank wall of buildings. 6.03.C.2.c. and d.

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3. *Alternative Compliance*. Alternative compliance to the lot open space design standards established in this Section may be authorized according to the process and criteria in Section 2.07, Alternative Compliance, and any of the following additional applicable criteria:
   a. The lot and building ~~has~~ have access to at least two different active open spaces on the same block or abutting block, and meeting the design and service area standards in Section 3.02.
   b. Other designs that promote infill development or rehabilitation of existing buildings and sites in a compact, and walkable context.
   c. In all cases the deviation is the minimum necessary to address the circumstance, the alternative equally or better meets the design objectives of this Section, and there are no negative impacts on other design standards applicable to the building or site.

7.02 Access & Circulation

A. **Driveways**. Driveways shall be designed according to the following standards.

1. *Driveway Design Objectives.* Driveway location and spacing shall be limited based on the following standards and guidelines:
   a. Wherever feasible, adjacent lots with a similar land use shall use shared access to preserve the streetscape and eliminate conflicts with pedestrians and vehicles.
   b. Direct access to major arterial street shall be permitted only when there is no other reasonable access to the street system, after considering alternatives such as access from side streets, shared driveways, common frontage lanes, rear alleys, or internal access streets.
   c. The frontage design standards on a particular lot or block in Sections 5.03 and 6.03 Frontage Design may put further restrictions on the width, location, or extent of driveways in the frontage area.
   d. Where driveway spacing standards for streets limit or prohibit access, shared driveways, common access lanes or alleys internal to blocks shall be used.

2. *Driveway Location Standards.* Except for where shared or common access is permitted and executed through easements, driveways shall be set back from side or rear lot lines as stated in Table 7-2: Driveway Setbacks.

Table 7-2 Driveway Setbacks

Access	*Setback from side or rear lot line*	*Setback from street side corner*	*Separation from other access*
Residential access < 6 units	2' +	40'	35'[1]
Residential access 7 – 40 units	5' +	60'	100'
Nonresidential access and residential access to 41+ units	10'+	100'	150'
Shared access	May be on the property line, subject to easements.		
Alley access	Front-loaded driveways may be prohibited on blocks with alley access; there are no access width or separation requirements for access from an alley.		

[1] Driveway spacing may be averaged along a block for residential lots or on local streets to allow the best arrangement considering grades, streetscapes, and building and lot layouts. This may result in two adjacent lots having access near the same lot line on one side (2' side setback on each), while greater separation between driveways is provided between lots on the opposite sides.

3. *Through Access Drives.* Any single project, lot, or site greater than 5 acres, or lots where access is constrained by driveway standards, shall provide a system of through access drives that establish access and circulation within the site. (*See* Figure 3-2 in Section 3.01). Through access drives:
   a. Shall be laid out to organize the site into smaller internal blocks between 1 and 4 acres.
   b. Shall be designed to mimic public street cross sections in Section 3.01, including sidewalks, landscape amenities, on-street parking and travel lanes.
   c. May be treated as public streets for determining the proper location, orientation and design of sites, buildings, and utilities within the project.
   d. Trail, greenway, or pedestrian passages meeting the standards of Section 3.02 may account for a portion of this internal circulation network, provided it connects

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Table 7-4: Required Parking	
Use Category / Specific Use	***Minimum Parking Rate***
Senior Living (assisted or nursing)	1 / 4 beds + 1 per employee
Group Home (assisted)	Same as Dwellings (detached, manufactured)
Group Home (protective or rehabilitative)	1 / 1 bed + 1 per employee
Group Home (emergency shelter)	1 / 8 beds + 1 per employee
Public / Civic	
Assembly	1 / 3 seats
Public Safety / Services	1 / 400 s.f.
Library	1 / 600 s.f.
Museum	1 / 1,000 s.f.
School	2 / class (elementary or junior) 1 / 4 students + 1 / employee (senior or higher education) OR 1 / 4 seats of all auditorium or even space, whichever is greater
Commercial	
Retail – Small (under 3K)	1 / 500 s.f.
Retail – General (3K+)	1 / 250 s.f.
Lodging - B&B	1 / guest room + 1 for operator or owner
Lodging - Hotel / Motel	1 / guest room + 1 / 200 s.f. of restaurant + 1 / 8 seats of meeting space
Medical Care	1 / 200 for all general office and service areas + 1 / bed (admittance permitted)
Office	1 / 300 s.f.
Services ((i.e. medical services, day care, bank, vehicle repair, or similar uses with frequent customer service)	1 / 250 s.f.
Restaurant, bar or night club	1 / 100 s.f.
Health and Fitness Center	1 / 150 s.f.
Recreation and Entertainment	1 / 300 s.f. generally 1 / 4 seats of fixed seating areas 1 / active patron station (i.e 4 per lane bowling; 4 per hole golf course; etc.) 1 / 100 s.f. for food and beverage service areas
Industrial	
Manufacturing	1 / 500 s.f. (artisan/limited or light) 1 / 750 s.f. (all others) Director may administratively approve 1 / 1000 s.f. or 1 / employee for any large format manufacturing operations where the s.f. of building or site does not reflect the scale of operations or parking needs
Agriculture	
.All uses	Use combination of residential, public/civic commercial and industrial rates based on type and general nature of agriculture activities.

B. **Maximum Parking.** Nonresidential uses shall not provide more than 140% of the minimum required parking without documented evidence of actual parking demand based on studies of similar uses in similar contexts. In addition, any parking permitted over 120% of the minimum shall require mitigation of the potential impacts of additional parking through one or more of the following strategies:

1. Utilize all eligible parking reductions permitted in Section 7.03.C., Parking Reductions.
2. Provide shared parking for other uses on the block or adjacent blocks according to this Section 7.03.D.

Table 8-9: Maximum Light Mounting Height	
Driveways and Parking Areas	▪ 24' in residential districts; or within 30' of any street; or within 100' of a residential use or residentially zoned property. ▪ 35' in all other districts or situations.
Pedestrian Walkways, Plazas or Courtyards, and Pedestrian-oriented Streetscapes	▪ 16'
Facade Lights	▪ Below the eave or cornice line, provided the light is directed downward or otherwise designed and located to limit up lighting beyond the facade.
Other Site Lighting	▪ 12' nonresidential; ▪ 7' residential
Building Mounted Security Lights	▪ May be mounted at heights required to provide adequate security provided all efforts be made to mitigate off-site impacts including dimmers, timers, sensors, shields or other technology.
General	▪ All light poles shall be setback from the property at least 3', or at least 1/3 of the height, whichever is greater.

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C. **Performance Standards.** In addition to the height and location standards, exterior site lighting shall meet the following performance standards:

1. All exterior fixtures shall be fully shielded and installed so that the direct illumination shall be confined to the property boundaries of the source, except for ornamental lights below 2,400 lumens.
2. The location, height, and fixture shield shall prevent light spread or glare onto any adjacent property or any public right-of-way, other than building mounted lighting on street-front buildings.
3. Lighting shall be designed to ~~mee~~ meet the functional and security needs of the site, without adversely affecting adjacent properties. Performance and operational characteristics such as dimming interfaces or timers that reduce lights to minimal security levels for off hours should be used.
4. All facade lighting and other externally illuminating lights shall use shielded, directional fixtures, designed and located to minimize uplighting and glare. Decorative lighting, such as lanterns and wall sconces, which may be allowed as long as the fixtures, do not exceed 2,400 lumens and do not emit light directly upward.
5. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site and building.
6. Lighting plans shall demonstrate compliance with industry standards and guidelines for environmental and energy performance, including the fixture types, light source, and energy source.
7. A photometric plan prepared by a qualified professional may be required by the Director for large-scale uses or where certain compatibility and adjacency issues exist as a result of anticipated lighting.

D. **Alternative Compliance.** Alternative compliance to the lighting standards established in Section 8.06, may be authorized according to the process and criteria in Section 2.07, Alternative Compliance.

5. The period of time when a property has more than two temporary signs displayed shall not be more than 90 days in a calendar year.
6. Relocation of a temporary sign, removal of the sign for a short period, or removal and replacement with a substantially similar sign does not expand the time period for the temporary sign.
7. The Director may require the removal of any temporary sign that pertains to an expired event or refrain from enforcement any temporary sign related to an event that has been unexpectedly extended beyond the control of the owner.

D. Multi-tenant Buildings and Sites.

1. All signs for multi-tenant buildings or sites shall require a Sign Plan and Permit approved by the Director according to these standards and criteria.
2. The sign plan shall demonstrate coordination of all signs on the building, allow sufficient flexibility for the replacement of signs or new tenants without the need for a new sign plan, unless a completely new sign design concept is proposed for the entire building or site.
3. The wall sign allowance may be apportioned to any tenant with a separate exterior entrance. In the case where all tenants share a common entrance the wall sign allowance may be apportioned to no more than two signs per facade.
4. The monument sign allowance for the building(s) and site shall meet the standards of 9.06.A, however the copy within the allowed sign may be apportioned to multiple tenants.
5. The Director shall consider the intent of this Article and the objectives of the Design Guidelines in Section 9.07 in approving a Sign Plan and Permit. Deviations from the specific design guidelines or standards may be only approved through the procedures and criteria in Section 9.08, Alternative Compliance.

E. ***Gateway Signs.*** Larger commercial properties and residential neighborhoods may be permitted gateway signs as provided in this section.

1. *Nonresidential Gateway Signs.* Nonresidential projects, through an Alternative Compliance sign plan, may allocate the allowed freestanding sign allowance to a gateway sign subject to the following:
   a. Gateway signs shall meet the monument sign standards.
   b. Maximum height shall be no more than 16 feet.
   c. Gateway signs shall be set back from the lot or parcel line at least 10 feet, or at least the same as its height, whichever is greater.
   d. Maximum area shall be no more than 200 square feet per sign.
   e. No more than two (2) gateway signs per entrance and one (1) per corner at the ~~intersectin~~ intersection of two perimeter streets.
   f. Gateways signs shall be located at least 200 feet from any other freestanding sign, except for matching gateway signs on either side of an entrance.
   g. Gateway signs shall be located on the site of the nonresidential use, or in a common area owned and controlled by a property or business association of the nonresidential uses, provided there is a business or property owners association to ensure on-going maintenance of the sign and landscape.

2. *Residential Gateway Signs.* Residential may be allowed a gateway sign subject to the following standards:
   a. All residential gateway signs shall be monument signs, no higher than 8 feet, unless incorporated into an accessory feature that is part of the landscape design.
   b. Gateway signs shall be limited to no more than 2 per entrance from a collector or arterial street, provided the entrances are separated by at least 300 feet.
   c. Gateway signs shall be limited to:
      (1) 48 square feet for entrances on a collector street;

1. *Wall Signs.* A bonus to the total wall sign allowance may be approved for any sign plan for a building that includes:
   a. Only individual cut out letters may receive a bonus of 10% above the permitted wall sign area.
   b. All wall and ground signs coordinated to meet the criteria in Section 9.07.D may receive a bonus of 10% above the permitted wall sign area.
   c. The total combined wall sign bonus shall be limited to 15% above the permitted wall sign area. (For example, if 100 square feet of wall sign is permitted by this code, you can have 110 square feet for all cut out letter signs, or 110 square feet for meeting 9.07.D, or 115 square feet for meeting both.)

2. *Ground Signs*. A bonus to the total free-standing sign allowance ~~my~~ may be approved for any sign plan for a site that includes only monument signs and the following additional elements:
   a. Integration with the building architecture, including use of the same material for any sign structures may receive a bonus of 10% above the permitted ground sign area.
   b. Designing signs with an enhanced landscape base, including low-level ornamental planting and landscape areas framed with materials compatible with the building and site design may receive a bonus of 10% above the permitted ground sign area. The landscape area shall be at least 3 square feet for every 1 square feet of sign area.
   c. All ground signs coordinated to meet the criteria in Section 9.07.D. may receive a bonus of 10% above the permitted ground sign area.
   d. The total combined freestanding sign bonus shall be limited to 20%. (For example, if 100 square feet of ground signs are permitted by this code, you can have 110 square feet for meeting any one of the above, or 120 square feet for meeting any 2 or all 3 of the above.)

Carport. A residential accessory building or portion of a building that is intended or used primarily for the storage of motor vehicles, and which is open on not less than two (2) sides and enclosed in such a manner that the stored or parked motor vehicle is either contained entirely within the building or under a permanent roof.

Comprehensive Plan. The City of Fort Lupton Comprehensive Plan, as amended. The Comprehensive Plan may include any other plans, policies, or programs officially adopted or approved by the City under the guidance of that plan, including the City's Three Mile Area Plan.

Condominium. A form of ownership in which the interior floor space of a unit or area is owned individually, and the structure, common areas and facilities are owned by all of the owners on a proportional, undivided basis, and where all other physical attributes of the building and site beyond ownership units meet the standards of these regulations.

Construction Sign. A temporary sign announcing construction, remodeling or other improvements of a property.

Coverage, Lot. Land area which is covered with impervious surfaces, such as buildings, patios, or decks with roofs, carports, swimming pools, tennis courts, or land area covered by any other type of structure, including parking lots.

Deciduous. A plant with foliage that is shed annually.

Density. The total number of dwelling units on a property, divided by the gross area in acres of such property.

Drive-through, Accessory. An accessory site design and building design component of any business in which the provision of services or the sale of food or merchandise to the customer in a motor vehicle without the need for the customer to exit the motor vehicle. This definition includes, but is not limited to, bank drive-up tellers and drive-through fast food restaurants.

Driveway. An improved concrete or asphalt path, or other area of a site otherwise dedicated to vehicle access to a site or leading directly to one or more city-approved parking spaces or parking spaces within a building.

Essential Public Infrastructure Equipment or Services. The erection, construction, alteration or maintenance by public utilities or municipal departments of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health, safety or general welfare.

Evergreen. A plant with foliage that persists and remains green year-round.

Household:

a. A single individual doing his or her own cooking and living upon the premises as a separate, independent housekeeping unit; with his or her own children or children over whom he or she has custody or guardianship through a court order, or with his or her brothers, sisters, parents or grandparents;
b. A collective body of persons doing their own cooking and living together upon the premises as a separate, independent housekeeping unit in a domestic relationship based upon birth or marriage, limited to a married couple, their own children or the child or children of one or the other of them or over whom one or the other of them has custody or guardianship through a court order or to include their brothers, sisters, parents or grandparents; or

Appendix C – Fort Lupton Recommended Plant List

Table C-1: Fort Lupton Recommended Plant List		* Water Demand Symbols: M = Moderate L – Low X - Xeriscape, ** Most Pine Trees & Junipers = L	
Latin Name	***Common Name***	***Height X Width***	***Water Demand****
Shade Trees			
Acer negundo "Sensation"	Sensation Box Elder	40'-50' X 30'-40'	L
Acer platanoides	Norway Maple	40'-50' X 40"-50"	M
Aesculus glabra	Ohio Buckeye	25'-30' X 25'	M
American (Tilia Americana), Littleleaf(Tilia cordata)	Linden varieties	50'-70' X 30'-50'	M
Catalpa speciosa	Western Catalpa	50'-60' X 30'-40'	L
Celtis occidentalis	Hackberry	40'-60' X 40'-60'	L
Celtis reticulata	Native Hackberry	30' X 30'	X
English (Quesrcus robur), NorthernRed (Quercus rubra), Swamp White(Quercus bicolor)	Oak varieties	45'-60' X 50'-70'	M
Gleditsia triancanthos inermis	Thornless Honeylocust varieties	40'-50' X 35'-45'	L
Gymnociadus dioicus	Kentucky ~~Coffetree~~ Coffeetree	50'-60' X 40'-50'	X
Quercus macrocarpa	Bur Oak	50'-60' X 45'-60'	L
Small Trees			
Acer ginnala	Maple, Ginnala	15'-20' X 12'-20'	L
Acer grandidentatum	Wasatch Maple	25'-30' X 20'-25'	L
Acer tataricum	Maple, Tartarian	12'-15' X 8'-10'	L
Alnus glutinosa	Alder	25' X 25'	
Amelanchier grandiflora, Amerlanchier Canadensis, Amelanchier leavis	Serviceberry varieties	12'-15' X 10'-15'	M
Cercis canadensis	Redbud	20' X 20'	M
Crataegus ambigua	Russian Hawthorn	15'-25'- X 20'-25'	L
Crataegus erythropoda	Native Hawthorn	20' X 20'	X
Crataegus viridis	Winter King Hawthorn	20' X 25'	L
Crateaegus phaenopyrum	Washington Hawthorn	15'-25' X 12'-20'	L
Koelreuteria paniculata	Goldenrain Tree	20'-30' X 20'-25'	L
Malus spp. (choose CSU fireblight resistant)	Crabapples	18'-25' X 18'-25'	M
Prunus	Cherry, sour	20' X 25'	M
Prunus ceracifera	Newport Plum	20' X 25'	M
Prunus nigra	Princess Kay Plum	15' X 10'	M
Quercus gambelii	Gamble Oak	8'-20' X 6'-8' (spreading)	X
Syringa reticulata	Japanese Lilac Tree	20'-25' X 15'	M
Washington (Crataegus phaenopyrum),Thornless Cockspur (Crataegus crusgalli "Inermis) and others	Hawthorn varieties	10'-15' X 10'-15'	M
Evergreens*			
Dwarf Evergreens	many varieties	Varies	M
Juniper horizontalis, Juniperus Sabina, Juniperus chinensis	Spreading Juniper	Varies – minimum 4'wide	L
Juniperus monosperma	Native Upright Juniper	25'-30' X 16'-20'	X

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SUMMARY OF CHANGES – DEVELOPMENT CODE UPDATE 2024

The Fort Lupton Development Code became effective on July 16, 2022. Upon adoption it was determined that periodic updates Chapter 16 – Fort Lupton Development Code that may change the character or intent as approved by the Ordinance shall be considered by City staff, Planning Commission, and City Council to address issued identified during its implementation. With this in mind, revisions to Chapter 16 that arose as part of a six-month review were approved by City Council on August 15, 2023. About a year later, staff has identified additional changes to be reviewed by Planning Commission and City Council.

Specific changes to note are:

- **Adding Carport standards in Article V – Residential Development Standards and defining Carport in Article XI – Definitions.** Currently carports are not defined in the Development Code and are considered Secondary Buildings in Table 5-2: Residential Accessory Structures. The proposed changes add a definition and carport-specific standards that address issues in the implementation of carports as secondary buildings.
- **Updating size requirements in Article V for accessory structures required to meet design standards and setbacks.** Alongside a concurrent update to Chapter 18: Building Regulations of the Municipal Code, the intent of the update is to set the square footage of structures that need a permit and must meet design standards and setbacks to 200 s.f. for consistency. Currently, structures over 120 s.f. require a permit, while those over 240 s.f. must meet design standards and over 150 s.f. must meet setbacks. Similarly, the applicable height was updated to 10 feet for design and setback standards.
- **Separating Administrative Plat- Easement(s) from Plat Corrections in Article II – Procedures** to better define the procedure for the vacation, dedication, and/or alteration of easements that fit under the Administrative Plat category.
- **Correcting small typos found throughout Chapter 16.** None of these updates alter the character or intent of the Development Code.