



# PLANNING COMMISSION

Mike Simone, Chairperson  
Paul Witmer, Vice-Chairperson

Kathy Kvasnicka  
Shannon Rhoda  
Karina Gonzalez

Jimmy Dominguez  
Shannon Wiens  
Ashley Greene

**Planning Commission Agenda**  
**Regular Meeting**  
130 South McKinley Avenue  
Thursday, October 23, 2025  
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 August 28, 2025, 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)

### Discussion Items

- a. Development Code Update - ADUs, Landscaping and Daycare
- b. Western Planner Conference Recap

### Future Business

- a. The next meeting is scheduled for November 13, 2025

## Adjourn

## Virtual Meeting Instructions

**Join this meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/885796925>

**You can also dial in using your phone.**

[+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 885-796-925

**Get the app now and be ready when your first meeting starts:**

<https://meet.goto.com/install>

If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email [PlanningDept@fortluptonco.gov](mailto:PlanningDept@fortluptonco.gov) immediately.

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**  
**August 28, 2025**

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, August 28, 2025.

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

**ROLL CALL**

Commissioners Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, Shannon Wiens, Shannon Rhoda, and Karina Gonzalez. Commissioners Jimmy Dominguez and Ashley Greene joined online via GoTo.

City Staff Present: Planning Director Todd Hodges, Planners Zachary Mettler and Magaly Morales, Planning Administrative Assistant Beyza Kirmizi, and City Engineer David Rausch. Public Works Director Roy Vestal joined online via GoTo.

**APPROVAL OF AGENDA**

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

**CONSENT AGENDA**

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

**PUBLIC COMMENT**

There were no public comments.

**ACTION ITEM**

**P2025-009 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE 2183 SOUTH DENVER AVENUE CHANGE OF ZONE**

Planner Zachary Mettler presented the item submitted by Coan, Payton & Payne LLC for a change of zone of two legal parcels within the Yarbrough Minor Subdivision. The parcels are currently zoned I-1, and the applicant is requesting to change the zoning to I-2 to better align with the Comprehensive Plan and prior approved uses. Mr. Mettler noted that a potential new user intends to store equipment and vehicles on the property. He also reviewed the zoning of adjacent properties and the Comprehensive Plan designation, which identifies this area as industrial and consistent with the proposed change.

Bob Choate was in attendance on behalf of the property owner to give a presentation. He explained that they are requesting to rezone the two parcels from I-1 to I-2 to permit outdoor storage. He presented a project overview, including the proposed tenant's plan to store equipment and vehicles, which is consistent

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**August 28, 2025**

with allowed uses in the I-2 zoning district. An aerial map was shared to illustrate the location of the office, shop, and parking. He also summarized the neighborhood meeting held on June 16 2025, noting that no significant concerns were raised.

Chair Simone opened up for public comments at 6:07pm.

There were no public comments

Chair Simone closed the public comments at 6:07pm.

Chair Simone opened up the hearing for commissioner comments at 6:07pm.

Commissioners discussed:

- Implications of changing to I-2 zoning

Planning Director, Todd Hodges, responded and said there would be no implications.

After discussion Commissioner Kvasnicka moved to approve P2025-009 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Change of Zone Known As the 2183 South Denver Change of Zone). Commissioner Wiens seconded.

**P2025-010 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN AMENDED PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION KNOWN AS THE SUNRISE AMENDED PERLIMINARY PLAT**

Planner Zachary Mettler presented the item submitted by Carlson Associates for an amended preliminary plat. The site is located east and adjacent to College Avenue and north and adjacent to County Road 12. Multiple zoning districts apply to the site, including R-2, R-3, P, and Open Space. The amended plat proposes 157 detached single-family lots, a reduction from the 200 lots previously approved in 2024. Zoning remains unchanged and continues to align with the Comprehensive Plan. Mr. Mettler concluded by showing the proposed elevations.

Tate Carlson with Carlson Associates was in attendance to give a presentation. He began by providing a project overview, introducing the team and property owners. The proposal includes 95 single-family detached 45' wide lots, 62 single-family detached 50' wide lots, and open space with a trail along the Fulton Ditch. With the Comprehensive Plan amendment approved in December 2024, the subdivision is consistent with future land use. He concluded by reviewing the proposed elevations and the zoning map.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**August 28, 2025**

Chair Simone opened up for public comment 6:16pm.

Laurie Dineen, an adjacent neighbor, questioned whether the City of Fort Lupton has the infrastructure to support this development. She also asked whether County Road 12 would be extended with street parking, given the subdivision's proposed access on that road. Lastly, she voiced concerns about police activity and whether it will be increased with the growing population.

Chair Simone closed the public comments at 6:19pm.

- Sidewalk connectivity to nearby subdivisions

Mr. Hodges responded to a commissioner's question, explaining that each subdivision is responsible for interconnectivity, frontage, and side improvements. If the City wishes to connect prematurely, it would be their responsibility. He added that a missing segment along County Road 12 has yet to be developed, preventing full connectivity at this time. Mr. Vestal seconded this.

Mike Simone requested to have "adequately addressed" to the resolution.

After discussion Commissioner Kvasnicka moved to approve P2025-010 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Amended Preliminary Plat for a Subdivision Known as the Sunrise Amended Preliminary Plat). Commissioner Gonzalez seconded.

**P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE**

Ms. Morales presented the two items submitted by Baessler Development for a change of zone and preliminary plat, noting that they would be voted on separately.

The property is located north and adjacent to 14th Street, and west of and adjacent to WCR 31. It is currently zoned Agriculture. The applicants are requesting to rezone the property to R-2 to accommodate a proposed subdivision of 377 lots with mixed housing types and 30 acres of open space, divided into five filings. The Comprehensive Plan designates this area as Single-Family Detached; with the proposed mix of housing types, the development would support a higher residential density. Ms. Morales confirmed that all notification requirements have been met.

Melissa Wheeler with Baessler Development was in attendance to give a presentation. She reviewed the site location and layout, highlighting the proposed buffering on the east side with landscaping, fencing, and a buffer yard. She presented visuals of the Fulton Ditch trail, the proposed entrance monument, and elevations featuring single-family detached homes, alley-loaded houses, and townhomes.

Chair Simone opened up for public comments at 6:37pm.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**August 28, 2025**

There were no public comments.

Chair Simone closed public comments at 6:37pm.

Chair Simone opened up the hearing for commissioner comments.

Commissioners discussed:

- The potential need for sump pumps
- The proposed vegetation between the buffer and houses
- Access on County Road 31
- Responsibility for property maintenance
- Landscaping
- Metro district

Melissa Wheeler clarified that they will not be building basements and crawlspaces, and therefore sump pumps will not be required.

After discussion Commissioner Kvasnicka moved to approve P2025-011 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Change of Zone Known as the Lancaster Crossing Change of Zone). Commissioner Gonzalez seconded.

**P2025-011 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LANCASTER CROSSING CHANGE OF ZONE**

No additional comments were made. All notification requirements have been met.

After discussion Commissioner Kvasnicka moved to approve P2025-012 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Preliminary Plat Known as the Lancaster Crossing Preliminary Plat). Commissioner Gonzalez seconded.

**DISCUSSION ITEMS**

There were no discussion items.

**FUTURE BUSINESS**

There will be no Planning Commission meeting on September 11<sup>th</sup>,2025.

**ADJOURNMENT**

Commissioner Wiens moved to adjourn the meeting. Commissioner Kvasnicka seconded.

Chair Simone moved to adjourn the meeting at 7:16 PM.

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
August 28, 2025**

Submitted by

---

Beyza Kirmizi  
Planning Administrative Assistant

Approved by Planning Commission

---

Mike Simone  
Chair

DRAFT

**Article 4. Zoning District & Uses**

- 4.01 Zoning Districts
- 4.02 Allowed Uses
- 4.03 Accessory Uses
- 4.04 Use-Specific Standards
- 4.05 District Performance Standards

**4.01 Zoning Districts**

A. **Intent.** To carry out the purposes of this code, the following districts are established, with the intent given for the character of specific areas, the development patterns and context, and the types or intensity of uses and buildings.

**Table 4-1: Zoning Districts & Intent**

<i>District &amp; Intent</i>	<i>Relationship to Comprehensive Plan</i>
<p><b>A – Agriculture</b> . The A district is intended for agriculture and associated uses, and includes rural and low density residential living with detached houses on acreages or large lots. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment. It is used as a “pre-development” district to preserve open and rural lands, or to hold areas until more coordinated, compact, and efficient growth and development can occur.</p>	<p>Limited application as a pre-development area or to preserve agriculture lands. . Alternatively, the conservation pattern can be used to cluster development areas served by infrastructure in exchange for preserving large, in-tact areas of open space, natural areas, or agriculture lands.</p>
<p><b>R-1 - Single-Family Residential.</b> The R-1 district provides residential living (detached houses) in low-density suburban neighborhood settings with access to supporting uses such as schools, churches, parks and other public facilities.</p>	<p>General application in low-density residential areas or limited application to provide larger lots at the edges of walkable neighborhoods. Alternatively, the conservation pattern can be used to cluster development areas served by infrastructure in exchange for preserving large, in-tact areas of open space, natural areas, or agriculture lands.</p>
<p><b>R-1A - Single- and Two-Family Residential.</b> The R-1A district provides residential living (detached houses) in low-density suburban or walkable neighborhood settings, with access to supporting uses such as schools, churches, parks and other public facilities.</p>	<p>General application in low-density residential areas or limited application to provide larger lots at the edges of walkable neighborhoods.</p>
<p><b>R-2 – Mixed-Density Residential.</b> The R-2 district provides residential living (limited range of small-scale residential building types) in compact, walkable neighborhood settings allowing a mix of housing options at strategic locations that transition to complementary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.</p>	<p>General application in moderate and high-density areas, as a complementary component of walkable neighborhoods or the predominant residential component of downtown, mixed use areas, and transit-served nodes.</p>
<p><b>R-3 – High Density Residential.</b> The R-3 district provides residential living (wide range or residential building types) in a moderate-to high-density pattern in suburban areas or walkable neighborhoods, located as a transition between lower-density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.</p>	<p>General application in high-density areas.</p>

**Table 4-1: Zoning Districts & Intent**

<i>District &amp; Intent</i>	<i>Relationship to Comprehensive Plan</i>
<p><b>MH – Manufactured and Small-Format Housing District.</b> The MH district provides residential living for smaller format manufactured, mobile, or other small format residences in a planned community that shares common amenities located in areas that have transitions between lower-density neighborhoods or more intense, non-residential uses and where a high level of accessibility, public amenity and support services are immediately available. See Section 5.08. Manufactured and Small-Format Housing District.</p>	<p>Limited application on a project specific basis, considering context and design.</p>
<p><b>DT – Downtown.</b> The DT district provides an integrated mix of retail, service, entertainment and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic “main street” scale and small town character of Fort Lupton. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses.</p>	<p>General application for Downtown Fort Lupton, for blocks fronting on Denver Avenue and Main Street, with potential for expansion north and south, and along major side- streets.</p>
<p><b>RO – Residential Office.</b> . The RO Residential and Office District is a transitional and supporting zone, with a mix of residential and small-scale, low-intensity commercial uses. This zone serves as a transition between commercial centers and neighborhoods, while it also supports other districts by providing uses which characteristically complement commercial and industrial activities in close proximity – typically in a small-scale, compact, and walkable format.</p>	<p>General allocation in commercial areas or as support uses on the edges of mixed use centers</p>
<p><b>C-1 – Neighborhood Commercial.</b> The C-1 Neighborhood Commercial District provides for small-scale and light intensity uses that support neighborhoods and other surrounding commercial or industrial districts. It may exist in compact, walkable formats in close proximity to neighborhoods, or alternatively if automobile oriented the impacts of access and operations on adjacent areas are limited and mitigated by the small-scale format and lighter intensity of the uses.</p>	<p>Application on corridors and arterials, or as nodes that support residential neighborhoods.</p>
<p><b>C-2 – Heavy Commercial.</b> The C-2 Heavy Commercial District is intended to provide an environment adaptable to commercial uses which, by their nature, require heavy auto and truck traffic or outdoor storage and display.</p>	<p>Limited application in commercial areas along corridors, and where mixed-use designations may not accommodate uses.</p>
<p><b>I-1 – Light Industrial.</b> The I-1 district provides primarily service, employment, manufacturing and distribution uses at a scale, intensity and format that won’t have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses.</p>	<p>General application in industrial areas, and limited application as an employment component of mixed-use or commercial areas</p>
<p><b>I-2 – Heavy Industrial.</b> The I-2 district provides for the broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.</p>	<p>Limited application in industrial areas or other locations on major regional freight routes.</p>
<p><b>P – Parks and Open Space.</b> The P Parks and Open Space District is intended for outdoor recreation facilities and large open land areas which, by reason of topographic features, proximity to a natural drainage course or other natural or man-made features, may be either unsuitable for customary density of construction or use or suitable for preservation as a park or as an open space area.</p>	<p>General application for open space, parks or other areas reserved for public, civic, and similar community-supporting activities (P uses such as open space, may be allowed in other zoning districts and rezoning to P is not mandatory.)</p>
<p><b>PUD</b> – See section 2.04 for the intent and applicability of planned zoning districts.</p>	
<p><b>E – Estate district.</b> The E Estate District is intended to provide for large lot residential subdivisions, permitting maximum usage of topographic features and allowing a semi-rural environment with relief from the congestion often found in urban areas. This is a legacy district that reflects areas with this zoning designation prior to adoption of this code. It is not intended to be used based on the most recent comprehensive plan. (See Appendix E)</p>	<p>Not applicable.</p>

B. **Official Zoning Map.** The boundaries of the districts are shown on the official Zoning Districts Map on file with the Planning Department. Electronic copies and files of this map shall reference the “Official Copy” on file with the Planning Department, but any copy should be verified with the Department before materially relying on any electronic or other representative copy of the map.

**4.02 Allowed Uses**

A. **Use Table.** In order to implement the intent of each zoning district, facilitate complementary transitions between districts, and to regulate a variety of compatible uses within zoning districts each district is permitted the uses indicated in Table 4-2. The table identifies uses as:

1. Permitted uses (□) subject to general district and building standards, and review procedures.
2. Special uses (S) subject to the review process and criteria in Section 2.07.
3. Other accessory or temporary uses may be permitted according to the standards of Section 4.03, Accessory Uses.
4. Uses listed in the table, or more specific types of uses generally enabled in the table, may be subject to specific standards or limits in Section 4.04, Use-specific Standards.
5. Uses in the table are more specifically described in Section 11.02, Description of Uses.

Table 4-2: Allowed Uses													
Uses	Zoning Districts												
	A	R1	R1A	R2	R3	MH	P	RO	C1	C2	DT	I1	I2
■ = Permitted, subject to general district standards S = Permitted, only by special use permit discretionary review = Blank means the use is not permitted													
<b>Residential Uses</b>													
Detached House – Rural (5+ ac)	■												
Detached House – Estate (40K)	■	■	■	■									
Detached House – Standard Lot (8K)		■	■	■	■								
Detached House – Neighborhood Lot (6.5K)			■	■	■			■					
Detached House – Small Lot (3K)				■	■	■		■					
Detached House – Compact Lot (1.5K - 3K)					■	■							
Duplex / Multi-unit House (2-4 units – 3K / unit)				■	■			■	S		S		
Established Detached Houses in Non-residential									■	■	■	■	■
Row House (3-8 units)				■	■			■					
Accessory Dwelling Unit (ADU) (see Section 4.03.B.)	■	■ S	■ S	■	■	■		■					
Apartment – Small Lot (3-12 unit)				■	■			■	S		S		
Apartment – Medium Lot (13-24 units)					■			■					
Apartment – Large Lot / Complexes (multiple buildings / > 24 units)					■								
Apartment – Mixed Use (3-12 units; above / behind commercial use)								■	■	■	■		
Residential Care – Group Home/Statutory	■	■	■	■	■			■					
Residential Care – Limited					■			■	■	■	■		
Residential Care – General					S			S	■	■			
Residential Care – Institutional									S	■			
<b>Agriculture Uses</b>													
Agriculture (5+ ac minimum)	■											■	■

**Table 4-2: Allowed Uses**

Uses	Zoning Districts													
	A	R1	R1A	R2	R3	MH	P	RO	C1	C2	DT	I1	I2	
■ = Permitted, subject to general district standards S = Permitted, only by special use permit discretionary review = Blank means the use is not permitted														
<b>Civic Uses</b>														
Assembly – Neighborhood (< 400 capacity and < 1 acre lot)		■	■	■	■	■		■	■	■	■	■		
Assembly – Community (400 – 800 capacity or 1 – 5 acre lot)		S	S	S	S				■	■	S	■	■	
Assembly – Regional (800+ capacity or 5+ acre lot)										■		■	■	
Cemetery							S							
Funeral Home								S	S	■	S	■	■	
Public recreation areas & facilities (see 3.02, Open & Civic Space)	■	■	■	■	■	■	■	■	■	■	■	■	■	
Schools		■	■	■	■		■	■	■	■	■	■		
<b>Commercial Uses</b>														
Retail – Limited (<2K)								■	■	■	■	■		
Retail – Small (2K-10K)									■	■	■	■		
Retail – General (10K-30K)									S	■	S	■		
Retail – Large (> 30K)										■	S	■		
Retail – Outdoor Sales										S		■	■	
Animal Care – Limited (<5K / limited boarding)								■	■	■	■	■		
Animal Care – Small (<5K)									S	■		■		
Animal Care – Large (5K +)										■		■		
Car Wash										S		■	■	
Child Care – In-home	S ■	S ■	S ■	S ■	S ■	S ■		■	■	■	■			
Child Care – Center / Small				S	S	S		■	■	■	■	■		
Child Care – Center / Large										■		■		
Gas Station – Limited (1-8 pumps)									■	■	S	■	■	
Gas Station – General (9-16 pumps)										■		■	■	
Gas Station – Large (17+ pumps)										S		■	■	
Lodging – Short Term Rental	S	S	S	S	S			S	S	S	S			
Lodging – B&B (up to 5 rooms)	S	S	S	S	S			■	■	■	■			
Lodging – Inn (6-40 rooms)								■	■	■	■	■		
Lodging – Motel / Hotel – Small (41 – 120 rooms)									S	■	S	■		
Lodging – Motel / Hotel – Large (120+ rooms)										■		■		
Marijuana – Medical Stores									■	■		■	■	
Marijuana – Retail Stores									■	■		■	■	
Medical Service – Limited (<5K)								■	■	■	■	■		
Medical Service – General (5K-15K)									■	■		■		
Medical Service – Large (> 15K)										■		■		
Natural Medicine Business – Healing Center								S	■	■	■	■		
Natural Medicine Business – Cultivation Facility										S		■	■	
Natural Medicine Business – Product Manufacturer										S		■	■	
Natural Medicine Business – Testing Facility										■		■	■	

**Table 4-2: Allowed Uses**

Uses	Zoning Districts													
	A	R1	R1A	R2	R3	MH	P	RO	C1	C2	DT	I1	I2	
■ = Permitted, subject to general district standards S = Permitted, only by special use permit discretionary review = Blank means the use is not permitted														
Personal Service– Small (< 5K)								■	■	■	■	■		
Personal Service– General (5K – 10K)									■	■		■		
Personal Service– Large (> 10K)										■		■		
Office – Small (<30K)								■	■	■	■	■		
Office – General (30K-60K)									■	■	■	■		
Office – Large (> 30K)										■		■		
Recreation / Entertainment – Indoor / Limited (< 20K)									■	■	■	■		
Recreation / Entertainment – Indoor / General (20K+)										■		■		
Recreation / Entertainment– Outdoor / Limited (< 2 ac.)	■								S	■		■		
Recreation / Entertainment– Outdoor / General (2+ ac.)	S									■		■		
Recreation / Entertainment – Shooting Range (indoor or outdoor)	S									S		S	S	
Restaurant – Small (< 2K)								■	■	■	■	■		
Restaurant – General (2K - 8K)									■	■	■	■		
Restaurant – Large (> 8K)									S	■	S	■		
Vehicle/Equipment Sales– Limited (<15K s.f. lot)									S	■		■	■	
Vehicle/Equipment Sales - General (15K+ s.f. lot)										■		■	■	
Vehicle/Equipment Services and Repair – Limited (1 - 4 bays)									S	■	S	■	■	
Vehicle/Equipment Services and Repair – General (5+ bays)										■		■	■	
<b>Industrial Uses</b>														
Airport / Heliport	S											S	S	
Industrial Services – Limited (up to 10 vehicle fleet)										■		■	■	
Industrial Services – General (11 to 25 vehicle fleet)												■	■	
Industrial Services – Large (26+ vehicle fleet)													■	
Manufacturing – Limited/Artisan								■	■	■	■	■	■	
Manufacturing – Light										■		■	■	
Manufacturing – General													■	
Manufacturing – Heavy														S
Mining and Resource Extraction	S													
Oil & Gas Drilling & Exploration (See Section 4.04.I)	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Storage and Warehousing - Indoor										S		■	■	
Storage and Warehousing - Outdoor										S		S	■	
Storage and Warehousing – Hazardous Materials														S
Utility - Limited	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Utility - General	S	S	S	S	S	S	S	S	■	■	S	■	■	
Utility - Heavy												S	S	
Utility - Pipeline	S	S	S	S	S	S	S	S	S	S	S	S	S	
Waste Management & Processing – General												S	■	
Waste Management & Processing – Heavy														S
Wireless Communication Facilities	See Chapter 5, Article VI of the Fort Lupton Municipal Code													

### 4.03 Accessory Uses

In addition to the general use and development standards applicable to all districts, permitted uses may include other accessory uses. This section provides basic performance standards for all accessory uses and some specific standards for particular accessory uses.

- A. **Accessory Uses, Generally.** All principal uses may include accessory uses. All accessory uses, and any accessory use not specifically mentioned in this section, shall be subject to the following general standards:
1. The use and any structure is clearly incidental and subordinate to an allowed use and customarily associated with the allowed use.
  2. The use is on the same lot as an active principal use.
  3. The use is compatible with the general character of the area and comparable in scale and intensity to other uses in the vicinity.
  4. No use or structure may be constructed, maintained, or conducted in a way that produces noise, vibration, noxious odor or material, any visible light, glare, or other visible impacts that are harmful, damaging, or disturbing to the adjacent property.
  5. Any structures or site design elements to support the use can be screened or located to minimize impact on adjacent property or are not significantly different from what is typical for other allowed uses in the district.
  6. There are no unusual traffic patterns or increases in activity that impact the use and design of streets and public spaces differently than other allowed uses.
  7. All uses are conducted and structures are maintained in a way that is consistent with the intent and objectives of all other design and development standards applicable to the property.

- B. **Accessory Dwelling Unit (ADU).** ~~Accessory dwellings~~ ADUs shall be accessory to a primary residential use on the lot and subject to the following additional standards:

1. Process and General Guidelines
  - a. Prior to the submittal of a building permit application to construct an ADU, a Pre-Application Meeting is required, unless waived by the Director.
  - a-b. One accessory dwelling ADU may be permitted per lot only when associated with either a proposed or existing a detached house or duplex/multi-unit house.
  - c. Accessory dwelling units ADUs may shall either be located in a detached accessory building, attached accessory building, or located within the principal building (such as an attic, basement, garage, or rear apartment).
  - b-d. Where the garage space is required to meet the minimum parking required for the primary residence, the garage cannot be converted into an ADU.
  - e. For a detached or attached ADU where the lot size is under 40,000 square feet, the accessory dwelling ADU shall not exceed 50-100 percent of the living area livable square feet of the principal dwelling, or 1,200 square feet whichever is less. Where the principal dwelling is less than 1,500 square feet, the ADU may have up to a 750 square feet.
  - f. For a detached or attached ADU where the lot is between 40,000 Sq Ft and 5 acres, the ADU shall not exceed 100 percent of the livable square feet building foot print of the principal dwelling, or a 2,500 square feet footprint, whichever is less. Where the principal dwelling's foot print is less than 750 square feet, the ADU may be up to a 750 square feet.
  - g. For a detached or attached ADU where the lot size is 5 acres or more in size, the ADU shall have no size limitations.
2. Access and Addressing
  - a. A three-foot minimum delineated pedestrian connection must connect the ADU entrance to either the adjacent public sidewalk or to the alley.
  - b. If there is no adjacent public sidewalk or alley, a minimum of a three-foot

- 
- delineated pedestrian connection must connect the ADU entrance to the public access point of the principal building (such as the street frontage, driveway, or existing hardscaped surface).
  - c. The independent ingress and egress for an interior ADU may use a common hallway within the principal building if it meets Building and Fire Code.
  - d. Both the primary residence and the ADU must have individual, visible, city assigned addresses
  - e. If the dwelling is not visible from the public way, additional signage (such as monument, pole, or other approved means) shall be installed to identify the structure.
  - f. An ADU is not required to provide any additional off-street parking, but a maximum of two on-street parking spots may be identified as available to the ADU if said on-street parking spots are not already counted and required to meet minimum parking requirements for the primary residence.
  - g. No new access permit shall be issued for an ADU. Access for off-street parking related to the construction of an ADU must use an existing driveway or alley access, except lots with sufficient width of access spacing and orientation deemed appropriate by the Public Works Director.
  - 2.
  - 3. All buildings, including any detached or attached accessory structure, shall meet the development and design standards for the lot in Article 5.
  - 4.3. The accessory dwelling ADU shall be compatible with the principal building, and whether within the principal building or in an attached or detached structure, be clearly subordinate to the principal dwelling through the location of parking, access, building entrances, and other design features that accommodate the dwelling.
  - 5. Accessory dwellings shall require a special use permit according to the procedures and criteria in Section 2.08 in the R-1 and R-1A districts, but are permitted in the A, R-2, R-3, and R-O districts.
  - 6. A condition of the special use permit and certificate of occupancy in the R-1 and R-1A districts shall be that either the accessory dwelling unit or principal dwelling unit shall be occupied by the owner of record.
- C. **Home Occupation.** Home occupations may be accessory to a primary residential use on the lot and shall meet all of the following additional standards:
1. The occupation shall be limited to residents of the dwelling and no more than one non-resident employee. If the resident applicant is not the homeowner, the homeowner shall provide a notarized authorization with the permit application.
  2. No more than 30% of the floor area of any one floor of the dwelling unit shall be utilized for a home occupation.
  3. All activity shall be conducted within an enclosed living area, permitted accessory building, or the garage.
  4. Any materials or equipment used in the home occupation shall be stored within an enclosed structure.
  5. No alteration of the exterior of the building or site shall be made which changes the residential character of the building or site.
  6. No traffic, services, or deliveries shall be generated by the home occupation that is abnormal to a residential neighborhood.
  7. No equipment, machinery or operation shall be used in such activities that is perceptible off the premises because of noise, smoke, odor, dust, glare, radiation, electrical interference, or vibration.
  8. Only up to 10 customer or patron visits per day shall be permitted and limited to between the hours of 7 a.m. and 7 p.m. All parking necessary for the use shall be confined to the garage, driveway, or street directly in front of the dwelling.
  9. Signs shall be limited to 1 non-illuminated sign, no more than 2 square feet, and within at least 10 feet of the primary entrance.
-

9-10. For Child Care – In-home uses, the Planning Director may waive one or more standard(s) in subsections (1)-(9) above if the in-home daycare has demonstrated that potential impacts have been mitigated through submittal of appropriate documentation as determined by the Planning Director.

- D. **Renewable Energy Facilities.** Small renewable energy facilities may be an accessory use to another permitted use subject to the following additional standards, and provided they meet the qualifications for a building permit in Section 18-9 of the Municipal Code. They may be permitted beyond the standards as specified below through a special use permit according to Section 2.08. Any renewable energy facility that does not meet the limits of this section or cannot qualify as an accessory special use permit shall be considered a public utility service use and only allowed as permitted in Table 4-2 as a principal use of land.

Table 4-3: Accessory Renewable Energy Facilities		
	Accessory Use by Building Permit	Accessory Use by Special Use Permit
<b>Solar</b>		
<i>Building Mounted</i>	<ul style="list-style-type: none"> <li>▪ 8" max. off and parallel with pitched roof</li> <li>▪ 3' max. off a flat roof</li> <li>▪ Any facility projecting more than 2' off a flat roof shall be screened from ground level or adjacent property by a parapet, or other architectural screen integral to the design of the building.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 6' max. off a roof or building wall</li> </ul>
<i>Ground Mounted</i>	<ul style="list-style-type: none"> <li>▪ 6' high max</li> <li>▪ 10' setback min.                             <ul style="list-style-type: none"> <li>▪ Screened from adjacent property and the ROW in the same manner as all other mechanical equipment.</li> <li>▪ Height measured from ground to highest point on apparatus.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Greater than 6' high</li> </ul>
<b>Wind</b>		
<i>Building Mounted</i>	<ul style="list-style-type: none"> <li>▪ 4' max. above roof (residential buildings)</li> <li>▪ 8' max. above roof (non-residential buildings)</li> </ul>	<ul style="list-style-type: none"> <li>▪ 12' max. above roof (residential buildings)</li> <li>▪ 20' max. above roof (non-residential buildings)</li> </ul>
<i>Ground Mounted</i>	<ul style="list-style-type: none"> <li>▪ 30' max. height (residential districts)</li> <li>▪ 45' max. height (non-residential districts)</li> </ul>	<ul style="list-style-type: none"> <li>▪ 45' max. height (residential districts)</li> <li>▪ 60' max. height (nonresidential districts)</li> </ul>

- E. **Craft Food and Beverage Manufacturing.** Production, retail sale, and distribution of food and beverages, such as micro-brewery, distillery, bakery, or other on-site manufacturing, is allowed accessory to an otherwise allowed restaurant or customer service use, provided:

1. That all manufacturing areas, or any warehousing, shipping and distribution facilities are clearly subordinate to the principal use as a restaurant.
2. No byproducts are generated such as smell, waste, smoke or noise results from the manufacturing that is distinctly different or of greater intensity than the principal use or similar permitted principal uses in the district.
3. Traffic, customer, and shipping operations and activities from the manufacturing use are not distinctly different than the principal use, both in terms of intensity and hours of activity.

Otherwise such uses are only permitted as a principal manufacturing use.

**F. Outdoor Storage, Non-residential.** Accessory outdoor storage may be permitted in the non-residential districts subject to the following standards:

1. In the R-O, C-1, and DT districts, the storage area shall be located behind the front building line of the principal building.
2. The storage area shall be fully screened from residential properties or public spaces according to the standards and design requirement of Section 8.03, and no materials shall be stacked higher than the screening.
3. The storage area shall be located on the most remote section of the site or building as possible, but no closer than 20 feet to any street or right-of-way in any in all cases.
4. Storage areas shall be limited to:
  - a. No more than 200 square feet in the R-O district.
  - b. No more than 500 square feet in the C-1 or DT districts.
  - c. No more than 30% of the building footprint in the C-2 district.
  - d. No more than 100% of the building footprint in the I-1 district.
5. The storage area shall be paved per the requirements for parking lots, except a stabilized dust-free surface may be used in the I-1 and I-2 district.
6. Alternatives to these accessory use limits may only be approved through the Alternative Compliance process and criteria in Section 2.07.

**G. Outdoor Display and Service Areas.** Outdoor display and service areas accessory to an allowed commercial use, such as sidewalk seating and dining or sidewalk sales are allowed subject to the following conditions:

1. Outdoor display and areas shall be located on the same lot as the principal use or along the street frontage immediately abutting the use in the case of street front buildings.
2. The area shall be limited to no more than 30% of the ground floor area of the principal use.
3. Display and service areas shall not be arranged where they interfere with pedestrian movements or building access, or with clear vision areas. At least 5 feet clear or at least 50% of the width any sidewalk, whichever is greater, shall remain clear and unobstructed by any display or service areas located on a sidewalk.
4. The area may be located in parking areas, provided it does not interfere with adequate parking and circulation of the entire site. The permanence of any structures shall be considered in evaluating the impact on adequate parking needs for the site.
5. The area shall be screened from view along any property line abutting a residential use or district according to Section 8.03.
6. A site plan shall be provided for any outside display or service area more than 400 square feet, lasting more than seven consecutive days, or more than four separate occurrences per year. A site plan shall show the location, area, and dimensions of the display area, and specifications for all lighting, fencing, screening, or temporary or permanent structures.
7. In reviewing the site plan, conditions or performance standards to mitigate excess noise, visual, or operational impacts may be added by the Director to address specific sites or contexts.

8. Any outdoor display area more than 1,000 square feet or that does not meet the conditions of this sub-section may only be approved through the special use permit procedures and criteria in Section 2.08.
- H. **Accessory Drive-Through.** Drive-through or drive-up service accessory to an allowed commercial use is permitted subject to the following standards, provided it is not otherwise prohibited by a specific plan or design standard for a particular area.
1. The service area shall not substantially expand the traffic or vehicle circulation otherwise necessary for the site. In general, the service area shall use the same entrance and exit from the site as the principal use, unless a more remote or discrete service off an alley or secondary street better meets these criteria.
  2. Avoid potential pedestrian/vehicle conflicts on the site and along the streetscape. No access shall be provided on any street designed to walkable street standards in Section 3.01. (MU/Retail Pedestrian, Avenue, or Boulevard street types). Use of alleys, internal access, and the rear of buildings for drive-through services is required to preserve the streetscape design and development patterns of these areas.
  3. Service areas and windows shall be located on the most remote wall possible, considering adjacencies to public-streetscapes, residential property, or other sensitive land use and urban design characteristics of the context. Additional screening or buffers may be required beyond the standards of Section 8.03 in order to ensure compatibility.
  4. No service area or pick up window shall be located within 100 feet of any residentially zoned property, except as authorized by a special use permit in this sub-section, and provided additional screening, buffers, and site design parameters demonstrate that noise and visibility is mitigated.
  5. Adequate stacking spaces for automobiles shall be provided to eliminate any impact on public streets. Circulation, stacking and other access issues shall be designed in a manner that has the least impact on pedestrians entering the principal building both from public streets and from internal streets or parking areas. Any stacking area or drive-through circulation lanes between the public streetscape and building shall require enhanced landscape beyond the standards of Section 8.03.
  6. Signs, speakers, or lighting elements shall not be visible or audible from the public right-of-way or adjacent residential property. Additional screening or buffers may be required beyond the standards of Section 8.03.
  7. Any drive through facility in the DT or R-O district shall require a special use permit subject to the procedures and criteria in Section 2.08.
  8. The Director may require any other drive-through service area that does not clearly meet these standards and criteria to be reviewed subject to the procedures and criteria for special use permits in Section 2.08.
- I. **Recycling Collection Point.** Small recycling collection areas or similar drop-off kiosks may be accessory use to an existing commercial or industrial land use, limited to the following:
1. Facilities shall not be located within 100 feet of any residential zoning district.
  2. Permeant or temporary structures are limited to no more than 300 square feet and shall be setback at least 10 feet from any public right-of-way.
  3. Facilities shall permit adequate circulation and access for drop off of materials, and for the periodic removal of materials by larger vehicles.
  4. The facility shall be placed on asphalt or concrete and shall not impact any landscaping or landscaped areas.
  5. Facilities shall be placed on a more remote portion of the site, appropriately screened from adjacent property or rights-of-ways, and otherwise located in a manner to limit adverse impacts on adjacent property and the public streetscape.
  6. The facility shall accept only non-perishable recyclable waste, or may be a collection point for donation of reusable, non-perishable household items such as books or clothing.

7. No processing or other power-driven mechanical devices or facilities are permitted.
8. Containers shall be constructed and maintained with durable waterproof and rustproof material, covered when the site is not attended, and shall have sufficient capacity according to a collection schedule. All material shall be stored in the unit and shall not be left outside of the unit when unattended.
9. The facility shall be maintained in a clean and sanitary manner, free of litter and any other undesirable materials.
10. Containers shall be clearly marked to identify the type of material that may be deposited. The facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the containers.

#### 4.04 Use-Specific Standards

The following uses may have impacts different than those generally enabled in the zoning districts, and have standards specific to the uses. These standards shall be met whether the use is a generally permitted use, accessory use, or a special use according to Table 4-2. The uses in this section may include more specific types or formats of the uses generally enabled in Table 4-2.

- A. **Residential Care.** In districts where residential care is a permitted or special use, they shall meet the following conditions to ensure they are integrated into neighborhoods, have a non-institutional nature, and maintain the residential character of neighborhoods.
  1. *Residential Care – Group Home / Statutory.*
    - a. Group homes shall meet all of the residential design standards applicable in the particular district, and any alterations to support the group living shall be done in a discrete way in accordance with those standards.
    - b. No group home shall be located less than 750 feet from another existing group home, except that the Director may waive the is requirement if separated by a restricted access highway, community scale park, or other large open space or barrier.
  2. *Residential Care – Limited and General.* When Residential Care – Limited or General uses are located in residential districts, they shall meet the following:
    - a. The use shall be located on a collector street or higher, or otherwise located as a transition between the neighborhoods and non-residential uses.
    - b. The building and site shall meet all residential design standards so that the use, building, and site is compatible with the neighborhood in terms of scale and intensity of activity.
    - c. Any facilities necessary to serve the residents, guests, or to support the staff, that are non-residential in nature shall be located on the most discrete portions of the site and building, and otherwise designed and screened to mitigate impacts on adjacent property.
- B. **Manufactured Homes.** In any district where a detached house is permitted, a manufactured home shall be permitted subject to the same restrictions, setbacks, use, and residential design standards as any other dwelling unit of similar density and use. Using engineering calculations or tests, following commonly accepted engineering practices, all components and subsystems of manufactured homes must perform to meet health, safety and functional requirements to the same extent as required for other dwelling units of similar density and use by the applicable building and fire codes adopted by the City. This distinguishes manufactured homes as a construction technique rather than a building type. Manufactured homes are subject to the following additional standards, except where permitted as part of a Manufactured or Small-Format Housing Community in the M-H district.

1. Minimum size shall be 20 feet in width and 600 square feet of floor space on the main level above grade.
  2. Must be installed on an engineered permanent foundation with drawings engineered and stamped by a state-licensed engineer.
  3. Must have brick, wood, or cosmetically equivalent exterior siding that is compatible with the surrounding neighborhood. Pictures, samples and/or detailed description of intended exterior siding must accompany the building permit application.
  4. Evidence must be supplied to the City with the building permit application that the manufacturer has met or exceeds all minimum UBC, UPC, UMC and NEC standards for residential construction as per the currently adopted Municipal Code.
  5. All manufactured homes shall have a gable roof with a minimum pitch of 4 inches of vertical rise for every 12 inches of horizontal run. These gabled roofs must be engineered and built to withstand a snow load of 30 pounds per square foot, and the entire home must be able to withstand wind shears of 85 miles per hour.
- C. Lodging – Short Term Rental.** In districts where lodging – short term rental is a permitted or special use, it shall meet the following standards.
1. The building is the principal residence of an occupant, and the short-term rental is run as an accessory business use for the occupant. There are no limits on the number of days that a portion of the residence may be used as a short-term rental, but the occupant must be in residence for at least 9 months of the year. This establishes two scenarios for short term rentals:
    - a. A portion of the residence is rented while the occupant is in residence.
    - b. A portion or all of the residence is rented while the occupant is not in residence, but this period is limited to no more than 3 months.
  2. The use as a short-term rental requires a business license for the specific property, and all local fees and taxes shall be paid through this license.
  3. The resident occupant shall be the applicant for any special use permit and business license, and is responsible for mitigation of all potential impacts on the neighborhood, including noise or other nuisance violations. If the resident occupant is not the property owner, the property owner shall also provide a notarized authorization with the permit application, and shall be similarly responsible for mitigation and compliance with any special use permit conditions and business license.
  4. All occupancy requirements for the dwelling and lot from this code and the building code shall be met.
  5. No alteration of the exterior of the building or site shall be made which changes the residential character of the building or site.
  6. No traffic, services, or deliveries shall be generated by the home occupation that is abnormal to a residential neighborhood.
- D. Lodging – Bed & Breakfast.** In districts where lodging – bed & breakfast is a permitted or special use, it shall meet the following standards.
1. Except when located in the A district or non-residential districts, the use is in or within ¼ mile of the DT district or other mixed-use center, such that guests may experience the convenience of nearby retail, office, entertainment, and recreation amenities;
  2. The applicant shall occupy a residence on the site and must demonstrate a sufficient ability for site maintenance and property management; If the resident occupant is not the homeowner, the homeowner shall provide a notarized authorization with the permit application.
  3. There shall be no more than 5 guest rooms;
  4. One off-street parking space shall be provided per guest room on site, although this provision may be waived by the Director if the context and circumstances of each dwelling unit prove the space unnecessary. However all parking and access shall be sited to meet all frontage design and site design standards applicable in the district.

- E. **Marijuana Uses.** In districts where Marijuana – Medical Stores or Marijuana – Retail Stores are permitted uses, all uses shall also comply with all business licensing requirements, standards and location limitations in Chapter 6, Article XII of the Municipal Code.
  
- F. **Recreation and Entertainment – Outdoor.** In districts where recreation and entertainment – outdoor is a permitted or special use, it shall meet the following conditions:
  - 1. For sites that do not include a principal building, accessory buildings shall be setback at least 50 feet from the front lot line and any adjacent residential district and 20 feet from any adjacent non-residential district. Any principal or accessory building shall meet the building development and design standards of the particular district.
  - 2. Any accessory building or structure shall be setback from any property line a distance of at least the same as its height and no more than 50 feet tall.
  - 3. Hours of operation shall not extend beyond midnight in non-residential areas and 10:00 p.m. in areas within 500 feet of residential zoning districts.
  - 4. Any use proposing building locations, building or structure heights, or hours of operation different from these standards shall require a special use permit according to the procedures and criteria in Section 2.08.
  
- G. **Storage & Warehousing - Outdoor.** In districts where storage and warehousing - outdoor is a permitted or special use, it shall meet the following standards (See Section 4.03 for accessory outdoor storage standards):
  - 1. Storage areas shall either be located behind the principal building, or screened from view from the streetscape, public spaces, or any adjacent residential property with a fence, landscape buffer, or combination of these elements requirements of Section 8.03.
  - 2. Except for property abutting other I-2 uses, outdoor storage shall be screened from view of adjacent property by any combinations of buildings, fences or landscape buffers to be not visible at eye level from adjacent property.
  - 3. Alternatives to these accessory use limits may only be approved through the Alternative Compliance process and criteria in Section 2.07
  
- H. **Agriculture.** In districts where agriculture is a permitted or special use, it shall meet the following standards
  - 1. Keeping of horses for private use shall require at least 20,000 square feet of lot for each animal.
  - 2. Keeping of livestock for farm or personal uses shall require lots of 5 acres or more.
  - 3. Keeping of livestock for commercial uses shall require a special use permit. Feed lots are specifically prohibited in all cases.
  - 4. All accessory buildings for agriculture purposes shall meet the standards for accessory buildings in Section 5.02.C.
  
- I. **Oil & Gas.** In districts where oil and gas is a permitted or special use, it shall meet the following standards:
  - 1. *Oil & Gas Facility Plan.* Oil & Gas uses shall require a plan clearly showing all planned and reasonably anticipated areas of work, equipment, storage, roads, and circulation, and all areas used to buffer and screen impacts from this work. The plan shall show the anticipated full extent of operations and any changes to any approved plans shall require an amendment according to the same process and criteria of the initial approved plan.
  - 2. *Setbacks.* All oil and gas facility plans shall have the appropriate setbacks from adjacent property, structures, and uses. In general, this shall include the following:
    - a. All new oil and gas facilities and accessory structures shall have setbacks that meet all rules and regulations of the Colorado Oil & Gas Conservation Commission.
    - b. Any new building intended for occupancy public assembly or similar place of public gathering (such as a church, school or auditorium) shall be setback at

- least 300 feet from an existing wellhead or any other accessory structure or facility.
- c. Any other new residential, commercial, or industrial building or structure shall be setback 150 feet from an existing well head or any other accessory structure of facility.
- d. Any building or structure shall be setback at least 50 feet from plugged and abandoned wells.
- 3. **Impact Mitigation.** In addition to all other criteria of site plan and special use permit approvals, the plan shall mitigate potential negative impacts by addressing the following topics, or the City may require additional conditions to address these topics:
  - a. Screening with landscape and/or screening structures, as specified in this code and any additional screening or other impact mitigation that is necessary due to a particular context or relationship to adjacent sites and streets.
  - b. Operations and the frequency or likelihood of large vehicles and equipment using surrounding roads.
  - c. Plans for mitigation, de-commissioning, restoration, and future uses of the property in a way that integrates with surrounding development or long-range plans.
  - d. Public health and safety, and in particular compliance with all state statutes and the rules, regulations, and permitting of the Colorado Oil & Gas Conservation Commission including abandonment and plugging, seismic operations, reclamation, well protection, fencing and signs.
  - e. Clear ownership and responsibilities for all aspects of the operations, including property management, financial capacity or bonding, impact mitigation, and insurance.
  - f. Any other requirements deemed necessary by the Planning Department to ensure the public health, safety, and welfare.
  - g. Higher mitigation standards may be required where oil and gas is being proposed adjacent to residential or other potentially incompatible uses.

**4.05 District Performance Standards**

All principal and accessory uses in non-residential districts shall be operated in a manner that meets the performance standards in Table 4-5, Non-residential District Performance Standards.

Table 4-5: Non-residential District Performance Standards				
	RO, C-1, , & any use abutting R- districts	C-2 & DT	I-1	I-2
Noise levels during business hours (7AM-10PM)	65db	70db	75db	90db
Noise levels during quiet hours (10PM – 7AM)	45db	60db	65db	70db
No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.	☑	☑		
No smoke or particulate matter shall be produced that is a number I or darker on the Ringelmann chart	☑	☑	☑	
Dust, fly ash, radiation, gases, heat, glare or other effects shall not be produced which are obviously injurious or damaging to humans or property beyond the property line;	☑	☑	☑	☑
Vibration or concussion which is perceptible without instruments at the property line shall be prohibited	☑	☑	☑	
Lighting measured at the property line adjacent to right-of-way	1.0 FC	1.5 FC	1.0 FC	1.0 FC
Lighting measured at the property line adjacent to residential uses	0.1 FC	0.5 FC	0.1 FC	0.1 FC
Lighting measured at the property line adjacent to the same or more intense zoning districts	1.5 FC	2.0 FC	2.0 FC	2.0 FC

## Article 8. Landscape & Site Design Standards

- 8.01 Intent & Applicability
- 8.02 Landscape Design
- 8.03 Buffer & Screening
- 8.04 Plant Specifications
- 8.05 Fences & Walls
- 8.06 Outdoor Lighting

### 8.01 Intent & Applicability

- A. **Intent.** The intent of the landscape and site design standards is to:
1. Improve the image of the City and build value with a well-designed public realm coordinating streetscapes, open spaces, and lot frontages.
  2. Strengthen the character and quality of development and emphasize distinct areas throughout the City with the location and design of landscape areas
  3. Coordinate landscape and design amenities across multiple sites with special attention to the consistent relationship of public and private frontages.
  4. Encourage site design that allows spaces to serve multiple functions, including aesthetic, screening, environmental, recreational, or social functions.
  5. Provide comfort, spatial definition and visual interest to active outdoor spaces including walkways, civic spaces, parks, trails or other similar outdoor gathering places.
  6. Enhance the environmental and ecological function of un-built portions of sites, and protect and integrate established natural amenities rather than plant or design new ones.
  7. Screen and mitigate the visual, noise, or other impacts of high-intensity areas of sites and buildings, or at transitions where the scale and pattern of development changes.
  8. Ensure the efficient use of limited water resources through efficient irrigation and waterwise landscaping practices that are ~~Conserve water and shift to water-conscious landscape design that is~~ regionally appropriate ~~and specific to~~ the arid Front Range climate.
  9. Encourage on-site stormwater infiltration to improve water quality and reduce stormwater infrastructure costs.
  10. Promote energy efficiency through increased shading.
  11. Reduce heat islands by protecting and expanding the City's tree canopy.
  12. Protect public health and safety.
  13. Increase biodiversity and pollinator habitat.
  - 8.14. Promote fire safe landscaping practices.
- B. **Applicability.** The standards of this Section shall apply to all new development and redevelopment except:
- ~~1. Detached house or multi-unit house projects involving 3 or fewer new buildings;~~
  1. Individual residential lots with landscaped area not maintained by a common HOA or Metro District after the approval of a subdivision to which these standards apply. However, tThe following standards apply to these lots:
    - No artificial turf
    - At least 50% of the landscape must consist of living plant material.
    - ~~— No more than 50% of the landscape area may consist of high water use turfgrass. Etc.~~
  2. Additions to existing buildings or sites that do not result in an increase in building footprint or impervious surfaces by more than 10%; or
  - 2-3. Redevelopment projects that result in a disturbance of less than 50 percent of the aggregate landscape area.

- 
4. Changes in use that do not result in an increase in land use intensity, considering hours of operation, types of activity, or other functional impacts of the use.
  3. ~~Construction of new parking lots containing less than 10 spaces, and redesign or reconfiguration of existing parking lots containing 10 or more parking spaces.~~

In cases where the landscape standards apply, the intent is to bring the site into full compliance with these standards. However, for infill and rehabilitation of existing sites the Director may prorate the requirements to the extent of the site work where full compliance is not possible or practical, and only apply the standards to portions of the site subject to development.

## 8.02 Landscape Design

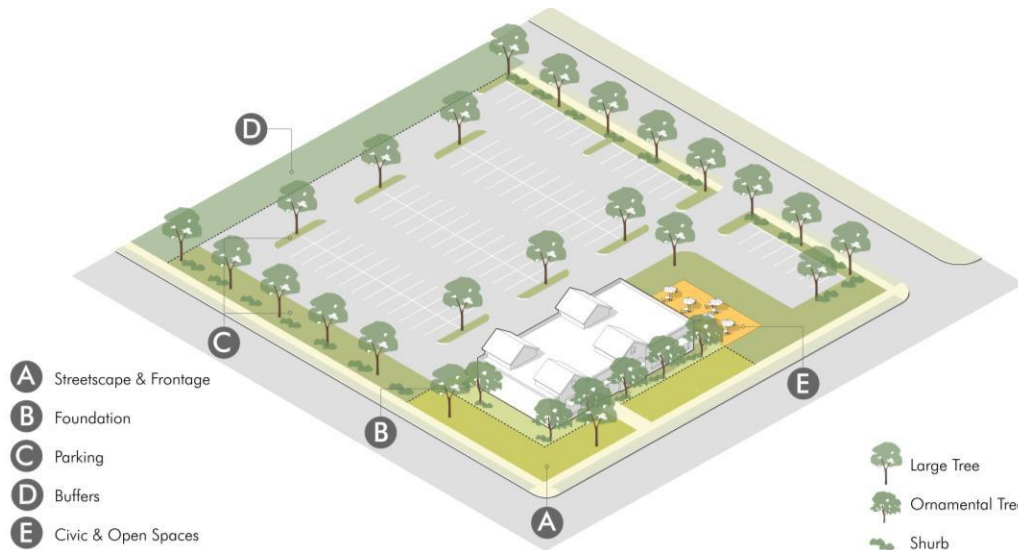
- A. **Design Objectives.** Landscape plans shall meet the following design objectives:
1. Frame important streets and emphasize gateways with street trees, landscape massing, and other vertical elements.
  2. Promote storm water management and prevent erosion through natural landscape elements that intercept, infiltrate, store, or convey precipitation and runoff.
  3. Create focal points, gathering places, and pathways that enhance the comfort, interest and movement of pedestrians.

DRAFT

4. Improve resource and energy efficiency with landscape arrangements that consider wind blocks, heat gain, water usage, slope and drainage patterns, and other elements inherent to the site.
5. Encourage the protection and preservation of healthy plants that can meet current and future needs of the site through development.

B. **Planting Requirements.** The required landscape shall be based on different elements of the site according to Table 8-1, Plant Requirements.

Table 8-1: Plant Requirements			
Site Element	Trees	Evergreen Trees	Shrubs
<b>Streetscape:</b> The landscape area in the ROW or along the lot line immediately abutting the right of way.	1 large tree per 35' of lot frontage;	n/a	n/a
	Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the requirement. Constrained right-of-way or streetscapes may substitute 1 ornamental tree per 20.'		
<b>Frontage &amp; Foundation.</b> The area between the building line and ROW along a street, including street sides of corner lots, where landscape is used to create transitions to the streetscape and to provide accents and soften larger expanses of buildings	1 ornamental tree per 40' of lot frontage for buildings set back more than 10' from the front lot line; AND 1 large tree per 35' of lot frontage for buildings set back more than 40'.	Evergreen trees may be substituted for ornamental trees at a rate of 1 for 1, and for large trees at a rate of 2 for 1, for up to 50% of the requirement.	1 shrub per 5' of building frontage.  3 ornamental grasses may be substituted for each shrub up to 50% of the requirement. Seasonal planting beds or pots associated with the entrance may substitute for any building located closer than 10' to the front lot line.
	Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the requirement		
<b>Parking.</b> Areas on the perimeter, or interior of parking where landscape is used to soften the appearance, mitigate heat gain, and infiltrate stormwater.	1 large tree per 5 parking spaces	Evergreen trees may be substituted for large trees at a rate of 2 for 1, for up to 50% of the requirement	1 shrub per 5' of perimeter. 1 shrub per 3' for any parking area within 20' of any right of way or sidewalk. 3 ornamental grasses may be substituted for each shrub up to 50% of the requirement.
	Ornamental trees may be substituted for large trees at a rate of 2 for 1 up to 50% of the requirement		
<b>Buffers.</b> Areas of a site that require additional landscape to mitigate potential impacts on streetscape or adjacent property.	See Section 8.03.		
<b>Civic and Open Spaces.</b> Areas of the site designed as part of a broader system of formal and natural open spaces.	See Section 3.02		
<b>Other.</b>	All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch or other natural and permeable surfaces. <u>At least 50% of any landscape area must consist of living plant material (at maturity).</u> Up to 50% of any landscape area may consist of inorganic (non-living) decorative material such as river rock, colored pea gravel, boulders, pavers or similar natural material, provided it is designed and arranged in a way that can infiltrate runoff in association with planting areas.		



**Figure 8-1 Landscape Design**

The landscape requirements are allocated to different elements of the site and emphasize how different landscape standards and designs should be used to serve different functions on the site, including relating the streetscape, adding comfort and interest to active spaces, and or mitigating impacts on adjacent areas.

C. Non-living landscape material requirements

1. Soil amendment. The existing soil shall be amended with a minimum of three (3) cubic yards of organic matter soil amendment per one thousand (1,000) square feet of landscaped area, tilled into the soil to a depth of not less than six (6) inches.
2. Mulch.
  - a. Organic mulch including bark and wood chips is the preferred mulch treatment around all plant material and shall be applied:
    1. At one (1) cubic yard per eighty (80) square feet at a depth of four (4) inches, and as appropriate to each species.
    2. To the soil surface, not against the plant stem or base of tree trunks to minimize disease.
  - b. Inorganic mulch including rock, gravel, or cobble shall:
    1. Have a minimum depth of two (2) inches.
    2. Recycled rubber for landscape use is discouraged, however, may be considered for playground use.
3. Water features.
  - a. Shall recirculate water and be designed to reduce evaporation.
  - b. Wind shut off devices are required.
  - c. Hot tub and pool covers are strongly recommended.
4. Artificial Turf. Synthetic ground covers, including but not limited to artificial turf, are prohibited except for use in athletic fields.

D. Credit for Preservation of Existing Trees and Shrubs

1. Where healthy existing trees and shrubs exist in locations where this Code requires the installation of new trees or shrubs, the applicant shall preserve the existing trees and shrubs

- to the maximum extent practicable, and shall receive credit against requirements to plant new trees or shrubs.
2. Preservation of each existing healthy deciduous tree greater than 6 inches diameter at breast height (DBH) shall relieve the applicant of the obligation to plant 2 new trees that would otherwise be required by this Code.
  3. Preservation of each existing healthy evergreen tree greater than 6 feet in height shall relieve the applicant of the obligation to plant 1 new tree that would otherwise be required by this Code.
  4. Preservation of each existing healthy deciduous or evergreen shrub greater than 2 feet in height shall relieve the applicant of the obligation to plant 1 new shrub that would otherwise be required by this Code.
  5. The Director may extend the credit listed in subsections (2), (3), and (4) as applicable, to the preservation of rare native shrubs or plants if the comprehensive plan or another county plan calls for protection of that type of vegetation.
  6. Where irrigation is already installed for existing trees and shrubs for which credit is provided in this subsection C, the existing irrigation may remain in place and shall not reduce the amount of irrigation permitted for new plants and shrubs.
- E. Protection of Existing Trees and Shrubs During Construction
- A. Where a landscaping plan indicates that existing trees or shrubs are to be preserved, those existing trees and shrubs shall be protected from damage during construction on site.
  - B. Each tree indicated for preservation shall be protected by installing temporary fencing at a distance of at least one-and-one-half times the distance of the dripline from the tree trunk, and construction materials and debris shall not be placed or stored within that fenced area.
  - C. Each shrub indicated for preservation shall be protected by installing temporary fencing around that shrub.
- ~~C. **Credits for Existing Vegetation.** Preservation of existing landscape material that is healthy and desirable species may count for landscape requirements provided measures are taken to ensure the survival through construction and all other location and design standards are met.~~
- ~~1. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species, and any proposed for removal.~~
  - ~~2. Existing landscape credits shall only count towards the portion of the site where it is located, according to the site elements in Table 8-1. For example, an existing tree may only count towards the required planting for parking lot perimeters if it remains in the parking perimeter in the final design.~~
  - ~~3. Credits shall be on a 1 for 1 basis provided it meets the minimum specifications for new plants. The Director may approve landscape material that is larger or otherwise established and valuable on a 2 for 1 basis, or may approve plants of exceptional quality due to species, location, maturity, and health on a 3 for 1 basis.~~
  - ~~4. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and the critical root zone shall be protected for the entirety of construction by a construction fence. Tree protection measures shall be based on applicable industry standards and best practices to ensure survival of the landscape.~~
- D.F. **Design & Location.** The landscape required by Table 8-1 shall be arranged and designed in a way that best achieves the intent of this Article and design objectives of this Section, considering the context and adjacencies proposed on the site. Required plantings shall be planted in the following specific locations on the lot.

1. *Streetscape Trees.* Streetscape and frontage trees shall be located in line with other trees along the block to create a rhythm along the streetscape and promote enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations ~~in order of priority as determined by the Planning Director.~~
  - a. On center between the sidewalk and curb where at least 6 feet of landscape area exists;
  - b. In tree wells ~~that are at least 4 feet in all directions and at least 24 square feet~~

DRAFT

- located within the sidewalk (applicable on wider attached sidewalks or pedestrian-oriented commercial or mixed-use streets);
- c. 5 to 10 feet from the back of curb where no sidewalk exists or from the sidewalk in other situations where the sidewalk is attached;
  - d. Within the first 5 feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations;
  - e. Ornamental trees may be substituted for large street trees only in situations where no other alternative is available due to constraints of the site or right-of-way conditions. Ornamental trees should be used where trees are to be located within 10 feet of any overhead wires.
  - f. Shrubs or perennials planted in the streetscape (parkway, medians) shall not exceed 36 inches high, or 30 inches high in any area impacted by the sight distance limits of Section 3.01.D.2.
2. *Frontage & Foundation Trees & Shrubs.* Foundation plantings shall be located in open spaces near the building or in planting beds associated with the design of any hardscape along the building frontage.
    - a. Ornamental and evergreen trees shall be located within 25 feet ~~from~~ of the building.
    - b. Shrubs and other plantings shall be located within 6 feet of the foundation.
    - c. Where planting beds are used within hardscape around a foundation, they should be at least 4 feet deep, at least 60 square feet, and concentrated along at least 50% of the building frontage.
    - d. Use larger and vertical landscape elements to frame entries, anchor the corners of buildings, or break up and soften larger building expanses.
  3. *Parking Lot Landscape.* Parking lot landscape requirements shall be planted in perimeter buffers and landscape islands planned and designed according to Section 7.04, Parking Lot Design.
    - a. There shall be at least one large tree per 35 feet of parking lot perimeter, or one ornamental or evergreen tree per 20 feet of perimeter.
    - b. There shall be at least one tree per parking lot island, or one large tree or two evergreen or ornamental trees per 300 feet of other internal landscape area.
    - c. Shrubs shall be located to define parking lot edges, screen parking from adjacent sites, or create low barriers along sidewalks and streetscapes.
    - d. Any parking within 20' of the right-of-way shall have a Type I buffer per Section 8.03.
    - ~~d.e.~~ Vegetative swales are strongly encouraged in landscape islands and perimeter buffers where deemed appropriate by the Planning Director and Public Works Director.
  4. *Visibility at Intersections.* Screens, buffers and landscape shall be located and designed to maintain proper lines of sight at all intersections of streets, alleys, driveways, and internal access streets as provided in Section 3.01.D.2., Sight Distances.
    - 4-5. Utilities and fire hydrants. No landscaping shall be required to be installed within four feet of any fire hydrants or utility box, but any vegetation that would otherwise be required to be installed in that location shall be installed elsewhere on the lot or parcel. No trees shall be required to be installed within any easement for underground utilities or where it would grow within four vertical feet of any overhead electric or utility lines, but any vegetation that would otherwise be required to be installed in that location shall be installed elsewhere on the lot or parcel.
    - 5-6. *Specific Applicability.* Where landscape standards for different conditions or elements of a site overlap, effective site and landscape design may enable the space and plants to

count toward more than one requirement, based on the greater plant requirement applicable to that area. For example, a buffer area required by section 8.03 may also be along a parking area perimeter, or a parking area perimeter may also be along a streetscape, and the greater planting requirement between these areas can satisfy both requirements. Approval shall be subject to the Director determining that the intent and design objectives of this section are achieved.

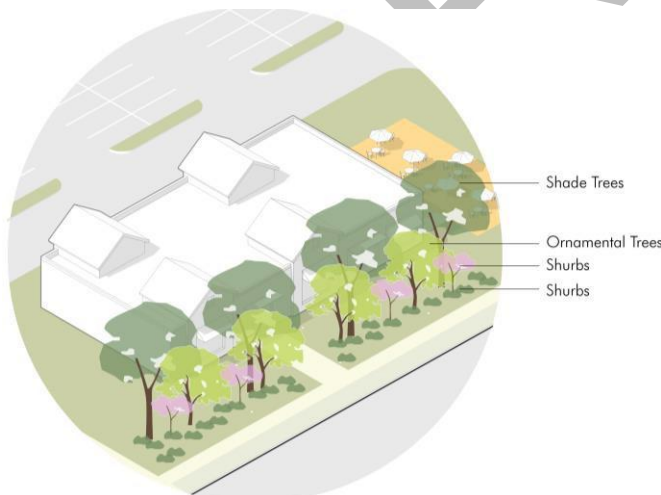
- E.G. **Alternative Compliance.** Alternative compliance to the landscape design standards established in Section 8.02, may be authorized according to the process and criteria in Section 2.07, Alternative Compliance, and any of the following additional applicable criteria:
1. The alternative results in better design of common or civic space on the site;

DRAFT

2. The alternative results in a better allocation of plants in relation to adjacent streetscapes or other public spaces; or
3. The alternative is necessary to improve the longevity or survival of plant materials.
4. 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.

### 8.03 Buffer & Screening

- A. **Design Objectives.** Intense land uses or site elements shall be buffered and screened from streetscapes and adjacent property according to the following design objectives. These objectives shall be used in applying the buffer requirements in Table 8-2, Buffer Planting Requirements and Table 8-3, Buffer Application.
1. Mitigate impacts of parking lots or vehicle circulation near streets or property lines with landscape barriers and low-level headlight screening.
  2. Buffer and screen commercial uses, parking lots, and service areas abutting residential property with a combination of dense vegetation or fences and walls.
  3. Soften transitions where changes in development patterns, intensity of land uses, or building scale occur.
  4. Screen service and utility areas of buildings and sites from adjacent property or streetscapes with architectural features, fences, or landscape that limit visibility or noise.
  5. Create landscape clusters that soften long expanses of building walls, fences, surface parking, or other similar areas.
  6. Utilize berms, vertical landscape elements, dense plantings, or other grade or spatial changes to alter views, subdue sound, and change the sense of proximity of incompatible elements.
  7. Address three layers of landscape, including: large trees (high-level – 30'+); evergreen or ornamental trees (mid-level – 6' to 30'); and shrubs, annuals and perennials, and ground cover (low-level – under 6'), in a way that most directly mitigates the potential impacts and adjacencies.



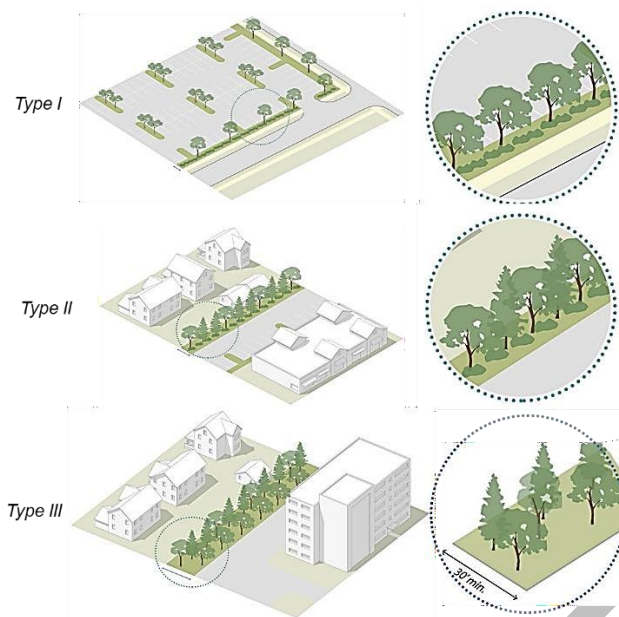
**Figure 8-2 Buffer Layers**

*Effective buffer design should be based on the specific context, and the intent and degree of mitigation desired. Shade trees provide separation and mitigation at upper levels, evergreen and ornamental trees provide separation and mitigation at mid-levels, and shrubs or other smaller plants provide separation and mitigation at ground levels. Different levels may receive different priorities based on the specific context, potential impacts, and adjacencies.*

- B. **Buffer Planting.** The planting requirements in Table 8-2: Buffer Planting Requirements shall be used to buffer and screen more intense uses or elements of a site according to the design objectives of this section. The buffer width exists independent of and may include any setback, parking perimeter buffer, or other open space requirement such that the larger requirement will control.

**Table 8-2: Buffer Planting Requirements**

Type and Applicability	Buffer Planting Requirement
<p><b>Type I</b> – A low-level screen and physical separation used for aesthetic purposes, particularly around site utility elements, walkways, or parking areas along <u>pedestrian oriented</u> pedestrian-oriented streetscapes.</p>	<p>Width: 6' min.</p> <p>Planting: 1 large tree per 35' or 1 ornamental per 20'; and 1 shrub per 3'</p> <p>Variation: the shrub rate may be reduced by 50% in combination with the following:</p> <ul style="list-style-type: none"> <li>▪ A 2.5' to 4' decorative wall or fence in constrained areas or along the streetscape; or</li> <li>▪ 3' berm in wider landscape areas or in association with buffers.</li> </ul> <div data-bbox="1297 321 1925 568"> </div>
<p><b>Type II</b> – A moderately planted area used to separate and soften transitions between more intense portions of sites between generally compatible land uses, or where buffers are necessary along collector or arterial streets.</p>	<p>Width: 15' min.</p> <p>Planting: 1 large tree per 35' or 1 ornamental per 20'; and 1 shrub per 5'; and 1 evergreen tree per 25'</p> <p>Variation: A 6' fence or ornamental wall compatible with the materials of the building may be used with a lesser combination of plants (up to 50% less), or with a smaller space (6' min.).</p> <div data-bbox="1381 605 1829 852"> </div>
<p><b>Type III</b> – A densely planted area intended to mitigate noise and create a visual screen for potentially incompatible land use adjacencies, or for large scale or intense uses along major streets.</p>	<p>Width: 30' min.</p> <p>Planting: 1 large tree per 50'; and 1 ornamental per 25'; and 1 evergreen tree per 25'</p> <p>Variation: Other combinations of shrubs, evergreens, understory plantings, with a 3' – 4' berms or with fences or walls that provide a visual 6' – 7' screen.</p> <div data-bbox="1297 885 1892 1112"> </div>
<p><b>Type IV</b> – A densely planted area intended to separate incompatible situations or high-intensity uses.</p>	<p>Width: 50' min.</p> <p>Planting: 1 large tree per 30'; and 1 ornamental tree per 25'; and 1 evergreen per 15'</p> <p>Variation: Other combinations of shrubs, evergreens, understory plantings, with a 3' – 4' berms or with fences or walls that provide solid barrier and separation.</p> <div data-bbox="1402 1149 1816 1344"> </div>



**Figure 8-3 Buffer Types & Context**  
Application of the specific buffer type should be based on context and the adjacent site or projects.

C. **Buffer Locations.** Buffer types shall be required and applied as indicated in Table 8-3, Buffer Application.

Intensity of Adjacent Site	Intensity of Proposed Development			
	Low	Medium	High	Very High
Low	--	Type II	Type III	Type IV
Medium	Type II	--	Type II	Type III
High	Type III	Type II	--	Type II
Very High	Type IV	Type III	--	--
Use Intensity	Low	<ul style="list-style-type: none"> <li>Residential: detached house, multi-unit house, row house, and small-lot apartment types</li> <li>Nonresidential: churches, schools, public and recreation, and similar community facilities</li> </ul>		
	Medium	<ul style="list-style-type: none"> <li>Residential: medium- and large-lot apartment or apartment complexes</li> <li>Nonresidential: neighborhood retail (under 3K s.f.), or office uses (under 2 stories), artisan or small manufacturing (under 10K), or similar uses that do not operate between 10PM and 7AM</li> </ul>		
	High	<ul style="list-style-type: none"> <li>Nonresidential: general commercial uses that may be larger scale (over 3K), light manufacturing or other higher intensity uses that operate beyond 10PM</li> </ul>		
	Very High	<ul style="list-style-type: none"> <li>Nonresidential: heavy commercial uses (over 100K s.f.) or uses with significant outside activity or storage, or heavy industrial and manufacturing uses</li> </ul>		
Other Applications	Parking areas within 20 feet of any public street or through access drive shall have a Type I buffer Any lots adjacent to a collector or arterial street shall require a Type III buffer, which may be incorporated into the right-of-way landscape. (See Sections 3.01 and 3.02 for more effective and efficient ways to design blocks and lots in association with street networks and open spaces.) Any lots adjacent to a highway or expressway shall require a Type IV buffer for residential and Type III buffer for nonresidential			

- D. **General Screening.** All of the following shall be screened from streets or adjacent property by placement of buildings, open space, dense evergreen vegetation, a decorative opaque fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where design of the building, frontages, open space, buffers and other site requirements do not adequately screen these elements, the Director may require additional planting to achieve the design objectives of this Section.
1. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.
  2. Permanent or temporary outdoor storage areas.
  3. Trash enclosures.
  4. Utility stations or fixtures.
  5. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.
  6. Large blank walls visible from public streets, public or common areas or other sensitive boundaries in association with the buffer standards.
  7. Nonresidential or multi-family parking lots over 10 spaces adjacent to residential lots.
- E. **Alternative Compliance.** Alternative compliance to the buffer and screening standards established in Section 8.03, may be authorized according to the process and criteria in Section 2.07, Alternative Compliance.

#### 8.04 Plant Specifications

- A. **Design Objectives.** The plant specifications have the following design objectives:
1. Ensure the longevity and survival of landscape investments with proper species, location, installation and maintenance of plants.
  2. Promote regionally appropriate strategies, including limiting risk of disease or infestation through diversity of urban forest on an area- or city-wide basis.
  3. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.
  4. Require water efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.
- B. **Species.** All trees and shrubs shall be selected and planted according to the Fort Lupton Recommended Plant ~~Materials~~-List in [Appendix C available on the City's website](#). In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:
1. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;
  2. Are adaptable to the climate of the Front Range region and the specific conditions in which they are proposed; and
  3. Are not invasive or otherwise problematic to the overall health of the landscape.
- C. Water Wise Plants. Where landscaping is required by this Code, at least 75 percent of all trees and 75 percent of plant material, as measured by coverage area shown on the submitted landscape plan, shall be a very low to moderate water use species acceptable for the region, as defined by the Fort Lupton Recommended Plant List or shown to be very low to moderate water use and acceptable to the region as determined by the Planning Director.
- D. **Permitted Turf.**
1. No more than 25 percent of the total landscaped area of any lot or parcel, as shown on the submitted landscaping plan, may be vegetated with water intensive turf such as Kentucky bluegrass or fescue.

- 2. Irrigated turf shall not be installed in roadway medians, curbside landscaping strips, parking lot islands and swales, stormwater detention areas, transportation corridors, or any areas with slopes greater than 25 percent.
- 3. Notwithstanding subsections (1) and (2) above, nonfunctional turf shall not be installed on:
  - i. Any property containing a principal use that is listed as a Public, Institutional, or Civic Use, a Commercial Use (except an Outdoor Recreation and Entertainment Use), or an Industrial use;  
or
  - ii. Any property within a common interest community as defined in C.R.S. 38-33.3-103 that is owned and maintained by a unit owners association, such as entryways, parks, and other common elements as defined in C.R.S. 38-33.3-103.

G.E. **Plant Specifications.** All plant materials shall comply with or exceed minimum standards in the Colorado Nursery Act Regulations (C.R.S. Title 35, Article 26) and the current edition of the American Standard for Nursery Stock (ANSI Z60.1-2014. All landscape materials shall meet the American Standards for Nursery Stock standards, and be selected for its native characteristics or survival in the climate for the Front Range region. Plants shall meet the following specifications at planting:

<b>Table 8-4: Plant Specifications</b>	
<b>Type</b>	<b>Specification</b>
Large Tree	2" DBH; Mature height of at least 30'
Ornamental Tree	2" DBH ; 8' to 10' minimum planting height for multi-stemmed; Mature height of 15' – 30'
Evergreen Tree	6' minimum planting height; Mature height of at least 10'. Evergreens with mature heights of 30' or more may be classified as large trees.
Shrub	24" or 5-gallon minimum container
Perennials	1-gallon container
Ground Cover	Areas designed for vegetative cover shall have 50% ground cover at the time of planting and full coverage within 2 growing seasons
General	Plants used for screening and buffers shall achieve the required opacity and function in its winter seasonal conditions within 2 years following planting.

DBH – Diameter at breast height

D.F. **Tree Diversity.** The required trees planted shall promote diversity with the following species selection criteria.

<b>Required Trees</b>	<b>Diversity</b>
1 - 9	No specific requirement, but trees should be diversified from those existing trees in the vicinity.
10 - 39	At least 2 genus; AND At least 3 species No more than 50% of any one species
40+	At least 3 genus; AND At least 4 species No more than 33% of any one species

\* Any streetscape master plan or public realm plan may achieve street tree diversity on a broader or block-scale basis while planting the same species on individual segments for the urban design effect.

G. **Prohibited Plants.** The following plants may not be planted as landscaping:

1. Plants listed on the Colorado Department of Agriculture Noxious Weed lists or in the county weed management plan.;

~~— Ash (*Fraxinus*, species);~~

~~— Aspen (all *Populus tremuloides* species and cultivars);~~

~~— Cottonwood (all species, including *Populus deltoides*, *P. fremontii*, and *P. nigra*), unless being used to continue the native appearance along the borders of side or rear lot or parcel lines with open space or natural areas;~~

~~— Tamarisk (*Tamarix*, all species);~~

~~— Siberian elm (*Ulmus*, all species); and~~

~~— Russian olive (*Elaeagnus angustifolia*, all cultivars).~~

H. Hydrozones

1. Incorporate a “zoned planting scheme” to reduce water demand by grouping plants with similar water requirements together in the same hydrozone.

i. For example, plants of a very low hydrozone are not to be planted in a moderate to high hydrozone.

**(1) Irrigation Standard.** Irrigation system improvements shall be designed in conformance with the following criteria. Any deviations shall be reviewed and approved by the Public Works Director. Additional advisory technical design criteria are available in the planning and building office.

2. New landscaped areas shall be watered by a permanent automatic irrigation system. Exemptions may be provided for:

i. Edible plants that are hand watered.

ii. Native plants and grasses that do not require supplemental irrigation post-establishment and may instead be irrigated by hand or with a temporary irrigation system for establishment.

iii. Very low and low hydrozone plants that are hand watered.

- ~~3. Use of nontreated water for irrigation is encouraged if a permanent, legal, suitable supply is available.~~
- ~~4. Dedicated landscape water meters shall be installed for all irrigated landscapes of 5,000 square feet or more.~~
- ~~2-4. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, downstream of the meter but as close as possible to the point of connection of the water supply and to isolate sections of mainline on larger systems, to minimize water loss in case of an emergency (such as a main line break) or routine repair.~~
- ~~5. Smart irrigation controllers labeled by U.S. Environmental Protection Agency's Water Sense Program or with published reports posted on the Smart Water Application Technologies website are required.<sup>1</sup>~~
  - ~~i. Master shut-off valves and flow sensors, integrated with the automatic irrigation controller, are required.~~
  - ~~ii. Sensors (rain, freeze, wind, soil moisture etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions or when sufficient soil moisture is present shall be required on all irrigation systems.~~
- ~~6. All irrigation emission devices shall meet the requirements set in the American National Standards Institute (ANSI) standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard" authored by the American Society of Agricultural and Biological Engineers and the International Code Council and verified by an independent third-party.~~
- ~~7. The irrigation system shall be designed in accordance with the following requirements:~~
  - ~~i. Provide peak season irrigation during night hours.~~
  - ~~ii. Prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.~~
  - ~~iii. Ensure that the operating pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.~~
- ~~8. Turfgrass irrigation shall be designed in accordance with the following requirements:~~
  - ~~i. In order to reduce runoff, and maximize sprinkler effectiveness, maximum application rate shall be one and a quarter inches per hour.~~
  - ~~ii. Six-inch minimum pop-up height is required for all spray heads and rotors.<sup>2</sup>~~
  - ~~iii. Check valves or anti-drain valves are required on all sprinkler heads.~~
  - ~~iv. Sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations. Spacing must achieve head-to-head coverage. Minimum acceptable distribution uniformities shall be 60 percent for spray head zones and 70 percent for rotor zones.<sup>3</sup>~~
  - ~~v. Turf and non-turf areas shall be irrigated on separate valves.~~
- ~~9. Irrigation of specific hydrozones shall be designed in accordance with the following requirements:~~
  - ~~i. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.~~
  - ~~ii. Each remote-control valve shall irrigate a hydrozone with similar microclimate, soil conditions, slope, and plant materials with similar water demand.~~
  - ~~iii. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plants and soil type within that hydrozone.~~

<sup>1</sup> New, based on the availability and affordability of smart irrigation controllers.

<sup>2</sup> New, based on irrigation efficiency best practices.

<sup>3</sup> New, based on irrigation efficiency best practices.

- iv. In mulched planting areas, the use of low flow irrigation is required for any vegetation that will exceed 12 inches mature height.
- v. Trees shall be placed on separate valves from shrubs, groundcovers, and turfgrass to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree. Bubblers for trees shall not exceed one and one-half gallons per minute (gpm) for each device.

10. Irrigation Installation

- i. Installation of irrigation systems shall be in accordance with an approved final irrigation plan.
- ii. Property owner shall keep a set of "as-built" drawings of irrigation system with dimensions shown for irrigation components.
- iii. Property owners shall operate their irrigation system in accordance with the approved final landscape plan.
- iii. Backflow prevention required.
- iv. Non-potable service lines are required to be installed outside of foundations.

E. Xeric Guidelines. All landscape plans shall conserve water with landscape materials and design techniques using the following xeric principles.

- 1. 11. Incorporate a "zoned planting scheme" to reduce water demand by grouping plants with similar water requirements together in the same hydrozone.
- 2. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs, and use water-conserving grasses such as fescue sods.
- 3. Use drought tolerant plants, suitable to the region, with low watering and pruning requirements.
- 4. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All plant areas should receive soil amendments of at least 3 cubic yards per 1,000 square feet.
- 5. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover and drip irrigation for shrubs and trees, and high-efficiency or precision nozzles. Provide regular and attentive maintenance to ensure irrigation systems are functioning properly.
- 6. Alternative sources of irrigation for all landscape areas is encouraged.

I. Firescaping Standards

- 1. Wood mulches and living plant material with high fuel volume shall not be installed within the first ~~five~~ six feet from the home or building in order to create defensible space.
- 2. Non-flammable materials such as flagstone, pavers, rock mulch, and/or fire resistant plants shall be installed within the first six feet of the home or building. Fire resistant plant species shall be identified through CSU Extension's FireWise Plant Materials Fact Sheet.
- 3. At maturity, tree canopies shall not extend within ~~five~~ six feet of the home or building.
- 4. Shrubs shall be planted individually or grouped into clusters.
- 5. Fire-resistant plant species are highly recommended throughout the landscape.

- F.J. Stormwater Treatment.** Landscape amenities that incorporate stormwater treatment are recommended, provided they can meet both the landscape design standards and the stormwater management performance standards. Techniques such as bioswales, water quality ponds, and rain gardens should be used to infiltrate runoff from parking lots, streets, civic spaces, and other impervious surfaces.
- G.K. Planting & Maintenance.** All landscape plans shall include installation specifications, method of maintenance including a watering system and statement of maintenance methods. At a minimum landscape plans shall demonstrate the following:
1. No plants shall be planted over any area that has been compacted. All planting areas shall be excavated and filled with amended soils to a depth of at least 24 inches, or additional sufficient depth to reach existing soils and remove any pervious material, compacted soils, stones 1 inch or larger, or any other material harmful to plant growth.
  2. All plant materials and planting areas shall be prepared and planted according to American Standard for Nursery Stock (ANSI) details and ensure proper soil quality and conditions.
  3. All plantings shall be properly maintained. Plant materials which fail to grow within a 2-year period or which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and any plant in danger of dying may be ordered by the Director to be removed and replaced.
  - ~~3.4.~~ Cool season turf grass should be mowed to a preferred height of three and one-half inches, to promote root growth and reduce water requirements.
  - 4.5. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details. Deficiencies of any approved landscape plan at any point may be enforced as a violation of the provisions of this ordinance.
- H.L. Alternative Compliance.** Alternative compliance to the plant specification standards established in Section 8.04, may be authorized according to the process and criteria in Section 2.07, Alternative Compliance, and any of the following additional applicable criteria:
1. The alternative is necessary to improve the longevity or survival of plant materials.
  2. The alternative improves the health or general species mix specific to the context and vicinity of the site.
  3. 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.

## 8.05 Fences & Walls

- A. Design Objectives.** Fences and walls provide safety and security, screening, and architectural enhancements to sites and buildings and shall meet the following design objectives:
1. Fence and wall designs shall consider the context of the area, the location on the site, and the desired functions.
  2. Fences and walls with prominent publicly visible locations require higher design standards, accompaniment of landscape to soften the expanse, or a combination of both.
  3. Fences and walls in walkable contexts or nearest pedestrian facilities require a lower profile, more open design, or both.
  4. Fences and walls in prominent public places should complement the design of the site and the architecture of the associated building.
  5. Fences and walls shall be designed and located sensitive to the massing and design relationship, and other impacts to adjacent property.
- B. Fence & Wall Design.** All fences and walls shall meet the following standards.

1. **Permit.** A permit requiring conformance with these standards shall be required for:
  - a. All new fences or walls; and
  - b. All repairs or replacement of existing fences more than 50% of the fence or 50 feet, whichever is less.
  - c. A fence may only be permitted in the right-of-way or public easement, subject to a revocable permit issued by the city. Fences in private easements may be permitted subject to the conditions of the easement, at the property owners risk, and any other conditions on the permit requiring the applicant to assume liability for the fence.
  
2. **Height & Location.** Fences for individual property shall be located according to Table 8-6: Fence Height and Location.

<b>Table 8-6: Fence Height and Location</b>		
	<b>Residential</b>	<b>Commercial &amp; Industrial</b>
<i>Front</i>	<ul style="list-style-type: none"> <li>▪ 3' high if solid</li> <li>▪ 4' high if at least 50% open</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3' high if solid</li> <li>▪ 4' high if at least 50% open</li> </ul>
<i>Side &amp; Rear</i>	<ul style="list-style-type: none"> <li>▪ 6' if behind the front building line</li> </ul>	<ul style="list-style-type: none"> <li>▪ 8' if behind the front building line</li> </ul>
<i>Setbacks</i>	<ul style="list-style-type: none"> <li>▪ All fences shall be at least 18 inches from any public sidewalk, except front fences meeting the front fence design standards may be built on the property line even if abutting a sidewalk.</li> </ul>	
<i>Generally</i>	<ul style="list-style-type: none"> <li>▪ Ornamental enhancements associated with an entry or gateway may be up to 8' high.</li> <li>▪ All fences or walls located along adjacent lot lines shall be constructed so that either:               <ul style="list-style-type: none"> <li>○ The face of the fence is on the property line, with the finished side facing outward; or</li> <li>○ The face of the fence is at least 3 feet from the property line. Any areas set back 3 feet or more from the property line, which could become enclosed by other similarly located fences or walls, shall provide at least one gate for access and maintenance equipment.</li> </ul> </li> <li>▪ Fences or walls outside of required setbacks (i.e. in the buildable envelope), and behind front building line can exceed height limits, but may be limited by building codes or other public health and safety standards.</li> <li>▪ Height includes any retaining wall or berm the fence is built on; however, the Director may grant exceptions where for fences in conjunction with a berm or wall where they equally or better serve the intent and design objectives of this Article.</li> <li>▪ On reverse corner lots, the fence on the street side yard and adjacent to the front yard of the abutting lot shall meet the front fence standards, or otherwise be located no more than 10' in front of the front building line of the adjacent lot</li> </ul>	

3. **Perimeter Fences.** Any fence designed as part of a perimeter fence for multiple properties, as part of a landscape buffer, or any expanse longer than 100 feet and within 30' of a collector or arterial, shall meet the following standards:
  - a. All fencing shall be softened with landscape materials on the street side of fences meeting the buffer standards of Section 8.03.
  - b. Expanses of over 300' shall be broken up by either:
    - (1) Offsets of at least 3 feet on 1/3 of the length for every 300 foot span; or
    - (2) Ornamental designs on at least 1/2 of every 300 foot span space that is at least 75% open (i.e. wrought iron) and includes architectural pillars or posts (i.e. stone, or masonry) at least every 50 feet.
    - (3) The Planning Director may grant exception for fences in the I-2 zone district
  
4. **Sports and Recreation Fences.** Fences for sports and recreation facilities, or for any other similar public facility, may be up to 10 feet generally; or up to 14 feet for tennis courts if at least 50% open above 7 feet high; and taller to serve the functional need for

backstops or golf course protection.

5. **Materials.** All fences and walls shall be made of the following:
    - a. Decorative iron;
    - b. Masonry;
    - c. Wood;
    - d. Chain-link/woven wire, except prohibited for any front fence;
    - e. Vinyl;
    - f. Pipe, limited to industrial districts and only if painted and maintained;
    - g. Barbed wire, limited to the side or rear of commercial and industrial fences and only if all portions of barbed wire are above 6 feet high; or
    - h. Electrical fences are only permitted for agriculture uses in the A district.
  6. **Construction Fences.** Temporary fences for construction may be up to 10 feet or as otherwise specified in construction permits.
  7. **Drainage Easements.** No fence shall be constructed which could impede the flow of drainage waters. All fences must be installed in a manner that will not constrict the water flow planned for proper drainage of the lots in a subdivision.
  8. **Sight Distances.** All fences, walls or screening shall be located out of the sight distances in Section 3.01.D.2, Sight Distances, or otherwise limited to no more than 3 feet high in these areas.
  9. **Fence and Wall Maintenance.** Dangerous fences, dilapidated fences, fences in disrepair or unsightly fences (including fences with missing or broken slats, sections or posts, or leaning more than fifteen [15] degrees from upright) and such other fences causing traffic sight hazards shall be repaired or removed at the owner's expense as so ordered by the City Officials.
- C. **Alternative Compliance.** Alternative compliance to the fence and wall standards established in Section 8.05, may be authorized according to the process and criteria in Section 2.07, Alternative Compliance.

## 8.06 Outdoor Lighting

- A. **Design Objectives.** Exterior lighting of sites and buildings shall meet the following design objectives:
  1. Provide safety and security in publicly accessible areas.
  2. Create comfort and ambiance with softer and warmer lighting in gathering spaces, social places, and pedestrian-oriented streetscapes.
  3. Accent the architectural features buildings, gateways or other portions of sites visible from the streetscape or other public spaces.
  4. Design the appropriate scale of light considering pedestrian-oriented or vehicle-oriented portions of sites.
  5. Limit glare or other impacts that site lighting could have on adjacent sites with the appropriate design, location and type of fixture, and based on the context of the area.
  6. Reinforce the unique character of particular areas with the types and style of lighting fixtures.
  7. Develop energy efficient lighting strategies in balance with other site lighting objectives.
- B. **Mounting Height.** All exterior lighting shall be limited to the mounting heights specified in the following table:

<b>Table 8-9: Maximum Light Mounting Height</b>	
<i>Driveways and Parking Areas</i>	<ul style="list-style-type: none"> <li>▪ 24' in residential districts; or within 30' of any street; or within 100' of a residential use or residentially zoned property.</li> <li>▪ 35' in all other districts or situations.</li> </ul>
<i>Pedestrian Walkways, Plazas or Courtyards, and Pedestrian-oriented Streetscapes</i>	<ul style="list-style-type: none"> <li>▪ 16'</li> </ul>
<i>Facade Lights</i>	<ul style="list-style-type: none"> <li>▪ Below the eave or cornice line, provided the light is directed downward or otherwise designed and located to limit up lighting beyond the facade.</li> </ul>
<i>Other Site Lighting</i>	<ul style="list-style-type: none"> <li>▪ 12' nonresidential;</li> <li>▪ 7' residential</li> </ul>
<i>Building Mounted Security Lights</i>	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
<i>General</i>	<ul style="list-style-type: none"> <li>▪ All light poles shall be setback from the property at least 3', or at least 1/3 of the height, whichever is greater.</li> </ul>

- 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 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.

**Article 11. Definitions**

- 11.01 Definitions
- 11.02 Description of Uses
- 11.03 Design & Architecture Terms

**11.01 Definitions**

All terms used in this code shall have their plain and commonly accepted meaning, based upon the context of their use in the code. The following terms shall have the meaning given below, unless more specifically described, limited or qualified within the standards of this code. Some Chapters have specific definitions where the terms have the given meaning for interpretation of that chapter.

*Abandoned Sign.* a sign which advertises or identifies an out-of-business, moved or non-existing business or service.

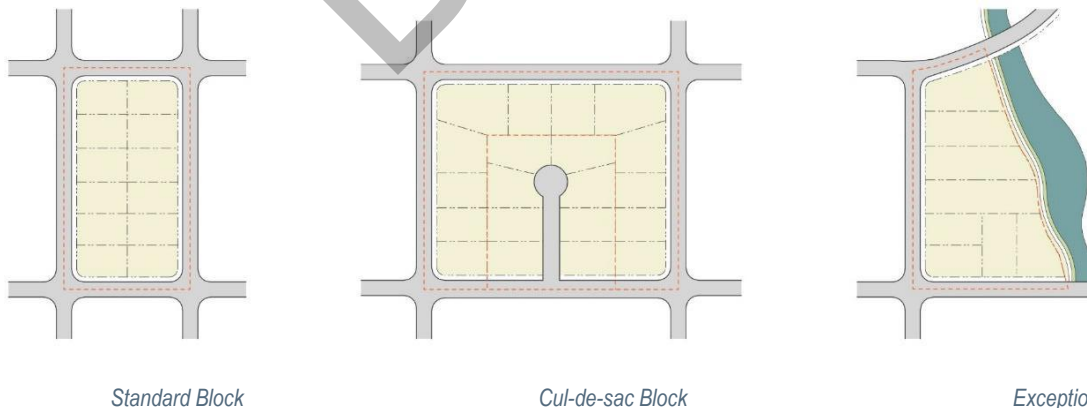
*Accessory Building, Structure or Use.* A building, structure or use located or conducted upon the same lot (or on a contiguous lot, under one deed, in the same ownership) as the principal building, structure or use to which it is related, and which is clearly incidental to and customarily found in connection with such principal building or use.

*Alley.* A public or private way at the rear or side of the property, permanently dedicated as a means of vehicular access to the abutting property and generally having less width than a street.

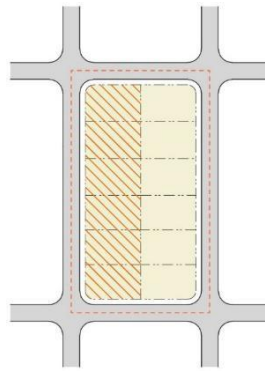
*Appeal.* A review of a final decision by a higher authority according to the standards and procedures of this code, or as otherwise allowed by other laws.

*Basement.* The portion of a building between floor and ceiling which is entirely below grade, or partly below and partly above grade but so located that the vertical distance from grade to the floor below is more than the vertical distance from grade to ceiling.

*Block.* A group of platted lots and tracts surrounded by streets or by other features that interrupt the street network such as parks, railroad rights-of-way, or municipal boundary lines; or the perimeter of all lots fronting on the street in the case of a cul-de-sac.



*Block face.* All lots on one side of a block.



Block Face

**Buffer.** An area of a site used to promote separation and enhance compatibility between land uses of different intensities, by the use of space, the design of landscape or the arrangement of buildings and structures, or any combination of these.

**Building.** Any structure built for the shelter or enclosure of persons, animals, chattels, property or substance of any kind, excluding fences. The word *building* includes the word *structure*.

**Building Floor Area.** The maximum horizontal area within the outer perimeter of the building walls.

**Building Footprint (building coverage).** That area or portion of a lot which is occupied or covered by all buildings on that lot.

**Building, Detached.** Any single building or building separated from another building on the same lot.

**Building, Enclosed.** A building separated on all sides from adjacent open space or other buildings by fixed exterior walls or party walls, with opening only for windows and doors, and covered by a permanent roof.

**Building Frontage.** The area of the lot along the front building line, and when referring to design standards it may include relationship between this area, the streetscape, and the primary facade of the building.

**Building Frontage, Principal.** The horizontal linear dimension which is designated as the primary facade of that portion of a building occupied by a single use or occupancy for the purposes of allocating signs and other design requirements.

**Building Height.** (See Section 1.02.D. Interpretation, Building & Structure Measurements.)

**Building Line.** The actual line at which a building is constructed, and the location of other elements on the lot or adjacent lots may refer to this line extended outward from the building.

**Building Line, Required Front.** The portion of the lot frontage required to be occupied by the front facade of a principle structure, or other permitted accessory structures or landscape associated with the frontage design.

**Building, Principal.** One building housing the principal (primary or most important) uses permitted for the lot upon which it is located.

*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.

*Dwelling Unit.* A single unit providing complete independent ingress and egress, and independent living facilities for one (1) or more individuals, including permanent facilities for cooking, eating, living, sanitation and sleeping. The term dwelling unit does not include hotels, motels, recreational vehicles or other places or accommodations when used for transient occupancy.

*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~~

~~A group of not more than two unrelated persons doing their own cooking and living together on the premises as a separate housekeeping unit with 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. Single persons 18 years of age or older, not living with their parents or legal guardian, are considered to be unrelated to each other.~~

~~In addition to the above, in order to be considered a family, there may be no more than three persons per bedroom living in a residence unless the adult persons living therein file an affidavit with the City establishing that these persons meet the above descriptions of Subparagraph a, b or c.~~

DRAFT

3. The potential contribution of the use, in its typical format and design, to the intent of the zoning district, and the ability to complement and be compatible with other permitted uses.

Any uses that may not be interpreted as equivalent to a use in Table 4-2 is not anticipated by these regulations and may only be allowed by an amendment to the development code.

#### A. Residential Dwelling

The Residential Dwelling category is the principal use of land and buildings for dwelling units. A dwelling unit is one or more joined rooms designed and used by a household for residential occupancy, including sleeping, bathroom(s) and eating facilities. A dwelling is owned by the resident or leased or rented on a monthly basis or longer. The arrangement and extent of dwelling units depends on the zoning district, lot sizes and building types, arranged in the following types:

*Detached House.* A residential building designed for one primary dwelling unit in an urban neighborhood, suburban or rural setting. Variants of this type are based primarily on lot size and context, based on the standards of the particular zoning district.

*Accessory Dwelling Unit (ADU).* An ~~apartment-independent dwelling unit~~ integrated within a detached house or duplex/multi-unit house, or located in an attached or detached accessory building, such as carriage houses or agricultural-type outbuildings, located on the same lot as those buildings, and subject to other standards in this code to ensure that it is subordinate and customarily incidental to the principal dwelling unit.

*Duplex / Multi-unit House.* A residential building designed to accommodate 2 to 4 primary dwelling units in an urban neighborhood or suburban setting. Duplex units that share a single common wall may be on a single lot, or it may be platted as separate lots along the common wall line subject to platting restrictions. All other Duplex or Multi-unit Houses shall be on a single lot. Duplex / Multi-unit Houses shall have a scale, design and orientation of access and entrance features that maintains the appearance and form similar to a Detached House.

*Established Detached House in Nonresidential.* A detached house used as a residence in a nonresidential district, but where new development of the same use or similar building type is no longer permitted in the zoning district. These buildings and uses shall be permitted subject to the standards for Detached Houses in Table 5-1, and compliance with any utility, public health and safety codes, so that continued use and further investment in the same or similar building and use is not discouraged, including reconstruction of the same or similar building.

*Row House.* A multi-unit residential building designed for 3 to 8 dwelling units in an urban and or suburban setting. Row Houses abut one another sharing an adjoining party wall. These units are attached, however, each unit has its own private entry. Units may be on a single lot subject to common ownership restrictions or platted on separate lots along the common wall subject to platting restrictions.

*Apartment (small or medium).* A multi-unit residential building designed on a small or moderate-sized lot in a compact walkable neighborhood or mixed-use setting. The building is accessed by a common lobby entrance at building frontage, is designed with a compatible scale and frontage to other residential building types, and arranged to integrate into the block structure of a neighborhood. Variants of this type are based primarily on building scale, lot size and context, and the standard of the particular zoning district.

*Apartment (large or complex).* A multi-unit residential building designed on a large lot, or a grouping of small or medium multi-unit buildings in a common development in a suburban setting, including accessory uses and buildings to support the residential use of the property, and arranged around an internal system of streets/internal access, walkways and common open space.





**Official Interpretation Format**

<b>Fort Lupton Development Code</b>	
<b>Official Interpretation</b>	
Date of Director Approval: [ mm / dd / yyyy ]	Issued by: [name of author]
Section / Topic: [list specific section and/or describe topic]	PC Approval Date [ mm / dd / yy ]

Summary of Requirement:

Summary of Interpretation:

Rationale:

:

Images / Diagrams:

DRAFT

**Appendix C – Fort Lupton Recommended Plant List**

Table C-1: Fort Lupton Recommended Plant List			
<small>                     † Water Demand Symbols: M – Moderate                      L – Low                      X – None/No                      ** Most Pine Trees &amp; Junipers → L                 </small>			
Latin Name	Common Name	Height X Width	Water Demand†
<b>Shade Trees</b>			
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 (Quercus robur), Northern Red (Quercus rubra), Swamp White (Quercus bicolor)	Oak varieties	45'-60' X 50'-70'	M
Gleditsia triacanthos inermis	Thornless Honeylocust varieties	40'-50' X 35'-45'	L
Gymnocladus dioica	Kentucky Coffeetree	50'-60' X 40'-50'	X
Quercus macrocarpa	Bur Oak	50'-60' X 45'-60'	L
<b>Small Trees</b>			
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, Amelanchier 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
Crataegus phaenopyrum	Washington Hawthorn	15'-25' X 12'-20'	L
Koeleria 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
<b>Evergreens**</b>			
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

**Table C-1: Fort Lupton Recommended Plant List**

<sup>1</sup> Water Demand Symbols: M – Moderate  
 L – Low  
 X – Xeriscape  
<sup>2</sup> Most Pine Trees & Junipers – L

Latin Name	Common Name	Height X Width	Water Demand <sup>2</sup>
Juniperus scopulorum, Juniperus virginiana, Juniperus chinensis	Upright Juniper	Varies – minimum 6' wide	L
Mahonia fremontii	Freemont Mahonia	5'-8' X 5'-8'	X
Picea pungens	Colorado Spruce	50' X 20'	M
Picea spp.	Black Hills Spruce and other varieties	Varies, including dwarf varieties	M
Pinus aristata	Bristlecone Pine	20'-30' X 10'-20'	X
Pinus cembroides edulis	Pinon Pine	15'-20' X 15'-20'	X
Pinus contorta latifolia	Lodgepole Pine	50'-70' X 10'-15'	X
Pinus mugo	Mugo Pine	Varies	L
Pinus nigra	Austrian Pine	40'-60' X 30'-40'	L
Pinus ponderosa	Ponderosa Pine	50'-60' X 20'-30'	X
Pinus sylvestris	Scotch Pine	30'-50' X 20'-30'	L
Pseudotsuga menziesii	Douglas Fir	50' X 20'	M
<b>Shrubs Over Six (6) Foot Tall</b>			
Acer Glabrum	Maple, Rocky Mountain	15'-20' X 15'	M
Amelanchier alnifolia, Amelanchier alnifolia 'Regent'	Saskatoon or Mountain Serviceberry	8'-12' X 8'-12' Regent 6'X6'	L
Aronia arbutifolia "Brillantissima"	Brilliant Red Chokeberry	6' X 5'	M
Artemesia tridentatum	Sagebrush, Tall Western	6' X 6'	X
Buddelia davidii	Butterfly Bush varieties	6'-10' X 4'-8'	L
Buddleia alternifolia "Argentia" A	Itemate Leaf Butterfly Bush	8'-10' X 8'-10'	L
Caragana arborescens	Peashrub, Siberian	12'-15' X 8'-10'	L
Cercocarpus ledifolius	Mountain Mahogany, Curlleaf	15' X 10'	X
Cercocarpus montanus	Common Mountain Mahogany	8'-10' X 6'-8'	X
Chaenomele speciosa	Quince, Tall Flowering	12' X 10'	M
Chrysothamnus sp.	Rabbitbrush, Tall	4'-6' X 4'-6' (spreading)	X
Cotoneaster lucidus	Peking Cotoneaster	8'-10' X 8'-10'	L
Cytisus x varieties	Scotch Broom	6' X 6'	L
Forestiera neomexicana	Privet, New Mexico	8'-15' X 8'-12'	L
Forsythia x intermedia Northern Sun, Meadowlark, etc.	Forsythia, cold hardy varieties	8'-10' X 10'-12'	M
Hibiscus syriacus	Rose of Sharon	8'-10' X 8'-10'	L
Kolkwitzia amabilis	Beauty Bush	8'-10' X 8'-10'	L
Ligustrum vukgare	"Cheyenne" Privet, Common Cheyenne	12'-15' X 12'-15'	L
Mahonia aquifolium	Evergreen Oregon Grape Holly	6'-10' X 6'-10' (slow growing)	L
Phamnus smithii	Smith's Buckthorn	8' X 8'	L
Philadelphus coronarius	Mockorange, Sweet	10'-12' X 10'-12'	L
Physocarpus opulifolius	Ninebark, Common	8'-10' X 10'-12'	L
Prunus americana	American Wild Plum	10' X 15' (spreading)	X
Prunus cistina	Purple leaf Plum	8'-12' X 8'-12'	M
Prunus tomentosa	Nanking Cherry	10' X 15'	L
Prunus triloba	Rose Tree of China	8' X 8'	M
Rhamnus frangula	"Colimnaris" Tall Hedge Buchthorn	12'-15' X 4'-6'	L
Rhus glabra	Sumac, Smooth	12'-15' X 12'-15' (spreading)	X

**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*
<i>Rhus trilobata</i>	Sumac, Three-leaf	6'-8' X 8' (spreading)	X
<i>Rhus typhina</i>	Sumac, Staghorn	15' X 10'	X
<i>Ribes aureum</i>	Currant, Yellow Flowering	5' X 6'	X
<i>Rosa</i>	Rose, Harrison's, Austrian Copper, Persian	Varies	L
<i>Rosa glauca</i>	Rose, Red-leaf shrub	8' X 8'	L
<i>Sorbaria sorbifolia</i>	Ural False-Spirea	4'-8' X 6'-8' (spreading)	L
<i>Spiraea x vanhouttei</i>	Spiraea, Vanhoutte	6' X 8'	M
<i>Syringa meyeri</i> or <i>Syringa patula</i>	Lilac, Dwarf Korean	6' X 8'	M
<i>Syringa vulgaris</i>	Lilac, Common Purple	10'-12' X 10'-12'	L
American Highbush Wayfaring Tree ( <i>Vibumum lantana</i> ), Blackhaw ( <i>Vibumum prunifolium</i> ), Burkwood ( <i>Vibumum burkwoodii</i> ), Cranberry ( <i>Vibumum</i> varieties) and other varieties	Vubumum varieties	6'-15' X 6'-15'	M
<b>Shrubs Under Six (6) Feet Tall</b>			
<i>Amorpha nana</i>	Leadplant, Dwarf	2'-3' X 2'-3'	X
<i>Aronia melanocarpa elata</i>	Black Chokeberry	4'-5' X 4'	L
<i>Atriplex canescens</i>	Four Wing Saltbush	3'-5' X 3'-4'	X
<i>Berberis spp.</i>	Barberry varieties	Varies from 2' X 2' to 5' X 5'	L
<i>Caryopteris incana</i>	Blue Mist Spirea	3'-4' X 4'-5'	L
<i>Ceratoides</i> or <i>Krascheninnikovia lanata</i>	Winerfat	2'-4' X 2'-4'	X
<i>Cercocarpus ledifolius intricatus</i>	Littleleaf Mountain Mahogany	3'-5' X 3'-5'	X
<i>Chaenomeles japonica</i>	Quince, Dwarf Flowering	4' X 8'	M
<i>Chamaebatiaria millefolium</i>	Fernbrush	5' X 5'	X
<i>Chrysothamnus sp.</i>	Rabbitbrush, Dwarf	1'-4' X 2'-4' (spreading)	X
<i>Cotoneaster apiculatus</i>	Cotoneaster, Cranberry	2' X 4'	M
<i>Cotoneaster divaricatus</i>	Cotoneaster, Spreading	4' X 4'-6' (spreading)	L
<i>Cowania mexicana</i>	Cliffrose	4' X 6'	X
<i>Cytisus purgans</i>	"Spanish Gold" Spanish Gold-Scotch Broom	4' X 6'	L
<i>Daphne burkwoodii</i> "Carol Mackie"	Carol Mackie Daphne	4' X 4'	M
<i>Ephedra viridis</i>	Mormon Tea	2'-3' X 2'-3'	X
<i>Euonymus fortunei</i>	Euonymus	Coloratus 2' X 8' Sarcocoe 4' X 4'	M
<i>Fallugia paradoxa</i>	Apache Plum	3'-5' X 3'-5'	X
<i>Genista</i> varieties	Woodwaxen Varies	1' X 3' X 2' X 4'	L
<i>Holodiscus dumosus</i>	Rock Spirea	3' X 6'	X
<i>Hypericum patulum</i>	"Hidecote" Hidecote St John's Wart	3' X 4'	M
<i>Jamesia americana</i>	Waxflower	4' X 4'	X
<i>Ligustrum vulgare</i>	"Lodense Privet, Lodense	4' X 4'	M
<i>Mahonia aquilifolium</i> "Compacta"	Compact Evergreen Oregon Grape Holly	3' X 3'	L
<i>Perovskia atriplicifolia</i>	Russian Sage	3'-5' X 3'-5'	L
<i>Philadelphus</i>	Mockorange, Dwarf	6' X 6'	L
<i>Physocarpus monogynus</i>	Ninebark, Native	4' X 4'	X

**Table C-1: Fort Lupton Recommended Plant List**

*Water Demand Symbols: M—Moderate  
L—Low  
X—Xeriscape  
\* Most Pine Trees & Junipers →*

Latin Name	Common Name	Height X Width	Water Demand*
<i>Physocarpus opulifolius nana</i>	Ninebark, Dwarf	6' X 6'	L
<i>Potentilla fruticosa</i> garden varieties	Potentilla varieties	2' X 2' up to 4' X 4'	L
<i>Potentilla fruticosa</i>	Potentilla, Native	3' X 3'	X
<i>Prunus Besseyi</i>	Western Sandcherry	4' X 4'	X
<i>Prunus besseyi</i> "Pawnee Buttes"	Sandcherry, Pawnee Buttes	2' 3' X 6' 10'	L
<i>Rhus aromatica</i> "Gro-low"	Sumac, Gro-low	2' 3' X 6' 8'	L
<i>Rhus glabra</i> cis montana S	umac, Rocky Mountain	3' X 8' (spreading)	X
<i>Ribes alpinum</i>	Currant, Alpine	5' X 5'	L
<i>Ribes cereum</i>	Currant, Squaw or Wax	2' 4' X 2' 4'	X
<i>Rosa Rugosa</i>	Rose, Rugosa Shrub	2' X 2' to 5' X 5'	L
<i>Rosa Woodsii</i>	Rose, Native	4' 5' X 4' 5' (spreading)	X
<i>Rubus deliciosus</i>	Boulder Raspberry	6' 8' X 6' 8' (arching)	X
<i>Spiraea varieties</i>	Spiraea varieties	Varies, 2' 6' X 2' 6'	M
<i>Symphoricarpos albus</i>	Coralberry, White	4' 5' X 4' 6'	L
<i>Symphoricarpos orbiculatus</i>	Coralberry, Red	4' 5' X 4' 6'	L
<i>Symphoricarpos oreophilus</i>	Coralberry, Mountain Snowberry	4' X 4' (spreading)	X
<i>Symphoricarpos x chenaultii</i> "Hancock"	Coralberry, Hancock	2' X 12'	L
<i>Viburnum varieties</i>	Viburnum varieties	Varies, 5' 12' X 5' 12'	M
<i>Yucca</i>	Yucca varieties	3' X 3'	X
<b>Grasses — ornamental</b>			
<i>Arundo donax</i>	Bamboo Grass	12' X 6' (spreading)	L
<i>Bouteloua gracilis</i>	Blue Gramma Grass	4" tall 15" with seed heads	X
<i>Buchloe dactyloides</i>	Buffalo Grass	4" 6"	X
<i>Calamagrostis acutiflora</i> varieties	Feather Reed Grass varieties	4' X 2'	L
<i>Carex spp.</i>	Sedge varieties	12" X 12"	M
<i>Chasmanthium latifolium</i>	Northern Sea Oats	2' 3' X 2'	M
<i>Erianthus ravannae</i>	Plume Grass	12' X 4"	L
<i>Festuca ovina glauca</i>	Blue Fescue Grass	4' X 1'	L
<i>Festuca</i> varieties	Turf type Tall Fescue Grasses		L
<i>Helictotrichon sempervirens</i>	Blue Avena Grass	2' X 2' 3'	L
<i>Imerata cylindrical</i> "Red Baron" J	apanese Blood Grass	4' 2' X 4' 2'	M
<i>Miscanthus</i>	Maiden Grass varieties	Varies 3' 8' X 3' 6'	L
<i>Panicum virgatum</i>	Switchgrass	3' 4' X 2' 3'	X
<i>Phalaris arundinacea</i> "Picta"	Ribbon Grass	2' X 4' 6' (spreading)	M
<i>Schizachyrium coparium</i>	Little Bluestem	3' X 18"	X
<i>Sorghastrum nutans</i>	Indian Grass	3' 4' X 2'	L
<b>Grasses — Sod</b>			
<i>Festuca glauca</i>	Fescue		L
<i>Distichlis spicata</i> var. <i>stricta</i>	Saltgrass		X
<b>Perennials &amp; Groundcovers</b>			
<i>Achillea</i> "Moonshine"	Moonshine Yarrow	24" 30" X 24" 30"	L
<i>Achillea serbica</i>	Serbian Yarrow	6" X 12"	L
<i>Agastache cana</i>	Double Bubble Mint	24" 36" X 24"	X

**Table C-1: Fort Lupton Recommended Plant List**

*†* Water Demand Symbols: M – Moderate  
L – Low  
X – Xeriscape  
\* Most Pine Trees & Junipers – X

Latin Name	Common Name	Height X Width	Water Demand*
Agastache rupestris	Sunset Hyssop	24" X 24"	X
Aquilegia	Columbine	12" 36" X 12" 36"	M
Alchemilla mollis	Lady's Mantle	2" X 2'	L
Alyssum monyanum	Mountain of Basket Gold	6" 10" X 1' 2'	L
Anemone pulsatilla or Pulsatilla vulgaris	Pasque Flower	8" X 12"	L
Anemone sylvestris	Spring Wildflower	10" X 24"	M
Anemone vitifolia "Robustissima"	Fall Grape-leaf Anemone	36" X 45"	M
Antennaria rosea	Pink Pusseytoes	2" X 6" (spreading)	L
Arctostaphylos uva-ursi	Kinnickinnick	6" X 6"	X
Armeria maritime	Sea Pink	12" X 12"	M
Artemesia frigida	Fringed Sage	12" 24" X 12" 24"	X
Artemisia versicolor	Seafoam Sage	12" 18" X 2' 3'	X
Aster Frikarti	Summer Aster	24" 30" X 24"	M
Aster novae-angliae varieties	New England Aster	2' X 2' (spreading)	L
Aster novi-belgii varieties	Dwarf Fall Asters	12" 15" X 2' 3'	L
Aubrieta or Arabis varieties	Rockcress	6" X 2' (spreading)	L
Baptisia australia	False Indigo	24" X 36"	L
Boltonia asteroides "Snowbank"	Boltonia, Snowbank	48" 60" X 48"	M
Brunnera macophylla	False Forget me not	12" 18" X 18" (spreading)	L
Callirhoe involucrate	Poppy Mallow/Wine Cups	5" X 30"	X
Campanula	Bellflower varieties	3" X 12" to 30" X 30"	M
Centranthus ruber	Red Valerian	3' X 3'	L
Cerastium tomentosum	Snow in Summer	6" 12" X 24"	L
Ceratostigma plumbaginoides	Plumbage	1' X 1' (spreading)	L
Coreopsis lanceolata	Coreopsis	1' 2" X 1' 2"	L
Coreopsis verticillata varieties	Moonbeam Coreopsis	24" X 24"	M
Delosperma nubigenum (Yellow), Delosperma cooperia (Purple)	Iceplant varieties	2" 3" X 2"	L
Digitalis lanata	Grecian Foxglove	18" 24" X 18" 24"	L
Duchesnea indica	Flae Strawberry	3" 6" X 24" (spreading)	L
Echinacea purpurea	Purple Coneflower	2' 3' X 2' 3'	M
Echinops ritro	Globe Thistle	3" X 3"	L
Eriogonum umbellatum	Sulpher Flower	15" X 24"	X
Gaillardia varieties	Blanket Flower	2' 3' X 2' 3'	L
Galium odoratum	Sweet Woodruff	4" X 24" (spreading)	M
Geranium sanguineum	Bloody Cranesbill	1' X 2'	L
Geranium varieties	Hardy Cranesbill	8" 36" X 12" 36"	M
Geum triflorum	Prairie Smoke Avens	1' X 1'	L
Helianthemum nummularium	Sunrose	6" X 18" 24"	L
Helianthus maximiliana	Maximilian Sunflower	6' 8' X 4'	X
Hemerocallis varieties	Daylily varieties	18" 36" X 18" 36"	M
Iberis sempervirens	Candytuff	8" X 24"	M
Iris siberica	Iris, Siberian	24" X 24"	M
Iris varieties	Dwarf and Bearded varieties	Varies, 3' 4' X 3' 4'	L

Table C-1: Fort Lupton Recommended Plant List

Water Demand Symbols: M—Moderate  
L—Low  
X—Xeric  
\* Most Pine Trees & Junipers = L

Latin Name	Common Name	Height X Width	Water Demand*
<i>Knautia Macedonica</i>	Maroon Pincushion Flower	3' X 3'	L
<i>Kniphofia</i>	Red Hot Poker varieties	Varies, 3'-4' X 3'-4'	L
<i>Lamium maculatum</i> "White Nancy"	White Nancy Nettle	4"-6" X 2' (spreading)	L
<i>Lavandula angustifolia</i>	Lavender varieties	12"-24" X 12"-24"	L
<i>Leucanthemum</i> spp.	Daisy, Shasta	24"-36" X 24"-36"	M
<i>Liatris punctata</i>	Native Gayfeather	18" X 18"	X
<i>Liatris spicata</i> , garden varieties	Gayfeather	1'-2' X 1'	L
<i>Lilium</i>	Lily	24"-36" X 12"	M
<i>Linum perenne</i> , <i>Linum lewisii</i>	Blue Flax	18" X 18"	X
<i>Lupinus</i>	Lupine varieties	12"-24" X 12"-24"	L
<i>Lychnis coronaria</i>	Rose Campion	12"-30" X 18"-30" (spreading)	L
<i>Mahonia repens</i>	Creeping Mahonia	12"-24" (spreading)	X
<i>Malva alcea</i>	Hollyhock Mallow	3' X 3' (seeds)	L
<i>Mirabilis multiflora</i>	Four-O'-Clock, wild	24"-48" X 24"-48"	X
<i>Monarda</i> varieties	Bee Balm varieties	2'-3' X 2'-3'	L
<i>Nepera x faassenii</i>	Catmint	1'-3' X 1'-3' depends on variety	L
<i>Oenothera macrocarpa</i>	Evening Primrose, Missouri	12"-15" X 24"	X
<i>Oenothera speciosa</i>	Showy Pink Evening Primrose	10" X 18"	L
<i>Paeonia</i>	Peony varieties	Varies, 36" X 36"	M
<i>Papaver orientalis</i>	Oriental Poppy	2'-3' X 2'-3'	L
<i>Penstemon</i>	Penstemon garden varieties	Varies 1'-3' X 1'-3'	L
<i>Penstemon</i> varieties	Penstemon varieties	Varies	X
<i>Persicaria affinis</i>	Himalayan Border Jewell	1' X 2'	L
<i>Phlomis russeliana</i>	Hardy Jerusalem sage	36" X 20"	L
<i>Phlox divaricata</i>	Sweet William	8"-12" X 12"-15"	M
<i>Phlox paniculata</i>	Tall Summer Garden Phlox	32"-48" X 30"-40"	M
<i>Phlox subulata</i>	Phlox creeping	3"-4" X 12"-24"	M
<i>Physostegia virginiana</i>	Obedient Plant	2' X 2'	M
<i>Platycodon grandiflora</i>	Balloon Flower-2	4" X 24"	M
<i>Primula denticulate</i>	Himalayan or Drumstick Primrose	6"-12" X 8"-12"	M
<i>Ratibida columnifera</i>	Coneflower, 3-leaf yellow	15"-24" X 18"	X
<i>Rudbeckia fulgida</i>	"Goldstrum" Black-eyed Susan	24"-28" X 24"	M
<i>Salvia nemerosa</i>	Perennial Salvia	Varies, 24" X 24"	L
<i>Salvia</i> spp.	Sage varieties, ornamental and cooking	1'-2' X 1'-2'	L
<i>Saponaria ocymoides</i>	Rock Soapwort	6" X 2' (spreading)	L
<i>Scabiosa caucasica</i>	Pincushion Flower	24" X 24"	M
<i>Scabiosa luncida</i>	Dwarf Pincushion Flower	6"-8" X 12"	L
<i>Sedum spectabile</i>	Tall Sedum varieties	18"-24" X 18"-24"	L
<i>Sedum spurium</i>	Low Sedum varieties	3" X 24" (spreading)	L
<i>Sempervirens</i> sp.	Hens & Chicks	2"-4" X 2"-4" (spreading)	X
<i>Sidalcea malviflora</i>	Prairie Hillyhock	3' X 3'	L
<i>Solidago</i>	Goldenrod varieties	Varies, 12"-24" X 12"-24"	L
<i>Sphaeralcea muhrensii</i>	Orange Globe Mallow	36"-24" X 18"-24"	X

**Table C-1: Fort Lupton Recommended Plant List**

*†* Water Demand Symbols: M= Moderate  
L= Low  
X= Xeriscapable  
\* Most Pine Trees & Junipers = L

Latin Name	Common Name	Height X Width	Water Demand*
<i>Stachys byzantina</i>	Lamb's Ear	10" 12" X 24" (spreading)	L
<i>Tanacetum densum amani</i>	Partridge Feather	8" 10" X 2' (spreading)	L
<i>Tanacetum niveum</i>	Snow Daisy	18" 24" X 18" 24"	L
<i>Toucrium Canadensis</i>	American Gormander	1' X 1'	L
<i>Thermopsis divaricarpa</i>	Golden Banner	18" 24" X 18" 24" (spreading)	X
<i>Veronica pectinata</i>	Woolly Veronica	3" X 24" (spreading)	L
<i>Veronica prostrata</i>	Turkish Veronica	3" X 24" (spreading)	L
<i>Veronica spicata</i>	Tall Veronica varieties	24" 36" X 24" 36"	M
<i>Vinea Minor</i>	Evergreen Periwinkle	8" 10" X 2' (spreading)	L
<i>Viola Corsica</i>	Corsecian Violet	4" X 4" reseeds	L
<i>Waldsteinia fragaroides</i>	Barren Strawberry	4" 6" X 24" (spreading)	L
<i>Zauschneria</i>	Hummingbird Palnt varieties	2' 3' X 2'	L
<b>Vines</b>			
<i>Campsis radicans</i>	Trumpet Vine		L
<i>Clematis tangutica</i>	Yellow Lantern Clematis	(climbing or scrambling)	X
<i>Clematis terniflora</i> , Sweet Autumn	Clematis varieties including large hybrid flowers		M
<i>Hedera helix</i>	English Ivy		M
<i>Humulus lupulus</i>	Hop Vine		M
<i>Lonicera spp.</i>	Honeysuckle varieties		M
<i>Parthenocissus cuspidate</i>	Virginia Creeper		L
<i>Parthenocissus tricuspidata</i>	Boston Ivy		M
<i>Polygonum aubertii</i>	Silverlace Vine		L
<i>Vitis spp.</i>	Grapes		M
<b>Bulbs</b>			
<i>Allium sp.</i>	Ornamental Onion		L
<i>Crocus biflorus</i> , <i>Crocus sieberi</i> , <i>Crocus ancyriensis</i> , <i>Crocus chysanthus</i> , <i>Crocus tomasinianus</i>	Species Crocus		L
<i>Iris reticulata</i>	Botanical Iris		L
<i>Muscari spp.</i>	Grape Hyacinth		L
<i>Scilla spp.</i>	Scilla		L
<i>Tulipa linifolia</i> , <i>Tulipa batalinii</i> , <i>tulipa humilis</i> , <i>Tulipa vvedenskyi</i>	Species Tulip		L



---

## Appendix E – Legacy Zone Districts

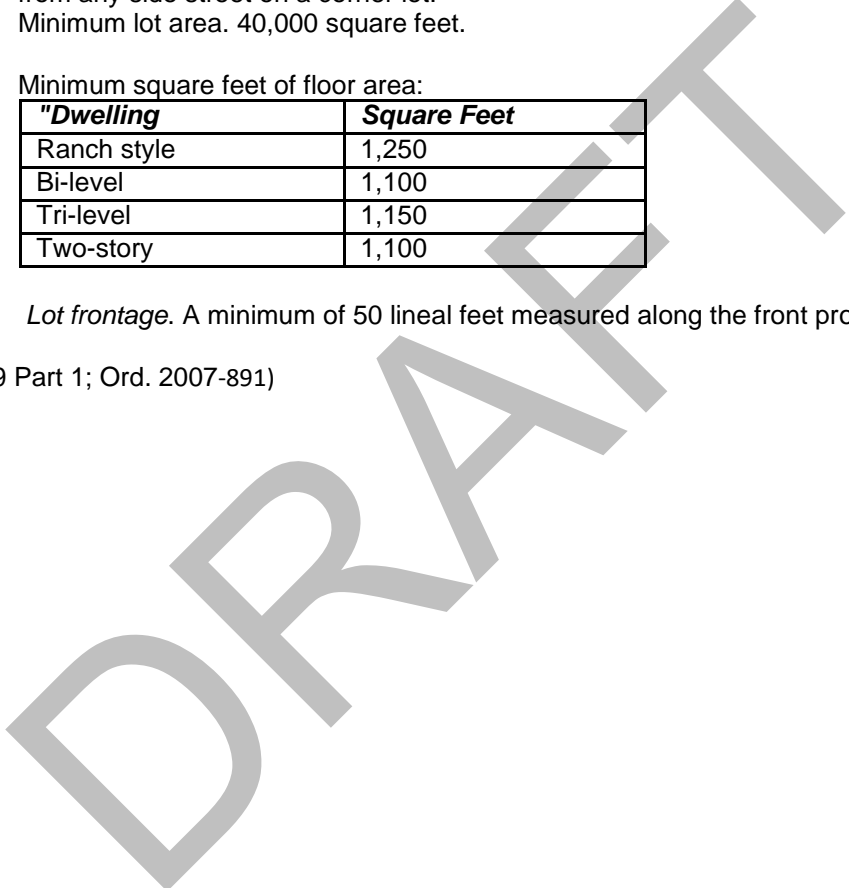
The following are zone districts that have been implemented in the past but that have been discontinued. Some property may remain zoned under these districts, and until rezoned or otherwise shifted to specific provisions of the applicable code may use the standards in this appendix.

1. **E – Estate District.** The zoning district known as "E Estate" is hereby repealed. The one (1) parcel of property in the City now zoned "E Estate" (West Lake ADD PUD—11, known as 110 West Hill Court, Fort Lupton, Colorado, a part of Section 4, Township 1 North, Range 66 West of the 6th PM, Weld County, Colorado), shall retain the former "E Estate" uses from Ordinance 2006-869 and former Code Section 16-33, which are as follows:
  - (a) *Intent.* The E Estate District is intended to provide for large lot residential subdivisions, permitting maximum usage of topographic features and allowing a semi-rural environment with relief from the congestion often found in urban areas.
  - (b) *Permitted uses.* No building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this Chapter, except for the following uses:
    - (1) Single-family dwellings, including homes built on site, HUD-approved modular homes and HUD-approved factory-built homes.
    - (2) Schools, public and private.
    - (3) Public recreation areas and facilities.
    - (4) Crop, orchard and garden uses.
    - (5) Home occupations.
    - (6) The keeping of not more than 1 horse for the private use of each member of the family, provided that such horses are not kept or housed within 50 feet of any street or highway, and that a minimum of 20,000 square feet of lot area is provided for each horse.
    - (7) Accessory buildings typically found with the above-permitted uses.
    - (8) Personal care boarding homes, 2 boarders or less.
  - (c) *Special uses.* The following are allowed subject to the special use review and approval procedures of this Chapter:
    - (1) Airports, private.
    - (2) Churches.
    - (3) Public utility facilities.
    - (4) Personal care boarding homes, 3 boarders or more.
    - (5) Temporary buildings for commerce or for industry, which is incidental to a residential development. Such permit is to be issued for not more than a period of one year.
    - (6) Accessory dwellings in conjunction with a permitted single-family dwelling and subject to criteria listed in this Chapter.
  - (d) *Height.* No residential building or accessory building shall exceed a height of 35 feet. Accessory buildings shall not exceed the height of the principal building or 35 feet, whichever is less.
  - (e) *Rear yard setback.* 50 feet. The rear yard must be on the opposite side of the lot as the front yard.
  - (f) *Side yard setback.* 15 feet.

- (g) *Corner setbacks.* A yard of not less than 35 feet shall be maintained between the side lot line abutting the side street and the main building.
- (h) *Front yard setback.* A yard of not less than 35 feet shall be maintained between the front lot line and any building.
- (i) *Accessory building setback.* An accessory building may be located within 5 feet of any side and rear property line, except however, that accessory buildings housing horses shall not be set closer than 20 feet from any side or rear property line and no closer than 35 feet from the main family dwelling. In no instance shall any accessory building be permitted in the front yard. Accessory buildings shall be set back a minimum of 35 feet from any side street on a corner lot.
- (j) *Minimum lot area.* 40,000 square feet.
- (k) *Minimum square feet of floor area:*

<b>"Dwelling</b>	<b>Square Feet</b>
Ranch style	1,250
Bi-level	1,100
Tri-level	1,150
Two-story	1,100
- (l) *Lot frontage.* A minimum of 50 lineal feet measured along the front property line."

(Ord. 2006-869 Part 1; Ord. 2007-891)



DRAFT