



TOWN OF KEENESBURG
PLANNING COMMISSION MEETING
THURSDAY, MARCH 5, 2020, 6:00 P.M.
KEENESBURG TOWN MEETING HALL
140 S. MAIN ST., KEENESBURG, CO

1. Call to order
2. Pledge of allegiance
3. Roll Call
4. Public Comments
5. Approval of Minutes for December 5, 2019
6. Old Business
 - a. Review Final Draft Design Standards
 - b. Firearms as a Home Occupation
7. Board Comments / Reports
8. Adjournment



**TOWN OF KEENESBURG
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 5, 2019, 6:00 P.M.
KEENESBURG MEETING HALL
140 S. MAIN ST., KEENESBURG, CO**

Call to order

The Planning Commission of the Town of Keenesburg met in a regular session, Thursday, December 5, 2019 at Keenesburg Town Hall, located at 140 South Main Street, Keenesburg Colorado 80643. Chair Howell called the meeting to order at 6:00 p.m.

Pledge of allegiance

Roll Call

Members Present: Chair John Howell, Commissioner Wafel and Commissioner Gfeller.

Excused: Commissioner Greening

Others Present: Town Planner, Todd Hodges; Jennifer Baker, Todd Hodges Design; Town Engineer, Kent Bruxvoort; and Planning Staff, Shawna Finkenbinder and Teri Smith.

Public Comments

None

Old Business

a. Review Draft Design Standards

Kent Bruxvoort, Town Engineer presents street standards explaining changes made from requests at last meeting and gives examples of traffic studies done in surrounding areas. Conversation proposing bike lanes, median sizes and needs, studies, counts, traveling lanes, traffic and street impact based on other street projects. Kent explains the design standard for streets. Kent also presents the option to add a separator lane for bicyclists and motorists. Commissioner Gfeller asks how the Town would determine how to build the road if we do not know how much traffic to anticipate. Kent answers that communities typically have a traffic flow plan prepared and they look at the particular region, take traffic counts, get a pulse on current situation and long term prospective. Todd Hodges, Town Planner explains the procedures and importance of setting street design

and standards at the time of the initial development and planning. Jennifer Baker, Town Planner joined the meeting at 6:13 p.m. Discussions on roads and interchanges and explanations on parking lot landscaping including tree lawns, collector roads, widening turn lanes and narrower roads. Jennifer agrees with Kent on comments of the narrower roads which will slow down traffic. Kent recommends that we add these changes for review in the next Planning Commission meeting in January. Todd explains that our standards will be used for design standards on site plans for future developments. Jennifer presents the Landscape Standards and states we are close to finalizing the standards and is looking for any final questions or suggestions. Discussion and concerns on trees growing over walk-ways. Todd explains this is considered design standards vs. code; Commissioner Wafel agrees to leave as is. Jennifer states she changed the verbiage on licensed verses registered architect. Jennifer confirms with the commissioners on the Parking Lot Section that motorcycle parking and rear parking were added to the standards as requested in the last meeting. Lighting in Parking Lots Section; Kent states we need to confirm and clarify what authority the Town has verses United Power. Discussions on LED lighting being required, seasonal lighting, luminance lighting in which Jennifer will check the code for these. Jennifer went over additions and changes from last meeting request on Lots and Blocks Section. Discussion on Garages Section regarding color, styles, double carports and set-backs, sheds and loafing sheds. Jennifer states double carports are not allowed, only single and must be attached to the home, she will add a line that must meet town code and that setbacks will be discussed with Debra. Todd states Sheds portion is really a zoning issue. Jennifer will add a sub article for loafing sheds. Kent Bruxvoort left the meeting at 7:23 p.m. Discussions on Line E being removed and Letter F has grammatical errors and will be checked for zoning code. Jennifer went over changes that she will make through the design standards as a whole. Commissioner Wafel asks for definition on Frontage Lot; Todd explains and Commissioner Gfeller gives examples of a Frontage Lot. Discussion on surrounding roads, sidewalks, ditches and culverts and Todd states we need to clarify and define by Kent from an Engineering point of view. Jennifer will add verbiage on driveways. Todd asks the Planning Commissioners for any further questions regarding the Design Standards as a whole. No further questions from the Commissioners.

b. Consideration to set Public Hearings for Chapter 16 Amendments

Todd asks for direction on setting a Public Hearing in January for the Design Standards. Commissioner Gfeller makes a motion to bring the final version of Design Standards with today's requested changes for a Public Hearing on

January 2, 2020, Planning Commission Meeting with a second by Commissioner Wafel. Motion carried 3-0; Chair Howell, Commissioner Wafel and Commissioner Gfeller voting yes.

Board Comments / Reports

Chair Howell asks for comments and reports. None.

Adjournment

Motion was made by Commissioner Wafel to adjourn the meeting, with a second by Commissioner Gfeller. Motion carried 3-0; Chair Howell, Commissioner Wafel and Commissioner Gfeller voting yes. The meeting adjourned at 7:43 p.m.

ATTEST:

John Howell
Chairperson

Teri Smith
Planning Staff

TOWN OF KEENESBURG DESIGN STANDARDS



a.

Definitions

Definitions.

The words and phrases used in these design standards shall have the meanings defined below unless otherwise specifically provided or unless clearly required by the context. Questions of definition or wording usage shall be interpreted by the Town Administrator based on the context of their usage and the intention of the section of the design standards in which they occur. ~~All definitions in this section are intended to clarify meanings of words or phrases in the design standards; any definition not included in this list shall rely on the definitions set forth in the Town of Keenesburg municipal code.~~

All words and phrases not defined below shall be construed and understood according to the common and approved usage of the language, ~~unless such term or phrase is defined in the Keenesburg Municipal Code, in which case the Code definition shall apply. Where the below definitions conflict with the definitions of the Keenesburg Municipal Code, the definition set forth in the Keenesburg Municipal Code shall apply.~~ Technical words and/or phrases ~~not defined below or in the Keenesburg Municipal Code as may have acquired a peculiar and appropriate meaning in the law shall be construed and understood according to such peculiar and appropriate meaning. In addition to these said definitions, all definitions in the Town of Keenesburg in the Town of Keenesburg municipal code apply. If an applicable definition is not in the below standards then the most applicable definition from the Town of Keenesburg shall apply.~~

~~**Access drive** means a street or right of way providing ingress and egress to properties adjacent to a regional thoroughfare, arterial street, collector street, or local street.~~

~~**Accessory Buildings and uses** means a detached subordinate building, the use of which is incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use. Accessory buildings and uses that are naturally and normally incidental to a use by right and comply with all the following conditions:~~

- ~~a. Is clearly subordinate, incidental and customary to and commonly associated with the operation of the use by right~~
- ~~b. Is operated and maintained under the same ownership as the use by right on the same zone lot~~
- ~~c. Includes only those structure or structural features consistent with the use by right~~

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d. Does not exceed maximum lot coverage. Lot coverage is the area of all structures and impervious surfaces on the lot, including the main building and all accessory buildings.

e. May include home occupations, as defined in this Chapter and/or by residential zone districts

f. In all residential zones, an accessory structure shall be constructed of materials that are compatible with the use by right structure and shall not be constructed from corrugated sheet metal, canvas or similar nondurable materials. Accessory buildings shall use exterior colors that are used on the primary structure.

g. All permitted accessory buildings must be located at a distance from the front lot line which is greater than the front setback for the principal building

h. Accessory buildings and uses must meet setback and other design standard requirements in each zone district. Construction of accessory uses may or may not require a building permit. If a permit is required, a plot plan showing the location of the accessory use on the zone lot will be required.

Accessory building or structure means a detached subordinate building the use of which is incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use. Including a detached subordinate and smaller building which is:

- 1. Associated to the principal use on the lot;
- 1. Subordinate and/or incidental to the principal building or use of the lot;
- 1. Located on the same lot as the principal building;
- 1. Not detrimental or an alteration of the character of the area in which the building is located; and
- 1. Necessary for the operation or primary functions of the principal structure.
- 1. An accessory building or structure shall include, but not be limited to, storage sheds and detached garages in residential and non-residential zoning districts. Microwave dishes, antennas, weather stations and similar devices which have a surface area of six square feet or larger shall also be considered accessory structures and shall comply with requirements for accessory buildings and structures, including height and setback requirements, of the Town of Keenesburg Municipal Code.

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Affordable housing development or project means a development or project in which:

1. At least ten percent of said dwelling units or spaces (the "affordable housing

units”) are to be available for rent or purchase on the terms defined by the United States Department of Housing and Urban Development.

2. The units will be required by binding legal instrument acceptable to the Town and duly recorded with that County’s Clerk and Recorder, to be occupied by and affordable to low-income households for at least twenty years.
3. Affordable housing unit for rent means a dwelling unit which is available for rent on terms that would be affordable to households earning eighty percent or less of the median income of that County’s residents, as adjusted for family size, and paying less than thirty percent of their gross income for housing, including rent and utilities.
4. The unit must be occupied by and be affordable to such low-income household(s) for a period of at least twenty years.

Affordable housing unit for sale means a dwelling unit which is available for purchase on terms that would be affordable to households earning eighty percent or less of the median income of Weld County residents, as adjusted for family size and paying less than thirty-eight percent of their gross income for housing, including principal, interest, taxes, insurance, utilities and homeowners’ association fees. The unit must be occupied by and affordable to such low-income household(s) for a period of no less than twenty years.

Agricultural activity means farming, including plowing, tillage, cropping, seeding, cultivating or harvesting for the production of food and fiber products; horticulture, the grazing or raising of livestock (except in feedlots); aquaculture; sod production; orchards; Christmas tree plantations; nurseries; and the cultivation of products as part of a recognized commercial enterprise.

1. Agricultural activity shall not include the cultivation of marijuana.

Agricultural land means land that is being used primarily for agricultural activities.

Alley means a public ~~right-of-way~~ or private minor or secondary way which is used primarily for vehicular service access to the back or side of properties that otherwise abut a street ~~within a block upon which the rear of building lots generally abuts. Its use is for secondary access to the lot and/or service purposes. An alley shall not be considered to be a street.~~

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Alteration means any change, addition or modification in construction, appearance, occupancy or use.

Appeal means a request by an applicant to the Board of Adjustment or Town Board for a review of an administrative interpretation of any provision of this Chapter or a request for a variance.

Applicant means any individual, partnership, corporation, association, company or public body, including the federal government, or any political subdivision, agency, corporation or instrumentality of the State applying for a development permit pursuant to section 16-2-40 of the Town of Keenesburg municipal code, the owner of land; the owner's authorized representative, or the optionee of the land, mineral owners and lessees; or the Developer applying for an approval by the Town of Keenesburg.

Appurtenances mean the visible, functional, or ornamental objects accessory to and part of a building.

Awning means a fixed or movable shelter supported entirely from the exterior wall of a building that can be retracted, folded or collapsed against the face of the supporting building, roof-like cover of canvas or other material extending in front, side or back of a doorway or window, or over a deck, to provide protection from the sun or rain.

Awning sign means a sign which is painted, stitched, sewn or stained onto the exterior of an awning.

Berm or Berms means an earthen barrier of compacted soils preventing the passage of liquid materials or providing screening from adjacent uses.

Bike lane: Shared portion of the roadway that provide separation between motor vehicles and bicyclists, such as paved shoulders.

Commented [NC6]: Conflicts with code, and I don't believe these design standards themselves give rise to any rights of appeals. Recommend deleting.

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Commented [NC9]: Duplicative definition (see Bike Lane, 4 definitions below). Need to delete one.

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Bikeway (on-street): ~~These are paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic~~

Commented [NC10]: Design standards use the term "bikeway" without any distinction between those on and off street. Is there a reason for the distinction? And, are the design standards intended to address on-street bikeways?

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Bed and Breakfast means ~~a residential building in which rooms are rented on a daily basis to short-term guests. The building typically is similar in character to the surrounding neighborhood and meets all the requirements of the zoning district in which the facility is to be located. an establishment operated in a private residence or portion thereof, which provides temporary accommodations to overnight guests for a fee and which is occupied by the operator of such establishment.~~

Bikeway means a path designed for use by bicyclists, which may be used by pedestrians.

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Bike lane means a dedicated lane of a street intended for use by bicycles.

Commented [NC12]: See definition of bike lane and attached comment, above

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Blank wall means an exterior building wall with no openings and a single material and uniform texture on a single wall plane.

Block means ~~a group of lots existing within well-defined and fixed boundaries within a subdivision and usually being an area surrounded by street or other feature such as parks, rights-of-way or municipal boundary lines. a unit of land, or a group of lots, bounded by streets or by a combination of streets and public lands, or other rights-of-way other than an alley, waterways or any barrier to the continuity of development, or land which is designated as a block on any recorded subdivision tract.~~

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Board means the governing body of the Town of Keenesburg,; also known as the Town of Keenesburg Board of Trustees.

Boarding and Rooming house means a building or portion thereof which is used to provide lodging and may include meals for five (5) or more boarders for compensation, not including members of the occupant's immediate family who might be occupying such building. The word *compensation* can mean money,

services or other things of value, of which is used to accommodate, four or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building.

Bollard(s) means a pole used to protect a building from impact or to close a road or path to vehicles above a certain width.

Buffer Zone means a strip of land established to separate and protect one (1) type of land use from another, to screen from objectionable noise, odor, smoke or visual impact, or to provide for future public improvements or additional open space.

Building means a structure designed, built or occupied as a shelter or roofed enclosure for persons, animals or property, and where separated by a fire wall, each such separated portion of such structure shall be deemed a separate building. any permanent or temporary structure built for the shelter or enclosure of persons, animals, chattels or property of any kind, which is governed by the following characteristics:

2. Is permanently affixed to the land,

Has one or more floors and/or four or more exterior walls and a roof.

3.-

Building code(s) means the set of ~~regulatory~~ Town adopted standards that must be followed in the construction and remodeling of buildings and structures.

Building frontage or Building Face means the horizontal, linear dimension of that side of a building, which abuts a street, a parking area, a mall, or other circulation area open to the public and has either a main window display or a public entrance to the building.

Building Façade is the front exterior or main entrance of a building

Building height means the vertical distance from the average building grade to the uppermost point of the roof structure, is measured from the average of finished

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grade at the center of all walls of the building to the top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof, to the top of the parapet or deck level (whichever is higher) of a mansard roof, or the average distance between the highest ridge and its eave of a gable, hip, or gambrel roof.

Commented [NC16]: I'm wondering if we should add a definition of "Building Plane," unless such term is commonly understood.

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Bulb means the source of electric light - to be distinguished from the whole assembly (See Luminaire).

BUG The acronym, "BUG" (Backlight, Uplight, and Glare) was developed by the Illuminating Engineering Society (IES) and the International Dark Sky Association in order to calculate the light escaping in unwanted directions from an outdoor light fixture...Forward light (Glare), Backlight, and Up-light.

Business means any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease or exchange of goods and/or the provision of services.

~~**Business Services** means a business that is primarily engaged in rendering support services to other businesses, such as advertising and mailing, commercial photography, janitorial services, and temporary labor services. Uses that are included within the phrases "office, general," "light industry," or "retail sales and services" (e.g., attorneys, accountants, contractors, or office supply shops), are not included within the phrase "business services"~~

~~**Capacity** means the maximum demand that can be accommodated by a community facility without exceeding the adopted level of service.~~

Code or Town Code means the Town of Keenesburg Municipal Code.

~~**Commercial Vehicle** means: Any motor vehicle, trailer, or semi-trailer that:~~

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Commercial Vehicle means any motor vehicle, trailer, or semi-trailer that:

- a. Is designed or used to carry freight, other vehicles, equipment, passengers for a fee, or merchandise in the furtherance of any business enterprise; and
- b. Has a gross weight of more than 10,000 pounds;

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c. Any step van or truck that is designed for commercial moving or parcel delivery services;

d. Any truck that is used for mobile retail sales (e.g., ice cream, lunches);

e. Any vehicle with more than four wheels that is used for business purposes;

f. Any trailer that is used to haul machinery, supplies, or equipment for business purposes (horse trailers, boat trailers, motorcycle trailers, RV trailers, and car trailers put to personal use are not included in the definition);

g. Any trailer that is used for commercial hauling (e.g., waste, junk, or lawn clippings), or commercial moving services;

1. ~~Is designed or used to carry freight, other vehicles, equipment, passengers for a fee, or merchandise in the furtherance of any business enterprise; and~~

2. ~~Has a gross weight of more than 10,000 pounds;~~

2. ~~Any step van or truck that is designed for commercial moving or parcel delivery services;~~

2. ~~Any truck that is used for mobile retail sales (e.g., ice cream, lunches);~~

2. ~~Any vehicle with more than four wheels that is used for business purposes;~~

2. ~~Any trailer that is used to haul machinery, supplies, or equipment for business purposes (horse trailers, boat trailers, motorcycle trailers, RV trailers, and car trailers put to personal use are not included in the definition);~~

2. ~~Any trailer that is used for commercial hauling (e.g., waste, junk, or lawn clippings), or commercial moving services;~~

2. ~~Any vehicle which has permanently mounted outside brackets or holders for ladders, tools, pipes, or other similar equipment, unless such vehicle is used for on-call emergency services contracted by the town Town or other governmental entity;~~

Community Facilities means capital improvements provided by the Town of Keenesburg or another governmental entity including, but not limited to facilities for providing:

1. water service, wastewater service, fire protection, emergency rescue services, public schools, parks, stormwater management, power, and transportation, that are required by this title to be adequate and available as a condition of development approval.

Compact Vehicle Car means any vehicle that does not exceed 15 feet in length (measured from bumper to bumper) and five feet, nine inches in width

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Commented [NC17]: Different than the definition used in the parking and drive aisle standards.

Need to reconcile (either a change to this definition or the definition in the parking and drive aisle standards).

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Childcare, Home means: Child care uses within dwelling units (hereinafter "home child care uses") that are listed in this subsection. Such uses require a major home occupation permit. Specialized group homes, as defined below;

- o. Family child care homes and including;
- o. Three (3) under two (2) family child care homes;
- o. Family child care homes with infant/toddler licenses;
- o. Experienced child care provider; and
- o. Large child care homes

Exceptions. The following child care uses are allowed without a permit in all dwelling units, provided that all licenses (if any) that are required by state law (see 12 CCR 2509-8) are obtained prior to establishment of the use, and thereafter maintained:

- o. Specialized group homes that are licensed to provide care for three or more children pursuant to C.R.S. § 26-6-102(10), but that are providing care for three or fewer children who are determined to have a developmental disability by a community centered board or who are diagnosed with a serious emotional disturbance.
- o. Exempt family child care home providers, as defined in C.R.S. § 26-6-102(12);
- o. Foster care homes, as defined in C.R.S. § 26-6-102(14); and
- o. Licensed host family homes, as defined in § 7.701.21., 12 CCR 2509-8.

Standards. In addition to any state regulatory requirements, the following standards apply to the home child care uses that are subject to this Section:

- o. The operator of the home child care use shall reside on the subject property.
- o. The home child care use shall not generate, in excess of levels customarily found in residential neighborhoods, any noise that is noticeable at or beyond the property line of the premises upon which the home child care use is located.
- o. No additional off-street parking shall be created on the subject property for the home child care use.

~~1. Commercial vehicles shall not be parked or stored on the subject property.~~

~~1. Home child care uses that serve more than five children who are not related to the operator shall be spaced from each other so that there are not more than two such facilities fronting on the same street segment, or within 500 feet along the street in both directions, whichever distance is shorter.~~

Development means any of the following:

1. Use of Land. The use of any building, structure, land, or water. This includes new uses or accessory uses, expansions of existing uses or accessory uses, and material changes to the operational characteristics of existing uses or accessory uses.
2. Construction, Demolition, or Changes to Buildings or Structures. The demolition, construction, or modification of buildings or structures, except interior changes that do not:
3. Increase floor area,
4. Increase residential density; or
5. Require a traffic study pursuant to the Town of Keenesburg code
6. Clearing, Grading, Re-Grading, Cutting, Filling of Land, and Other Disturbance or Alteration. Land clearing in anticipation of construction of infrastructure, structures, or buildings for non-agricultural purposes and reconstruction or regrading of a previously approved site improvement, and any other disturbance of land, soil, vegetation, floodplains, or waterways, but not including agriculture, irrigation ditch or reservoir improvements or maintenance, gardening, or routine maintenance of landscape areas.
7. Division, Subdivision, or Plat. Any division, subdivision, or platting of land for construction of infrastructure, structures, or buildings, for sale, or for lease, whether by metes and bounds, platting, or other technique.

Diameter at Breast Height (DBH) means the tree diameter measured 4.5 feet above ground

Dumpster means a large metal commercial trash disposal container designed for commercial type waste.

Easement means any platted or designated easement dedicated to the ~~town~~ Town

Commented [NC18]: This isn't really a definition, but rather a use restriction. Therefore, it's more appropriate for the Municipal Code. We'll ensure it's addressed in the ordinance to amend the Code (which will also adopt these design standards).

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by plat or otherwise, whether or not it has been used as such, which the public, the ~~town~~Town and / or the public utilities are entitled to use without interference for a specified purpose. Where an easement is granted to the public for a specified purpose, the grant of said easement shall vest in the ~~town~~Town and / or the public utilities rights including but not limited to, the right to conduct certain operations and to perform all necessary maintenance thereon; and "without interference" shall mean that persons are prohibited from constructing fences or structures of any kind, or installing landscaping or anything else that interferes with the ~~town~~Town's ability to access, operate, install, and maintain any ~~town~~Town facility within said easement. Easements for specified purposes include, but are not limited to access easements, drainage easements, landscape easements, postal easements, and utility easements.

General Office means buildings from which professional, administrative, financial, clerical, brokering, real estate, and limited technical services are provided. The phrase includes, but is not limited to, the following types of businesses:

1. Accounting, auditing and bookkeeping;
2. Advertising and graphic design (but not mailing services, which are classified as "business services");
3. Architectural, engineering, and surveying services;
4. Attorneys and court reporters;
5. Banks, savings and loans, credit agencies, and investment companies;
6. Brokering of motor vehicles, commodities, and other items where the thing brokered is not stored on-site for any length of time;
7. Business incubators (unless the businesses being incubated are classified as another type of use, such as light industry);
8. Computer programming and data recovery services;
9. Corporate headquarters;
10. Data processing and word processing services;
11. Detective agencies;
12. Government offices;
13. Insurance;
14. Interior design;
15. Real estate sales and off-site rental offices;
16. Research and development (not including on-site manufacturing or

fabrication, and not including marijuana uses);

17. Retail catalog, internet, and telephone order processing, but not warehousing; and

18. Virtual office services.

Glare: Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.

Environmentally Sensitive Area means an area with one or more of the following characteristics:

1. Slopes in excess of 20 percent;
2. Floodplain or Floodway;
3. Soils classified as having a high-water table;
4. Soils classified as highly erodible, subject to erosion, or highly acidic;
5. Land incapable of meeting percolation requirements;
6. Land formerly used for landfill operations or hazardous industrial use;
7. Fault areas;
8. Stream corridors;
9. Estuaries;
10. Mature stands of native vegetation;
11. Aquifer recharge and discharge areas;
12. Significant or critical habitat for wildlife; or
13. Any other area possessing environmental characteristics similar to those listed above
14. Environmentally sensitive area as determined by the Army Corps of Engineers, Weld County or U.S. Government

Farm or Ranch means apiaries, crop production, silviculture, raising livestock, raising and milking dairy cows or goats, horticulture, floriculture, aquaculture, or viticulture; which may include facilities for the sale of honey, produce, flowers, or dairy products produced or grown on-site. The phrase "farm or ranch" includes composting and produce stands as accessory uses. The phrase "farm or ranch" does not include the phrases "intensive agriculture" or "community garden."

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Farmers Market means an occasional or periodic open air market where items such as fresh produce, seasonal fruits, and fresh flowers are offered for sale directly to the consumer. A farmers market may also include accessory sales of value-added food products such as jams, jellies, pickles, sauces, or baked goods, arts and craft items, and prepared food and beverages. The phrase “farmers market” does not include the sale of second-hand goods or commercially produced or packaged goods.

Foot-candle: The unit of measure expressing the quantity of light received on a surface. One foot-candle is the illuminance produced by a candle on a surface one square foot from a distance of one foot.

Fully shielded luminaire: A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part

Fueling, Charging or Service Station means a building, land area, or other premises used for the retail dispensing or sales of vehicular fuels; Level 3 DC fast charging of electric vehicles; towing of automobiles and light trucks (but not storage of inoperable automobiles or light trucks); or the sale and installation of lubricants, tires, batteries, brakes, mufflers, and similar vehicle repairs and accessory installations.

~~1. The phrase “service station” does not include collision centers or facilities that provide transmission repair, engine overhauls, or repair of commercial vehicles. A fueling, charging or service station may include a retail store that sells goods and services, but primarily ready-to-eat food products (not intended for on-premises consumption), groceries, or sundries.~~

Grading means any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades. The term “grading” does not include agricultural operations, routine maintenance (*e.g.*, clean-out) of stormwater systems, or maintenance (either routine or periodic major maintenance) of irrigation ditches or reservoirs.

Ground Cover means landscaping that remains near the surface of the ground.

Ground cover does not include the foliage crown of trees, weeds, or non-living materials.

Heavy Motor Vehicle Sales or Rental means the sale or rental of commercial vehicles, recreational vehicles, boats, manufactured homes, or construction vehicles at the location where inventory is stored. The phrase "heavy motor vehicle sales or rental" includes outdoor storage of such vehicles for brokers. Not included in the definition are:

1. Brokering of commercial or construction vehicles that are stored off-site and delivered directly to customers (a general office use)

Passenger Motor Vehicle Sales means the sale or rental of passenger type vehicles in a commercial type lot. Passenger type vehicles are not to be used for commercial usage including construction and/or shipment of commercial goods. Passenger motor vehicle sales applies to car dealers and / or places of business orientated towards the sale of passenger type vehicles. The phrase "passenger motor vehicle sales" includes outdoor storage of such vehicles for brokers and/or car dealers. Not included in the definition:

1. Brokering of passenger type vehicles that are stored off-site and delivered directly to customers

Indoor storage of motorcycles, scooters, snowmobiles, and ATVs for brokers who are located off-site means an indoor storage facility for the later commercial sales of motorcycles, scooters, snowmobiles, and ATVs by the broker who is located offsite. This definition applies to the indoor storage of motorcycles, scooters, snowmobiles and ATVs for the offsite sale of motorcycles, scooters, snowmobiles and ATVs between the broker and buyer.

Hospital means an institution that is licensed, certified, or approved as a "hospital" by the Colorado Department of Public Health and Environment, where sick or injured persons are given medical care and, in the course of same, are housed overnight, fed, and provided nursing and related services. The term "hospital" also includes related facilities such as laboratories, out-patient facilities, training facilities, central service facilities, and staff offices.

Indoor Amusement, Recreation or Entertainment means uses that provide amusement and recreational activities indoors (except sexually-oriented

businesses, and bars, taverns, or nightclubs), including, but not limited to:

1. Bowling alleys;
2. Escape rooms;
3. Game arcades (*e.g.*, video games, skee ball, and comparable amusement machines);
4. Indoor playgrounds (may include conventional playground equipment, inflatables, trampolines, rock climbing walls, zip lines, and comparable equipment);
5. Indoor skating rinks (ice or roller);
6. Laser tag;
7. Local area network ("LAN") gaming centers;
8. Pool / billiard rooms;
9. Shooting arcades (but not indoor firing or gun ranges);
10. Indoor archery ranges; and
11. Recreation Centers
12. Indoor Firing or Gun Range means the use of a building for the discharging of firearms for the purposes of target practice. Excluded from this use type are amusements that simulate shooting but do not involve potentially lethal projectiles (*e.g.*, laser tag, foam darts, etc.) which are classified as "indoor amusement, recreation, or entertainment."

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Irrigation Canals and Ditches means man-made waterways that are used for the conveyance of water rights, generally for irrigation purposes, and their associated rights-of-way.

Jurisdictional ("USACE") or Non-Jurisdictional Wetlands means areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophyte vegetation.

Landscape means to cover, adorn, or improve property with living plants (such as trees, shrubs, vines, grass or flowers), loose natural materials (such as rock,

wood chips, or shavings), decorative man-made materials (such as patterned paving materials, fences, walls, fountains, or pools), or land contouring. "Landscape" does not include improving property with artificial trees, shrubs, turf, or other artificial plants.

Level of Service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a community facility based upon and related to the operational characteristics of the community facility or the capacity per unit of demand for the community facility.

~~**Live-Work Unit** means building or portion of a building that combines a dwelling unit with an integrated workspace that is principally used by one or more of the residents of the dwelling unit.~~

Lodging, (Commercial, Business or Tourist) means a building or group of buildings in which six or more guest rooms are used to provide accommodations for transient guests for compensation. The use may also include services such as small-scale meeting rooms, business centers (personal computers, fax machines, and printers for guest use), food service for guests, and recreational facilities such as swimming pools and fitness centers.

Mature Stands of Vegetation means established stands of native trees, shrubs, and other vegetation at a mature stage of development, in a continuous corridor along a drainage, in clusters grouped together, or scattered (as in a floodplain or hogback setting).

Medical Office (professional) means office space used for the examination or treatment of patients on an outpatient basis (with no overnight stays by patients), generally by appointment, by such professionals as:

1. Chiropractors, licensed massage therapists, and acupuncturists;
2. Dentists;
3. Medical doctors (physicians, pediatricians, obstetricians, gynecologists, radiologists, geriatricians, general and specialist surgeons, podiatrists, ophthalmologists, anesthesiologists, etc.);
4. Midwives;

5. Nutritionists and homeopaths;
6. Optometrists;
7. Occupational therapists, physical therapists, or speech therapists;
8. Psychiatrists, clinical psychologists, clinical social workers, and marriage and family therapists;
9. Physiatrists, physiotherapists, orthotics, prosthetics, recreational therapists, audiologists, respiratory therapists, rehabilitation counselors, prosthetic technicians, and personal care assistants; and
10. Other comparable health care professionals.

The phrase "Medical Office" includes medical laboratories to the extent necessary to carry out diagnostic services for the medical office's patients.

Motorcycle, Scooter, or ATV or Rental means the sale or rental of motorcycles, scooters, snowmobiles, or ATVs at the location where inventory is stored. The phrase "motorcycle, scooter, or ATV sales or rental" includes outdoor storage of motorcycles, scooters, snowmobiles, or ATVs for off-site brokers. The phrase does not include:

1. Brokering of motorcycles, scooters, snowmobiles, or ATVs that are stored off-site and delivered directly to customers (a general office use); or
2. Indoor storage of motorcycles, scooters, snowmobiles, and ATVs for brokers who are located off-site (a light industrial or heavy logistics use, depending upon the volume of sales).

Motor Vehicle Service and Maintenance means:

1. Repairs to passenger vehicles, such as body repair, paint, upholstery, engine replacement or reconditioning, air conditioning replacement, tire recapping, and custom body work, but not including installation of audio, video, and navigation systems and services that may be provided at fueling, charging, or service stations (unless such services are provided in addition to services that are categorized as heavy motor vehicle service); and
2. Any type of repairs to commercial vehicles, recreational vehicles, boats, or construction vehicles

Nonconforming Lighting means lighting that it either temporarily or permanently

installed and does not meet the requirements set forth in the Lighting Design Standards, such lighting may be installed with approval by the Town with a detailed description of the lighting, use of the lighting, intensity of the lighting and length of the time such lighting will be used.

Nursery or Greenhouse Wholesale means the use of land, buildings, or structures for the propagation and cultivation of trees, shrubs, ornamental plants, flowers, herbs, fruiting plants, and vegetable plants for sale to landscaping contractors or retailers, or for use by a specific entity for its own landscaping purposes. The phrase "nursery or greenhouse, wholesale" may include, as an accessory use:

1. The provision of landscaping services in addition to the propagation and cultivation activities; or
- 1.—The sale and delivery of garden tools and equipment, planting pots, mulch, rock, soil, sand, pavers, garden ornaments, and related products to landscaping contractors.

2.—

General Office means buildings from which professional, administrative, financial, clerical, brokering, real estate, and limited technical services are provided. The phrase includes, but is not limited to, the following types of businesses:

- 0.—Accounting, auditing and bookkeeping;
- 0.—Advertising and graphic design (but not mailing services, which are classified as "business services");
- 0.—Architectural, engineering, and surveying services;
- 1.—Attorneys and court reporters;
- 1.—Banks, savings and loans, credit agencies, and investment companies;
- 1.—Brokering of motor vehicles, commodities, and other items where the thing brokered is not stored on-site for any length of time;
- 1.—Business incubators (unless the businesses being incubated are classified as another type of use, such as light industry);
- 1.—Computer programming and data recovery services;
- 1.—Corporate headquarters;
- 1.—Data processing and word processing services;
- 1.—Detective agencies;
- 1.—Government offices;
- 1.—Insurance;

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- 2.—Interior design;
- 2.—Real estate sales and off-site rental offices;
- 2.—Research and development (not including on-site manufacturing or fabrication, and not including marijuana uses);
- 2.—Retail catalog, internet, and telephone order processing, but not warehousing; and
- 2.—Virtual office services.

Medical Office (professional) means office space used for the examination or treatment of patients on an outpatient basis (with no overnight stays by patients), generally by appointment, by such professionals as:

- 0.—Chiropractors, licensed massage therapists, and acupuncturists;
- 0.—Dentists;
- 0.—Medical doctors (physicians, pediatricians, obstetricians, gynecologists, radiologists, geriatricians, general and specialist surgeons, podiatrists, ophthalmologists, anesthesiologists, etc.);
- 0.—Midwives;
- 0.—Nutritionists and homeopaths;
- 0.—Optometrists;
- 0.—Occupational therapists, physical therapists, or speech therapists;
- 0.—Psychiatrists, clinical psychologists, clinical social workers, and marriage and family therapists;
- 1.—Physiatrists, physiotherapists, orthotics, prosthetics, recreational therapists, audiologists, respiratory therapists, rehabilitation counselors, prosthetic technicians, and personal care assistants; and
- 1.—Other comparable health care professionals.

The phrase "Medical Office" includes medical laboratories to the extent necessary to carry out diagnostic services for the medical office's patients.

Tree Habit means general mature growth, form, general shape and branching structure of the tree

Outdoor Assembly Area means an improved facility, not within a building, that is designed to accommodate and provide a place for natural persons to congregate,

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and is capable of being reasonably occupied by 50 or more natural persons at any one time. The phrase "outdoor assembly area" does not include the front, side, or rear yards of residential lots.

Outdoor Commercial Recreation or Amusement means an outdoor entertainment facility that includes such facilities as batting cages, mini-golf, bumper cars, bumper boats, go-cart racing, water slides, or the use of land as for mock war games that involve paintball equipment or similar equipment that generally involves the use of safety gear such as goggles or vests. Outdoor commercial amusement may also include indoor or outdoor areas with games, food service, and incidental retail uses (e.g., souvenir shops) that are subordinate to the principal outdoor amusement uses. The phrase "outdoor commercial amusement" includes outdoor archery range but does not include "outdoor firing or gun range."

Outdoor Storage means storage of materials, merchandise, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, or chattels of any nature that outside of a building, regardless of how long such materials are kept on the premises. The phrase "outdoor storage" does not include:

1. Outdoor displays of items for sale to the general public, such as new and used cars, recreational vehicles, boats, or landscape and building materials, where such sales are permitted in the zone in which the subject property is located; or.
2. The storage of wrecked or inoperable vehicles (see "salvage yard"); or
3. Parking of operable passenger motor vehicles.

Parks (Active) means uses that provide active recreation opportunities outdoors for the public (open to the community) or residents of a subdivision or development, which are generally not commercial in nature. The phrase "parks (active)" includes areas for active recreational activities including, but not limited to:

1. Sports fields, tennis courts, and outdoor racquetball or squash courts;
2. Outdoor swimming pools and splash parks; and
3. Other active recreation-oriented parks, including pickleball.

Parks (Passive) means uses that provide passive recreation opportunities outdoors for the public (open to the community) or residents of a subdivision or

development, which are generally not commercial in nature. The phrase “parks (passive)” includes areas for passive recreational activities including, but not limited to:

1. Jogging, cycling, tot-lots, fitness trails, playgrounds;
2. Arboretums, wildlife sanctuaries, forests, and other natural areas which may be used for walking or hiking; or
3. Other passive recreation-oriented parks, including picnic areas.

Park Trail: These are multipurpose trails located within greenways, parks or natural resource areas. The focus is on recreational value and harmony with the natural environment.

1. **Connector Trail** : These are multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. The focus is as much on transportation as it is on recreation
2. **Equestrian trail** : Trails developed for horseback riding which are usually a loop trail located in larger parks and natural areas. Sometimes developed as multipurpose with hiking and all-terrain biking where conflicts can be controlled.

Passenger Motor Vehicle Sales or Rental means the sale or rental of passenger vehicles at the location where inventory is stored. The phrase "passenger motor vehicle sales or rental" includes outdoor storage of passenger vehicles for brokers. Not included in the definition are:

1. Brokering of passenger vehicles which are stored off-site and delivered directly to customers (a general office use);
2. Indoor storage of passenger vehicles for brokers who are located off-site (a light industrial or heavy logistics use, depending upon the volume of sales);
3. Passenger motor vehicle rental locations that have not more than five rental vehicles stored on-site at any one time (a retail sales and services use).
4. Pawnbroker means a business that is regulated by C.R.S. § 12-56-101, et seq., that:
 - a. Regularly contracts to advance money to customers on the delivery of tangible personal property by the customer on the condition that the customer, for a fixed price and within a fixed period of time, has the option to cancel the contract; or
 - b. Purchases tangible personal property that has not previously been

sold at retail in the course of its business of reselling tangible personal property.

~~**Public Access Easement** means any platted or designated strip of land that is dedicated to the public by plat or otherwise for purposes of vehicular, pedestrian, or bicycle access or travel over, including ingress and egress to, or from, another parcel of property, whether or not it has ever been used as such. All public access easements dedicated or granted do not relieve the property owner of maintenance responsibilities of the property unless otherwise approved by the town.~~

~~**Pedestrian Easement** means the designated property where the general public is entitled to travel on foot or by other non-motorized methods, including but not limited to, skis, bicycles, skateboards and roller blades, unless otherwise prohibited by official traffic control devices or ordinances.~~

~~**Place of Assembly** means a building in which people assemble for civic, educational, religious, or cultural purposes. This use includes facilities used for worship; meeting halls; event centers; fraternal organizations; and private clubs.~~

~~**Property** shall mean and include the owner's lot or tract of land, whether improved or vacant, plus the area to the center of any alley abutting the lot or tract of land, easements or record, and the sidewalk, curb, gutter, and parking areas of any street abutting such lot or tract of land.~~

~~**Public Access Easement** means any platted or designated strip of land that is dedicated to the public by plat or otherwise for purposes of vehicular, pedestrian, or bicycle access or travel over, including ingress and egress to, or from, another parcel of property, whether or not it has ever been used as such. All public access easements dedicated or granted do not relieve the property owner of maintenance responsibilities of the property unless otherwise approved by the Town.~~

~~**Public Street** means a public way for sidewalk, right of way, and utility installations, being the entire width from lot line to lot line, and including the suffixes "street," "avenue," "drive," "circle," "place," "court" or other similar designations.~~

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If so, are sidewalks and utility installations intended to be included within the definition of "public street"?

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Redevelopment means renovation, modification, or reconstruction of a subject property in which:

1. An existing conditions study has found four (4) or more factors of blight as determined by state statute
2. The Town Board of Keenesburg has found such blighted area in need of public and private reinvestment
3. The Town Board of Keenesburg has identified an area to be blighted and in need of reinvestment

Restaurant means any establishment in which the principal business is the sale of food and beverages to customers in a ready-to-consume state, and where the design or principal method of operation includes one or both of the following characteristics:

1. Customers are served their food and/or beverages by a restaurant employee at the same table or counter at which the items are consumed; or
2. Customers are served their food and/or beverages by means of a cafeteria-type operation where the food or beverages are consumed within the restaurant building.
3. A restaurant may include outdoor eating areas. Fermented malt beverages, and/or malt, special malt, or vinous and spirituous liquors may be produced on the premises as an accessory use pursuant to applicable alcohol beverage licenses.

Restaurant, Fast Food means an establishment engaged in the sale of pre-prepared or rapidly prepared food or beverages to customers in a ready-to-consume state, for consumption either within the restaurant building, outside but on the premises, or off the premises, and which may include a drive-in or drive-through facility. The design or principal method of operation involves two or more of the following characteristics:

1. The elimination, in whole or in part, of table service, thus requiring customers to place orders at the counter where the orders are filled;
2. Service of food in edible containers or in paper, plastic, foil or other disposable containers; or
3. Insufficient facilities for on premises consumption of the total volume of food sold by the establishment.

Retail Sales and Services means a use involving the sale, lease, or rental of consumer, home, and business goods to consumers. Such uses include but are not limited to department stores, furniture stores, clothing stores, second-hand stores, thrift shops, consignment stores, and establishments providing the following products or services: antiques, appliances, art, art supplies, beauty supplies, bicycles, books, building supplies, magazines and newspapers, craft supplies, copies, costumes, dry goods, electronics, fabric, framing, games, garden supplies, gifts, groceries, hardware, head shops, home improvement goods, household products, jewelry, lumber, music, musical instruments, office supplies, party supplies, pet supplies, pharmaceuticals, phones, photography equipment, produce, sporting goods, stationary, temporary signs, toys, and videos; and new automotive parts and accessories. The phrase also includes services such as charitable donation collection centers, coin laundries, installation of electronics (e.g., audio systems and navigation systems) into motor vehicles, passenger motor vehicle rentals provided that not more than five rental vehicles are stored on-site at any time, picture framing, real estate offices that are open for walk-in traffic; repairs of products sold by the establishment (e.g., a computer store may also repair computers), repairs of consumer electronics, tattoo parlors, and comparable services.

1. The phrase “Retail Sales and Services” does not include uses that are classified or defined more specifically in ~~this~~ the Keenesburg Municipal Code, including but not limited to Restaurants (all types); Sexually-Oriented Businesses; Retail Marijuana Uses; Pawnbrokers, Convenience Lending, and Liquor Store. Retail sales and services uses are generally conducted indoors.

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Right-of-Way means a strip of land dedicated to the public, the ~~town~~ Town and / or public utilities which have been constructed or will be constructed, for public transportation, drainage, or utility improvements including but not limited to street paving, curb and gutter, sidewalks, bicycle lanes, and buried or overhead utilities

School, Elementary or Middle means a school that provides general full-time educational curriculum for two or more grades from Kindergarten through eight.

School, High means a school that provides general full-time educational curriculum for grades nine through twelve.

School, Vocation or Trade means an educational facility that primarily teaches skills that directly prepare students for jobs in a trade or profession. Examples include, but are not limited to, art schools, business colleges, trade schools, beauty schools, and secretarial colleges

Sidewalk means that portion of a street between the curb line and the adjacent property line intended for the use of pedestrians.

- o. ~~**Interconnected network** . A sidewalk network that interconnects all dwelling units with other dwelling units, non-residential uses, and common open space shall be provided throughout each development. Sidewalks and/or walkways shall be separate and distinct from motor vehicle circulation routes. The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping and other street furniture where appropriate.~~

~~**Sidewalks required** mean In all zone districts, except for the AG: Agricultural or T: Transition districts, sidewalks are required along both sides of a street. In areas featuring a rural street cross section, trails may replace sidewalks.~~

~~**Sidewalk location** means sidewalks shall be located within the right-of-way unless otherwise authorized by the Town.~~

~~**Sidewalk installation** means sidewalks and related improvements shall be installed or constructed by the applicant, land owner or developer in accordance with plans and specifications approved by the Town and, after installation or construction; they shall be subject to inspection, approval and acceptance by the Town.~~

- o. ~~**Accessibility** . Sidewalks and walkways shall be accessible to disabled individuals as required by this Code and the Americans with Disabilities Act.~~

~~**Walkways** means walkways are sidewalks within a park setting or connections through any subdivision that allow easier access between areas. Within a park setting a walkway shall be at least six feet in width. When cutting through a subdivision a walkway shall be at least six feet in width and located within dedicated open space of not less than 20 feet in width and shall be flanked with appropriate landscaping. Walkways along buildings and within parking lots shall~~

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be raised and curbed where suitable. A direct pedestrian connection to building entries, public space and parking areas shall be provided from public sidewalks. Walkways shall be constructed of the same materials as sidewalks; except that walkways internal to asphalt surfaced parking lots may be of asphalt construction. Walkways crossing driveways in parking lots shall be clearly delineated by a change in pavement color, texture, or paint striping.

~~Street~~ includes all streets, highways, avenues, lanes, alleys, courts, places, squares, curbs, or other public ways in this town ~~Town~~ which have been or may hereafter be dedicated and open to public use, or such other public property so such other public property so designated in any law of this State.

~~Street~~ means a public thoroughfare forty (40) feet or more in width and not less than twenty-four (24) feet between curbs.

Street Frontage means a property line that abuts a public right-of-way that provides public access to or visibility to the premises.

~~Public Street~~ means a public way for sidewalk, right of way, and utility installations, being the entire width from lot line to lot line, and including the suffixes "street," "avenue," "drive," "circle," "place," "court" or other similar designations.

~~Structure~~ means anything constructed or made, the use of which requires permanent location on the ground, or attached to something having more or less permanent location on the ground. The word *structure* shall include the word *building* other than a building that is constructed, erected, or installed, the use of which requires more or less permanent location on the ground, and the form of which extends above or below ground, including, but not limited to fences, walls, gazebos, playground equipment, satellite dishes or antennae, telecommunications towers, swimming pools, and flag poles. Notwithstanding anything to the contrary in this definition, the word "structure" does not include grade changes (e.g., berms), streets, sidewalks, parking lots or spaces, hardscapes, play court surfaces, irrigation ditches, or reservoirs

Surface Parking means an area of land that is designated for the parking of

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passenger motor vehicles in parking spaces, the related parking aisles, the landscaped areas that are surrounded by parking spaces and parking aisles, and the landscaped areas at the corners of the paved areas insofar as their inclusion in the surface parking area gives it a regular shape. Surface parking uses may include level 3 DC fast-charging stations as an accessory use. The phrase “surface parking” does not include driveways on individual residential lots, nor does it include individual garages or carports. Surface parking that is a principal use of property is not related to a specific land use on the same parcel

~~Town Engineer~~ means the Town Engineer within the Public Works Department, or his or her designee.

Town means the Town of Keenesburg, Colorado.

Town Administrator means the Town duly appointed Town Administrator or his or her designee.

Town Engineer means the Town Engineer within the Public Works Department, or his or her designee.

~~Town of Keenesburg or Town~~ means to the Town Board or Town Administration

Tree Habit means general mature growth, form, general shape and branching structure of the tree.

Tree Lawn means a vegetated strip of planted land between the sidewalk and curb.

University or College means an educational institution that is authorized by the State of Colorado or other nationally recognized accrediting entity to award associates' or higher degrees.

Unightly Area(s) means any one or more of the following:

1. Outside areas where machinery or vehicles are repaired, stored and/or serviced (but not including surface parking lots);
2. Outside trash receptacles;

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3. Loading docks;
4. Outside storage areas; and
5. Utility cabinets or boxes.

Veterinarian (Large Animal) means an animal hospital or clinic that provides medical care services for large animals, livestock, or wild animals, including but not limited to: horses, cows, bison, elk, deer, llamas, alpacas, sheep, goats, chickens, turkeys, ducks, and pigs.

Veterinarian (Small Animal) means a use in which medical care is provided for household pets. The phrase "veterinarian (small animal)" does not include medical care for wild animals or livestock.

~~Walkways means walkways are sidewalks within a park setting or connections through any subdivision that allow easier access between areas. Within a park setting a walkway shall be at least six feet in width. When cutting through a subdivision a walkway shall be at least six feet in width and located within dedicated open space of not less than 20 feet in width and shall be flanked with appropriate landscaping. Walkways along buildings and within parking lots shall be raised and curbed where suitable. A direct pedestrian connection to building entries, public space and parking areas shall be provided from public sidewalks. Walkways shall be constructed of the same materials as sidewalks; except that walkways internal to asphalt surfaced parking lots may be of asphalt construction. Walkways crossing driveways in parking lots shall be clearly delineated by a change in pavement color, texture, or paint striping.~~

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Wetland means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wildlife Habitat Areas and/or Corridors means areas and corridors containing natural vegetation and providing food, nesting, resting, and cover habitat for wildlife. Wildlife habitat areas and corridors are often associated with major drainages, such as the Big Thompson River and other tributaries throughout

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Keenesburg and their related uplands. Important habitat also includes lakes, ponds, some reservoirs, and other water bodies; foothills, hogbacks, ridgelines, bluffs, and other unique topographic or geologic features; mature stands of vegetation; sites identified by the Colorado Natural Heritage Program as having high biodiversity significance (rare and imperiled plants and animals, and significant natural communities) and mapped as “Potential Conservation Areas” (PCAs); and areas identified by Colorado Parks and Wildlife as important wildlife habitat.

Lighting in Parking Lots

1. **Lighting Standards:**

- a. Light fixtures provided for any off-street parking area adjacent to a residential use or residentially zoned lot shall shield the source of light from sight and spillover of direct light onto the residential use, while still providing security to motorist, pedestrians and bicyclists. All commercial lighting shall be shown to reduce glare, light trespass and skyglow.
- b. All lights utilized for signage purposes shall meet the sign standards set forth in the Town of Keenesburg Municipal Code ("Town Code").
- c. All lights shall comply with all applicable sections of the Town Code, including but not limited to: Sec. 7-1-115, General Property Standards; Sec. 5-2-210, Installation and Maintenance of United Power Facilities; Sec. 16-4-40, Design and Construction.
- d. Streets, driveways, parking lots, walks and service areas shall be adequately illuminated as evenly as possible and shall have a maximum BUG rating of B2-U0-G1 according to the guidelines set forth by the Illuminating Engineering Society (IES) TM15-11. Examples of these luminaires can be found in Diagrams 30-1. Site lighting shall be demonstrated in a photometric or site lighting plan submitted and approved by the Town.
- e. Light Spillover. Luminaries shall be shielded, shaded, or directed to prevent light spillover from being cast on to adjacent property.
 - i. Residential: All outdoor lighting systems shall be designed and operated so that the area ten feet beyond the property line of the premises receives no more than one-quarter of a foot-candle of light from the premises lighting system.
 - ii. Commercial: All outdoor lighting systems shall be designed and operated so that the area ten feet beyond the property line of the premises receives no more than one foot-candle in commercially zoned areas, and one quarter of a foot-candle for properties adjoining residential districts.
 - iii. Towers: All radio, communication, and navigation towers that require lights shall have dual lighting capabilities. For daytime, the white strobe light shall be used, and for nighttime, only the red lights shall be used.
- f. All exterior lighting fixtures shall be placed or directed so as to minimize interfere with the operation of vehicles and general flow of traffic on adjacent roadways.

Commented [NC1]: Seems that this section covers more than the heading indicates. Perhaps this should just be called "Lighting Standards"

Commented [NC2]: Moved below to new subsection (a)

- g. All exterior lights utilized in a manner to advertise, draw attention, or display shall be subject to the sign standards set forth in the Town Code
- i. Unless otherwise approved by the Town of Keenesburg, no non-residential building shall have any exterior light that is blinking, flashing, or fluttering, or other illuminating device which has a changing light intensity or brightness of color.
 - ii. Seasonal lights shall be maintained and removed within a reasonable time period by the private property owner, homeowner's association or metro district
- h. Hours of lighting operation. All parking lot lighting fixtures and exterior building lights, except those required for security purposes, shall be extinguished within one (1) hour after the end of business hours and remain extinguished until one (1) hour prior to the beginning of business hours. One quarter of the streetlights may remain illuminated throughout the night in areas of minimal light pollution concern and where lighting will deter crime.
- i. All area lights, including street lights and parking area lighting, shall have a maximum BUG rating of B2-U0-G1 according to the guidelines set forth by the Illuminating Engineering Society (IES) TM15-11. Examples of these luminaires can be found in Diagram 30-1.



- ii. Illumination Levels. Illumination levels and uniformity shall be

in accordance with currently recommended practices of the Illuminating Engineering Society (IES), which requires Kelvin temperatures that do not exceed 3,000 Kelvin, and those recommended standards shall not be exceeded.

- iii. Temporary Lighting. Temporary lighting that conforms to the requirements of this section shall be allowed. Nonconforming temporary exterior lighting will be permitted by the Town staff only after considering:

- 1. The public and/or private benefits which will result from the temporary lighting;
- 2. Any safety problems that may result from the use of the temporary lighting;
- 3. The duration of the temporary nonconforming lighting.

The applicant shall submit a detailed description of the proposed temporary nonconforming lighting to the Town for review and authorization

- i. Pole mounted luminaries shall be full cut-off with shields, reflectors, or refractor panels to direct and cut-off emitted light at 90 degrees or less. Pole mounted luminaries shall meet fully shielded luminaire fixtures such as those illustrated in diagram 30-1.
- j. Building mounted luminaries shall be full cut-off using shields, reflectors, or refractor panels to direct and cut-off the emitted light at a 45 degrees or less except for low intensity decorative lighting not exceeding 45 watts per bulb (incandescent equivalent).
- k. Lighting Poles in multiple-family and commercial developments, whether mounted upon a building or independently upon a light standard, shall not exceed 20 feet in height. Exemptions to this may be granted by the Town if the lighting pole height is shown to improve and protect the public, health, safety and welfare for the residents of the Town of Keenesburg.
- l. Lighting fixtures within industrial developments shall not exceed 25 feet in height, except in those instances where the subject property adjoins any residentially zoned property, in which case, poles may not extend above the roof line of the industrial principal building. Exemptions to this may be granted by the Town if the lighting pole height is shown to improve and protect the public, health, safety and welfare for the residents of the Town of Keenesburg.
- m. Street lighting fixtures in new developments shall be LED or

otherwise approved high energy efficiency design by the Town of Keenesburg or United Power.

- n. Unless otherwise specified by the Town, Fairgrounds Zone District FZ is exempt from these standards and shall stay in compliance with Sec. 16-2-167 of the Town Code.
- o. Exemptions:
 - i. Outdoor Recreational Uses: Due to their limited hours of operation and their unique nighttime requirements for visibility, both private and public outdoor recreational uses, such as baseball diamonds, football fields, etc., shall be exempt from the general provisions these Lighting Standards.
 - ii. Specialized lighting necessary for safety, such as temporary lighting associated with emergency operations, road hazard warning, and operations of a similar nature
 - iii. Traffic control signals and devices
 - iv. Sensor activated luminaires provided that:
 - 1. Lighting is located in such a manner as to prevent glare and lighting onto properties of others or in the public right-of-way
 - 2. The luminaire is set to only go on when activated by motion, and to go off within five minutes after activation
 - 3. Floodlights with external shielding can be deflected up to 25 degrees from a vertical plan as measured through the central axis of the light beam from the luminaire, only if the luminaire does not cause glare or light to shine on adjacent property or public rights-of-way
 - 4. Federally funded and state funded roadway construction projects are exempted from the requirements of these Lighting Standards only to the extent it is necessary to comply with federal and state requirements.
 - 5. Exterior residential fixtures which consist of lamp types with an output of 800 lumens or less (approximate to a 60-watt incandescent bulb or nine-watt LED) are exempt from these regulations, provided the fixture types are compliant with those allowed in this section.

Lots and Blocks

Lots and blocks

Intent. These block and lot standards are intended to continue the Town's existing block pattern in a manner that is compatible with site- specific environmental conditions and characteristic of the Town's historic pattern of growth, and to implement strategies for residential development and promote high quality housing diversity.

Applicability. These standards are applicable to all new residential subdivisions in the R-1, R-2 and R-3 zoning districts. All residential development (including PUDs and development on individual lots or parcels) shall include a mixture of different lot sizes, dimensions, and housing models, as provided and described in these standards, unless expressly exempt by this Town. Requirements set forth in this Section shall not apply to:

1. Subdivisions comprised of five (5) or fewer residential buildings
2. Rebuilding of structures damaged by fire, flood or natural disaster
3. Multi-family buildings consisting of fewer than three (3) buildings
4. Redevelopment and infill development consisting of five (5) or less acres

General Provisions.

- a. Blocks shall be arranged in a grid-like pattern, or pattern similar, to promote connectivity and alternate travel routes within the complete neighborhood; cul-de-sacs shall be limited to locations where they are demonstrated to be necessary due to site constraints, or where their use improves non-vehicular connectivity.
- b. All new lots shall comply with the provisions of this document related to their access, dimensions, and area.
- c. Blocks. Streets shall be designed to create blocks that consider interconnectedness, topography, solar orientation, views, energy efficiency, natural design features and other relevant design features. Block size shall be designed to create blocks that are generally a rectilinear or modified rectilinear shape. Amorphously shaped blocks are discouraged except where extra-ordinary conditions necessitate that type of configuration.
- d. When practical, lot lines shall be at right angles to the street line or at right angles to the tangent of the curve of the street line.
- e. Lot dimension and configuration. Blocks shall be set within a street layout

Commented [NC1]: General comment: Are the lot line setbacks included herein intended to apply *in addition* to the setbacks set forth in the Code, or are they intended to replace setbacks set forth in the Code?

Commented [JB2R1]: The lot lines setbacks are intended to apply in addition to the sections set forth in the Code. I revised the portions to refer to the Code

Commented [NC3]: Intent statement: moved above.

that includes a maximum average length of 400 feet from street centerline to street centerline.

- f. Lot size, width, depth, shape, and orientation and building setback lines or build-to lines shall conform to Town of Keenesburg standards and shall facilitate the placement of buildings with sufficient access, outdoor space, privacy and view.
- g. Depth and width of properties shall be adequate to provide for off-street parking, landscaping, and loading areas required by the type of use and development contemplated.
- h. Developments proposing the use of alleys shall:
 - i. Provide clear drive lane no less than fifteen (15) feet;
 - ii. Provide clear access and exist points for the alley and shall be approved by the Town Engineer;
 - iii. Orientate and design structures facing the alley to be of architectural interest and integrity.
 - iv. Provide an ongoing maintenance plan of the alleyways as either the private property owner, homeowner's association, metro district or Town of Keenesburg.
 - i. Street frontage shall typically not be less than 25 percent of the lot depth.
 - j. The Town may authorize modifications from block requirements if it is demonstrated that the modified blocks offer comparable connectivity within the neighborhood, and between the neighborhood and nearby transit, parks, outdoor recreation facilities, schools, and places of community interest. The town may require pedestrian and bicycle access mid-block for block lengths greater than 850 ft.
 - k. Corner lots for residential use shall have extra width to accommodate the required building setback and utility easements on both street frontages. For a corner lot, the front of the lot is defined as the side where the property is addressed. In the case of a reverse corner lot, both sides abutting a street shall maintain a front yard setback.
 - l. Double frontage- Residential lots that front on two streets (double frontage) shall not be permitted unless otherwise approved by the Town.
 - m. Unless otherwise permitted by the Town, no lot shall have rear access
 - n. Side lot lines shall be substantially at right angles or radial to road right-of-way lines or centerlines.
 - o. Residential lot access must be provided to adjacent or nearest public street.

- p. All lots shall have access to the public street system.
- i. The town may approve lot access onto a common sidewalk, or plaza if adequate access to the public street system can be demonstrated.
- q. Driveway access to a local or collector street from a single-family detached residential lot shall be limited to one driveway curb-cut or driveway access. A circular drive in which each access to the local or collector street is less than ten feet in width, separated by at least 30 feet and which is constructed as an integral part of the overall design of the single-family residence may be considered as a single driveway access at the Town of Keenesburg's discretion.
- r. Unless otherwise permitted residential driveways shall be of the following dimensions at their nearest access point from the nearest road onto the lot:
 - i. Single Car Driveway: 9-12 ft wide
 - ii. Double Car Driveway: 20-24 ft wide
- iii. Parking Stall: 10 ft by 20 ft
- iv. Single Car Turn Around: 10 ft by 20 ft wide
- v. Double Car Turn Around: 20 ft by 20 ft
- s. Unless otherwise permitted residential driveways shall be of the following dimensions at their nearest adjacency to the building to which they serve:
 - i. Single Car Driveway: 9-12 ft wide; with one additional parking stall, total width 18 ft
 - ii. Double Car Driveway: 20-24 ft wide; with one addition parking stall, total width 36
- t. Driveway access to a local street from a single-family detached residential lot shall be greater than 30 feet from the intersection of the local street and a collector street or 50 feet from the intersection of the local street and an arterial street as measured from the intersecting right-of-way lines.
- u. Driveway access to a collector street from a single-family detached residential lot shall be greater than 50 feet from the intersection of the collector street and a local street, another collector street, or an arterial street as measured from the intersecting right-of-way lines.
- v. Lots within manufactured home parks or manufactured home subdivisions may take access from private streets. Mobile home park and manufactured home developments shall submit a transportation plan showing the general layout and flow of traffic connections to existing streets. The transportation plan shall be approved by the Town of Keenesburg prior to construction.

- w. If a housing development is designed as a cluster divided into individual lots for each dwelling unit, the access requirement applies to the cluster not the individual lot.

Commercial, business and industrial lot access to adjacent street.

- a. Driveway access to a local or collector street from a multi-family residential, commercial, business or industrial lot shall be greater than 125 feet from any street intersection as measured from the intersecting right-of-way lines
- b. Driveway access to an arterial street from a commercial, business or industrial lot shall be not less than 100 feet from any intersection on the arterial street, or from another commercial, business or industrial lot's access as measured from the intersecting right-of-way lines, or driveways
- c. Driveway access to a local street, collector street, or arterial street from a multi-family residential, commercial, business or industrial lot may be allowed by the Town at its sole discretion.
- d. Unless otherwise granted by the Town, no rear access shall be permitted
- e. Rear yard access onto arterials, collectors, major collectors and/or state highways is not permitted.

Blocks.

- a. All contiguous lots bounded by right-of-way, boundaries of the subject property, or designated or dedicated open space shall be grouped and labeled as distinct blocks. The Town may require one or more easements through a block for the purpose of access.

Residential Blocks with Arterial or State Highway Frontage.

- a. Along all arterial streets, development design shall allow for homes to face arterial streets, and vehicular access being taken from either an alley or local street. The town permits the use of col-du-sacs with access onto arterial streets. This arrangement is intended to provide a high degree of visible permeability to residential development and allow for safe and efficient pedestrian and bicycle access, while at the same time limiting auto access along the arterial or state highway.
- b. All developments must provide a traffic study completed by a certified traffic engineer and approved by the Town.

- c. Rear yard access onto arterials, collectors, major collectors and/or state highways is not permitted.

Neighborhood Layout. The layout of the proposed neighborhood shall be shown on a sketch plat or sketch site plan. The sketch plat or sketch site plan shall include areas designated for each housing type (or areas designated for particular mixes of housing types), areas of nonresidential uses other than parks, outdoor recreation, schools, or places of assembly will be included in the neighborhood, and to include areas designated as neighborhood activity centers or areas of community interest.

Required Compliance. Compliance with this Section, as determined by the Town, shall be required as a condition of the issuance of a building permit for any single or multi-family residential dwelling. A decision by the Town may be appealed by the Applicant to the Planning Commission or Town Board on appeal, acting as the Board of Adjustment. Architectural elevations shall be submitted with all site plans. Block Diversity plans and corresponding tables shall also be submitted as required herein, during the building permit process.

Lot diversity

1. Mix of Housing. A mix of permitted housing types and residential use types shall be included in any individual development plan, to the maximum extent reasonably feasible. In order to promote such variety, the following minimum standards shall be met:
 - a. Single Family Housing, R1:
 - a. A minimum of two (2) lot diversity types, shall be required on any project development plan containing ten (10) acres or more, including such plans that are part of a phased overall development; a minimum of three (3) lot diversity types, shall be required on any project development plan containing thirty (30) acres or more; and a minimum of five (5) lot diversity types, shall be required on any project development plan containing (50) acres or more.
 - b. One-family or two-family dwellings on adjacent lots fronting on the same street shall contain different housing models of varying style, elevations, architectural features, and exterior color.

1. No two (2) lots immediately adjacent to each other shall contain the same floor plan, housing model, building elevation or color.
 2. Where applicable in smaller developer that at ten (10) acres or less, two (2) lots immediately adjacent to each other may contain the same floor but shall be of a different orientation and elevation
- c. Adjacent lots shall include abutting lots, or those lots separated by a street, alley, auto court, loop lane, or other common private drive.
- d. To the maximum extent feasible, housing types, block dimensions, garage placement, lot sizes and lot dimensions shall be significantly and substantially varied to avoid repetitive rows of housing and monotonous streetscapes. For example, providing single-family detached dwellings or two-family dwellings on larger lots and on corners and providing small lot single-family dwellings or multi-family type dwellings lots abutting common open spaces fronting on streets are methods that accomplish the lot diversity requirements set forth in these lot and block standards.
- e. In addition to having unique model types, each model shall have a minimum of four (4) unique architectural features. Each architectural elevation shall be distinguishable from one another and shall have at least four (4) of the listed building elements that clearly and obviously distinguish it from other elevations of the same model:
1. Unique porches and front entries that include different architectural styles, building materials, sizing, or placement;
 2. Exterior materials (e.g. stucco, natural wood, cement fiberboard, rock, brick, etc.);
 3. Garage orientation and point of access. Unique garage styles will also be considered (e.g. carriage doors, raised panel, contemporary, etc.);
 4. Roof types (e.g. gable, hip, lean-to, dormer, etc.);
 5. Creative design alternatives, not stated above, approved by the Town of Keenesburg;
 6. Any two elevations that are distinctly different

architectural styles (e.g. colonial, cottage, craftsman, farmhouse, French country, modern, ranch, traditional, Tudor, Victorian, etc.) shall be exempt from these requirements;

7. Where lots face a main street and/or thoroughfare the front building façade shall face the main street and or thoroughfare;

- a. In the case where the side or rear of the building faces the main street or thoroughfare, the façade facing the main thoroughfare or street shall be of the same architectural integrity and visual distinction as the front façade.

- b. In the case where two or more façades of the building face a main street or thoroughfare, all façades facing the main street or thoroughfare shall be of the same architectural integrity and visual distinction as the front façade.

- b. Two-Family housing units and Multifamily Structures in the R2 and R3 Zone Districts. Applicants seeking to build Two-Family housing units and/or Multi-family units in the R2 or R3 zone districts shall demonstrate a balance between repetition and variety in the architecture of these buildings. Each multi-family dwelling containing more than three (3) dwelling units shall feature a variety of massing proportions, wall plan proportions, roof proportions or other characteristics of architectural distinction. The following specific standards shall apply to multifamily stacked units, including condominiums and apartments:

- a. A minimum of two (2) lot diversity types, shall be required on any project development plan containing thirty (30) acres or more, including such plans that are part of a phased overall development; a minimum of three (3) lot diversity types, shall be required on any project development plan containing fifty (50) acres or more; and a minimum of five (5) lot diversity types, shall be required on any project development plan containing eighty (80) acres or more.

- b. For any development containing five (5) or fewer buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For developments containing fifty (50) or more buildings there shall be at least five (5) distinctly different building design and floor plans.
- c. Individual building identity. For all developments consisting of three (3) or more multi-family dwelling units, a floor plan may be repeated; however, identical building façades must not be replicated more than twice within the development. Building elevations showing façade changes, variance of form, roof pitch, wall plan proportions and/or other features of architectural significance shall be submitted to the Town.
1. Development must demonstrate a variety of building types and form.
- d. Each multi-family dwelling or condominium shall be articulated with projections, recesses, covered doorways, balconies, box or bay windows and/or other similar features, dividing large façades and walls into human-scaled proportions. Each multi-family building shall feature walls that are articulated by a least three of any of the following elements within every 40-foot length of the façade:
1. Recesses, projections or significant offsets in the wall plane;
 2. Distinct individualized entrances;
 3. Chimneys that project from the wall plane;
 4. Balconies and/or other outdoor living space; or e. Bay or box windows;
 5. Height differentiation between buildings;
- e. Where buildings face a main street and/or thoroughfare, the front building façade shall face the main street and or thoroughfare;
- a. In the case where the side or rear of the building faces the main street or thoroughfare, the façade facing the main thoroughfare or street shall be of the same

architectural integrity and visual distinction as the front façade.

- b. In the case where two or more façades of the building face a main street or thoroughfare, all façades facing the main street or thoroughfare shall be of the same architectural integrity and visual distinction as the front façade.

- f. Roofs. Each multi-family building shall feature a combination of primary and secondary roofs. Primary pitched roofs shall be articulated by at least one of the following elements:

1. Changes in plane and elevations;
2. Dormers, gables or clerestories;
3. Transitions to secondary roofs over entrances, garages, porches, or bay windows.

- g. Color. For new developments, there shall be no more than two (2) similarly colored structures placed next to each other along a street or major walkway.

c. All Residential Zoning districts:

- i. The following list of housing types and no other building shall be used to satisfy the diversity requirements set forth in these Lot and Block Standards:
 - a. Single-family detached dwellings with rear loaded garages;
 - b. Single-family detached dwellings with front or side loaded garages;
 - c. Small lots (i.e. lots containing less than 9,000 square feet in R-1, and less than 6,000 square feet for R-2 and R-3) may be used to satisfy the lot diversity requirements if:
 - i. There is a difference of at least 2,000 square feet between the average lot size for small lot single-family detached dwellings.
 - ii. There is a visual distinction in size between small lots and other lots used throughout the development
 - d. Two-family dwellings;
 - e. Single-family attached dwellings;
 - f. Two-family attached dwellings, the placement of which shall be limited to no more than two (2) such dwellings per

Commented [NC4]: Would this prevent a light green structure from being placed next to two darker green structures? What is the Town's intent? May need/benefit from further clarification.

Commented [JB5R4]:

- two (2) consecutive individual lots;
- g. Dwelling units in mixed-use buildings;
- h. Multi-family dwellings containing three (3) or fewer units per building;
- i. Multi-family dwellings containing more than three (3) to four (4) units per building;
- j. Multi-family dwellings containing five (5) to seven (7) units per building;
- k. Multi-family dwellings containing more than seven (7) units per building;
- l. Modular homes, where allowed under applicable zoning;
- m. All other housing types not otherwise specified in this section, where allowed under applicable zoning;
- ii. ~~All~~ dwellings and structures shall provide quality architectural design that takes into consideration building massing and style, roof lines, window and door placement, exterior materials, colors and other architectural features. All accessory buildings shall match the architectural style, color and material of the primary structure.
 - a. Under no circumstances shall an accessory building be larger than the first floor and overall building height of the primary structure.
- iii. Dwellings on corner, and end lots shall include architectural features, such as windows and doors, porches and entry features, building materials, and other features that complement the front of the dwelling, along the sides and/or back of dwellings that face streets, drives, or open space areas.
- iv. New or replacement dwellings, dwelling additions, and accessory buildings shall be designed to be architecturally compatible with the surrounding neighborhood, as applicable, in terms of building materials and colors, roof forms, building massing and style and other architectural features, subject to the diversity requirements set forth herein.
- v. Utility Services:
 - 1. Utility services shall be located underground when practical. Exceptions to the requirements of underground utilities are:
 - a. Major electric

Commented [NC6]: This should be subsection "ii", but for some reason i'm unable to fix the formatting.

transmission lines responsible for transporting power through the area rather than to the area; or

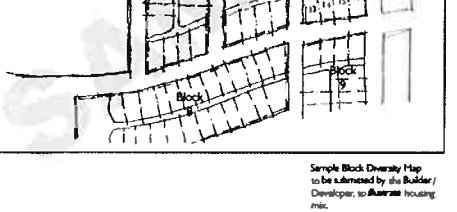
- b. The Town Engineer or Electric provider determines that an underground utility location is not practical.

Town Review. Model and block diversity will be reviewed by the Town as part of a Block Diversity Plan and each Housing and or Building model shall be distinguishable from one another and shall have at least four (4) of the listed building elements which clearly and obviously distinguish it from other housing models:

- a. Massing and placement of the building footprint on the lot
- b. Building setback
- c. Porches and front entries
- d. Color palette
- e. Exterior materials (walls, trim, roof)
- f. Garage size, orientation and point of access
- g. Differences in floor plans
- h. Elevations
- i. Creative design alternatives not stated above, upon Town approval

Block Diversity Plan. The Block Diversity Plan is an opportunity for applicants to provide the Town with visual and graphic images showing the type of residential architecture that is to be constructed on each block of the proposed development. Applicants shall provide the Town with exterior elevations of proposed residential structures with the location of each structure depicted.

- b. Every phase that would include five (5) or more residential building permits must complete a Block Diversity Plan. The Block Diversity Plan will be submitted as part of the building permit process.
- c. Review of any Block Diversity Plan will be based upon conformance to the intent of the architectural and design policies found in these Lot and Block standards. Review and approval will be conducted and determined by the Town of Keenesburg.

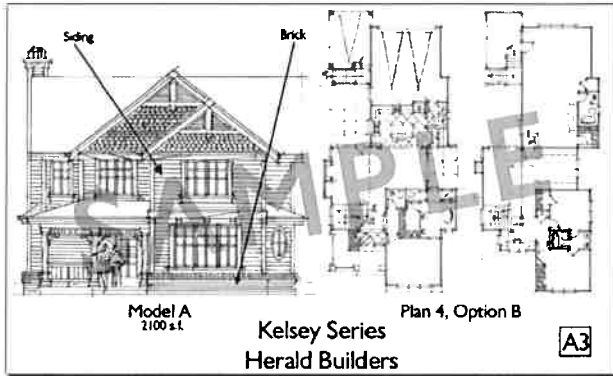


the block, lot, series, model type, plan number, exterior materials, style, option package (where applicable to building elevation) and color scheme.

SAMPLE

*Sample block diversity table to be submitted by developer to Town of Keenesburg.

All Block Diversity Plans shall include building elevation and floor plans (sample below).



*Sample Building elevation and floor plan submittal to be submitted by developer to Town of Keenesburg.

Architectural design of single family and duplex dwellings. All dwellings located in the R-1 or R-2 zoning district, shall provide quality architectural design that takes into consideration distinct building massing and style, roof lines, window and door placement, exterior materials, colors and other architectural features.

- a. Dwellings on corner, end, or double frontage lots shall include architectural features, such as windows and doors, porches and entry features, building materials, and other features that complement the front of the dwelling, along the sides or back of dwellings that face streets, drives, and/or open space/common areas of interest.
- b. New or replacement dwellings, and dwelling additions, shall be designed to be architecturally compatible with the surrounding neighborhood, as applicable, in terms of building materials and colors, roof forms, building massing and style and other architectural features, subject to the diversity requirements set forth herein.
 1. Material matching made be completed through façade treatment, such as half brick wall, and/or application of material approved by the Town.

Garages. Unless otherwise granted by the Town, the following standards shall apply to all new residential development (including PUDs containing residential

uses and development on individual lots or parcels).

- a. No more than a two car garage or double garage door may be located on the same building plane as the primary structure
 1. Additional garage doors, or doors in addition to a single double garage door, on the same lot shall be set back no less than two (2) feet from the existing garage door or primary structure building plane.
- b. All garages shall be located a minimum of fifteen (15) feet from the edge of sidewalk or property line closest to the garage, whichever is more restrictive.
 1. Whenever possible, garages shall be offset from the building face of the primary structure
- c. Garages may make up no more than 65% of the length of the wall face of the associated dwelling, except when such garage doors are located on the side of a dwelling facing a side yard, street or alley, wherein they may comprise up to two-thirds of the street-facing linear building frontage.
- d. For any side-load garage orientation of a length of twelve (12) feet or greater, a minimum of two (2) windows of at least four (4) sq. ft., each must be installed on the street-facing façade.
- e. The front building face of any home and the associated garage may be in the same building plane if a roofed porch integral to the architecture of the residence of at least four (4) feet in width and eight (8) feet in length is constructed along the front façade. If no porch is present, the garage plane must shift at least two (2) feet in any direction from the residential portion of the structure.
- f. Detached garages shall be no bigger, wider or taller as measured in square feet, than the first floor of the primary structure on the lot or the overall size of primary structure on the lot whichever is more restrictive.
 1. Detached garages shall be offset by no less than five (5) feet from the primary structure;
 2. Match the architectural style of the primary structure;
 - i. Material matching may be achieved through a façade treatment, such as a half brick wall, color, building form and/or application of material of similar nature approved by the Town.
- g. **Residential Driveways, R-1, R-2 and R-3 zoning districts:**
 1. All driveways to detached garages shall be of an impermeable nature such as asphalt, cement or other weather resistant material approved by the Town.
 2. Illuminated driveways shall meet all requirements set forth in the

Commented [NC7]: I'm still not quite sure what this is intended to mean.

Is the intent to require that doors/spaces be separated from other doors/spaces by a minimum of 2 feet?

Commented [JB8R7]: Yes. The intent is to require each two car garage to be set 2' back from each other

Commented [NC9]: Edge?

Commented [NC10]: Should this be plane?

Town of Keenesburg municipal code and Lighting standards.

3. Unless otherwise permitted residential driveways shall be of the following dimensions:

- i. Single Car Driveway: 9-12 ft wide
- ii. Double Car Driveway: 20-24 ft wide
- iii. Parking Stall: 10 ft by 20 ft
- iv. Single Car Turn Around: 10 ft by 20 ft wide
- v. Double Car Turn Around: 20 ft by 20 ft

h. **Multifamily Garages:** Garages in Multifamily complexes in the R3 zoning district, shall be of the same architectural style, color and building material of the associated multifamily or mixed-use buildings.

- i. Material matching may be achieved through a façade treatment and/or application of material of similar nature approved by the Town.
- ii. No garage complex shall be longer or taller than any single multifamily building in a multifamily development, exclusive of the leasing office and/or clubhouse building(s), or contain a single garage with more than eight (8) spaces.
- iii. All garage complexes in multifamily developments shall have visual breaks in building material every forty (40) feet. Visual breaks in material are:
 - 1. Change in building material
 - 2. Addition of windows and/or false windows or doors
 - 3. Change in roof pitch and height
 - 4. Change in building projection. No projection shall be greater than two feet
- iv. Vehicular or pedestrian access shall be made of a material of an impermeable nature such as asphalt, cement or other weather resistant material approved by the Town.
- v. All garage complexes shall have safe and efficient pedestrian access
- vi. All garage complexes shall meet Town of Keenesburg landscape and lighting standards
- vii. All detached garages shall be considered an accessory building and shall be subject to review by the Town of Keenesburg for

- compliance with the Town Code and these standards.
- a. No street-facing façade shall contain more than four (4) garage fronts.
 1. Resident garages or parking that is internal to the block is encouraged. Resident garages or parking that is internal to the development is encouraged. Marked visitor parking is encouraged.
 - b. Rear Walls of Multi-Family Garages. To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the building, the following standards for minimum wall articulation shall apply:
 1. Length. Any garage located with its rear wall along the perimeter of a development and within 65 feet of a public right-of-way or the property line of the development site shall not exceed 55 feet in length. A minimum of five feet of landscaping must be provided between any two such perimeter garages.
 2. Articulation. No rear garage wall that faces a street or adjacent development shall exceed 30 feet in length without including at least one of the following in at least two (2) locations:
 - i. change in wall plane of at least six inches,
 - ii. change in material or masonry pattern,
 - iii. change in roof plane,
 - iv. windows,
 - v. doorways,
 - vi. false door or window openings defined by frames, sills and lintels, and/or
 - vii. an equivalent vertical element that subdivides the wall into proportions related to human scale and/or the internal divisions within the building.
 - c. Covered parking may be permitted in the R2 and R3 zoning districts under the following stipulations:
 1. All landscaping requirements of the Town of Keenesburg have been met
 2. All lighting standards, pedestrian, bike and vehicular safety provisions of the Town of Keenesburg Code have been met
 3. Covered parking visually relates to the architectural quality and distinction of the related buildings

4. Change of material, roof pitch or height and color every forty (40) feet
5. Covered parking shall be internal to the sight and is not permitted to face main street and or thoroughfares
6. Covered parking shall not be permitted to exceed the length of the associated building or twelve (12) parking bays whichever is more restrictive.
7. Covered parking shall be considered as an accessory building and shall be subject to the Town of Keenesburg municipal code.

Carports

- a. No more than one single carport shall be located on a lot in the R1 or R2 zoning district
- b. All carports shall:
 1. Match the color, material and architectural style of the primary structure
 - i. Material matching may be achieved through a façade treatment and/or application of material of a similar nature to the primary structure as approved by the Town
 2. Shall be attached to the roof plane of the primary structure
 3. Unless otherwise approved by the Town of Keenesburg, double carports are not permitted in any of the zoning districts
 4. Carports are solely permitted in the R1 or R2 zoning districts; except that, they may be permitted in other zoning districts with special review by the Town of Keenesburg.
 5. All carports that deviate from the above standards shall be approved by the Town of Keenesburg prior to construction, placement or erection

Commented [NC11]: Given this implies use rather than design, we'll ensure this restriction is added to the code.

Commented [JB12]: Planning and Zoning recommended to amend the Zoning Code to incorporate Carports. Kathleen to check and clarify on this

Commented [NC13]: The Code will be amended to allow carports in the R-1 and R-2 zone districts as uses by right, and in other districts on special review, with the restriction that only one carport will be allowed per lot in any district.

Sheds – New Construction

- a. All sheds shall be subject to building and municipal code requirements of the Town of Keenesburg.
- b. Unless otherwise permitted by the Town of Keenesburg, no shed shall be larger than 120 square feet
- c. Sheds shall match the architectural style, color and or material of the primary structure
 - i. Material matching may be achieved through a façade treatment and/or application of material of a similar nature approved by the Town.

- d. Sheds shall be required to meet the all setback requirements set forth by Section 16-2-170 of the Town of Keenesburg Code
 - i. Under no circumstances shall be shed be permitted or allowed within the Right-of-Way (ROW)
- e. Under no circumstances shall be a shed be constructed or utilized as an accessory dwelling structure or habitable structure for humans.
 - i. All construction and usage of sheds are subject to the Town of Keenesburg building and municipal code.

Commercial and Industrial Standards. It is the intent of the Town that commercial and industrial buildings are of visual interest and in alignment with historic patterns of growth of the Town.

- a. Wall articulation.
 - 1. Walls shall not have an uninterrupted length exceeding forty (40) feet. Pilasters, texture transitions, windows, stepping of the wall plane, and/or false doors may be utilized to create visual breaks, every forty feet, of the building face.
- b. Blank walls or service area treatments of side and/or rear elevations visible from to the general public is not allowed unless the Town determines:
 - 1. It is impractical or infeasible to create façade breaks and/or changes in elevation
 - 2. The applicant has demonstrated to the Town that it will be more visually pleasing and less obstructive to the surrounding properties for the side and/or rear elevations to remain blank
- c. All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.
- d. Continuous cornice lines or eaves are encouraged between adjacent buildings.
- e. Buildings with flat roofs shall provide a parapet with an articulated cornice.
- f. Façade treatment. The architectural treatment of the front façade shall be continued, in its major features, around all visibly exposed sides of a building visible from adjacent residential and commercial zoned districts. Blank walls at side and/or rear elevations visible to the general public are prohibited adjacent to any residential or commercial zoned district.

1. To the maximum extent possible, building façades shall be used to create visual unison of the structure(s)
- g. Awnings. Canvas is the preferred material, although other waterproof fabrics may be used at the discretion of the Town; metal, wood or aluminum awnings shall not be used unless otherwise approved by the Board.
- h. Screening of HVAC: All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes, other telecommunications receiving devices and any other apparatus placed on the roof of a building or side of building shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, and landscaping.
 1. All shipping containers and storage facilities shall be screened and subject to the Town of Keenesburg landscape standards.

Landscape Standards

Open Space and Landscape Standards

Intent. The intent of these Landscape Standards is to ensure attractive and sustainable landscaping within the Town, and to promote the development of safe, convenient, and attractive open space, parks and trail for the enjoyment of all community members of ~~Keenesburg~~.

Commented [NC1]: Edits to the intent paragraph for consideration.

1. Purpose:

2. The purposes of these Landscape Standards are to preserve, protect, and enhance the character of the Town of Keenesburg by:
 - a. Ensuring that development in the Town has a balance of buildings, paved areas, and landscaping and open space that is consistent with the intended character of the zone in which the development is located
 - b. Buffering land uses that tend to be less compatible in the community
 - c. Creating well-landscaped, high-quality views within the Town
 - d. Creating areas of connection between residents and the natural environment
 - e. Anchoring buildings to the landscape
 - f. Enhancing and preserve biodiversity
3. Encourage alternative modes of travel by:
 - a. Creating deciduous tree-lined streets that offer species habitat
 - b. Enhancing the user experience
 - c. Creating safe accessible routes from one segment of town to another
 - d. Separating differing modes of transit
4. Preserve, protect, and enhance the environmental quality of the Town by:
 - a. Using landscape materials to clean the air, slow runoff, and prevent soil erosion by wind and water
 - b. Reducing the "Urban Heat Island" effect that is created by large areas of exposed impermeable surfaces
 - c. Promoting landscape designs that conserve energy and water resources
 - d. Preserving or replacing native grasses, valuable mature trees, mature stands of vegetation, and other desirable vegetative cover.
5. Protect and enhance property values and land use compatibility by:
 - a. Buffering street frontages and zone boundaries
 - b. Buffering certain land uses from each other
 - c. Landscaping parking lots and open space areas

6. **Open Space Requirements of the Code:** The following types of improvements may be provided to meet the "minimum landscaped open

Commented [NC2]: Moved below for organization purposes.

space” requirements of the Keenesburg Municipal Code. The Town may approve other improvement types at the discretion of the Keenesburg Board of Trustees. The “minimum landscaped open space” requirements of the Keenesburg Municipal Code are separate from and in addition to the public land dedication requirements set forth in Chapter 17, Article X of the Keenesburg Municipal Code.

- a. **Pocket Park.** Should a developer choose to provide and maintain a pocket park per Town standards, that park shall be open to the general public and credited as part of the development’s open space requirements. Pocket parks are typically 1-2 acres in size and are intended to serve the needs of the immediate residents or customers of the adjacent businesses. Pocket parks maintained by entities other than the Town of Keenesburg shall have a long-term maintenance agreement of the pocket park in place with the Town prior to construction of the park. Where appropriate community gardens and community garden partnerships are encouraged as part of pocket parks.
 - i. Community gardens shall be maintained by partner programs, such as a non-profit, or formalized neighborhood group(s). The Town shall not be responsible for the maintenance and upkeep of a community garden.
- b. **Linear Park.** Linear parks are typically located alongside a ditch right of way and/or trail designed to connect one activity generator to another. They are intended to be a minimum of one hundred (100) feet in width or fifty (50) feet from the center line of the ditch with landscaping and 8-foot bike lane along ditch rights-of-way. Linear parks are intended to provide easy access to smaller parks by serving the needs of residents or regional trail users. Linear parks are designed to be well maintained, inviting and functional. Unless otherwise approved by the Town, Linear parks are to be maintained by developer, metro district or Homeowner’s association, as long as the park serves the public and is open at non-differential hours and access to the public. Linear parks maintained by entities other than the Town of Keenesburg shall have a long-term maintenance agreement of the linear park in place with the Town prior to construction of the park. Fencing is not a desirable feature of Linear Parks.

- c. **Neighborhood park.** Neighborhood parks serve the residents of several neighborhoods. Neighborhood parks are to be located on or near arterial streets, and within easy access to residential development, parking is required as part of the park development. The developer shall dedicate land and build the park including all improvements. Unless otherwise approved by the Town, Neighborhood parks are to be maintained by the developer, metro district, homeowners association or similar entity as long as the park serves the public and is open at non-differential hours and access to the public. Neighborhood parks maintained by entities other than the Town of Keenesburg shall have a long-term maintenance agreement of the neighborhood park in place with the Town prior to construction of the park. All neighborhood parks shall:
- i. Be at least 10-12 acres in size
 - ii. Be centrally located
 - iii. Function to provide variety of passive and active recreation opportunities
 - iv. Provide ADA accessible route whenever possible
- v. Unless otherwise approved by the Town, its service areas should be uninterrupted by physical barriers such as non-residential roadways
- vi. Be accessible by sidewalks, trails, bike lane or other means of public transit
 - vii. Meet all parking requirements set forth by the Town of Keenesburg
 - viii. Provide a variety of recreational amenities for residents
 - 1. Incorporate active and passive areas of recreation
 - 2. Incorporate recreation amenities for a variety of age and ability groups
 - 3. Where possible neighborhood parks are encouraged to be located next to an elementary school
 - ix. Meet all irrigation requirements of the Town of Keenesburg
 - x. Provide safe and efficient lighting in areas of public gathering, parking and transit
 - 1. Light pollution shall be mitigated when lit facilities are located adjacent to residential property(ies).
 - xi. Within ½ mile of residential development
 - 1. Recreational programming is encouraged to minimize impact on existing and proposed residential development
 - xii. Where appropriate community gardens and community garden partnerships are encouraged as part of Neighborhood parks.

1. Community gardens shall be maintained by partner programs, such as a non-profit, or formalized neighborhood group. Such group or non-profit shall submit a formalized maintenance agreement to the Town. The Town shall not be responsible for the maintenance and upkeep of a community garden.
- d. **Community Park.** Community parks serve a broader purpose than the other park types listed above. Community parks focus on meeting community and regional recreation needs as well as preserving unique landscapes and open space. They should maintain a balance between programmed sports activities and other community activity areas such as community gardens, historic features, performance areas, gathering spaces, etc. Community parks are intended to be dedicated to and maintained by the Town. Unless otherwise approved by the Town, community parks may be maintained by developer, metro district or Homeowner's association, as long as the park serves the public and is open at non-differential hours and access to the public. Community parks maintained by entities other than the Town of Keenesburg shall have a long-term maintenance agreement of the community park in place with the Town prior to construction of the park. Community parks shall:
- i. Be at least 35-50 acres in size
 - ii. Provide passive and active recreation opportunities, with a focus on active recreation
 - iii. Meet all parking requirements set forth by the Town of Keenesburg
 - iv. Meet all irrigation requirements set forth by the Town of Keenesburg
 - v. Include active and passive recreation space for a variety of users
 1. Provide ADA accessible route whenever possible
 2. Incorporate a variety of amenities differing age and ability ranges
 - vi. Be accessible by sidewalks, trails, bike lane or other means of public transit
 - vii. Provide safe and efficient lighting in areas of public gathering and transit
 1. Light pollution shall be mitigated when lit facilities are located adjacent to residential property(ies).

- viii. Provide appropriate signage as deemed appropriate by the Town for the proposed uses
- e. **Miniparks.** The purpose of the minipark is to provide adequate active recreational facilities to serve the residents of the immediately surrounding neighborhood within the development. Unless otherwise approved by the Town, miniparks may be maintained by developer, metro district or Homeowner's association, as long as the park serves the public and is open at non-differential hours and access to the public. Miniparks maintained by entities other than the Town of Keenesburg shall have a long-term maintenance agreement of the community park in place with the Town prior to construction of the park. The following are illustrative of the types of facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the minipark requirements for the Town of Keenesburg: Tennis courts, racquetball courts, ball diamonds, swimming pools, sauna and exercise rooms, meeting or activity rooms within the clubhouse, basketball courts, swings, slides, play apparatus and open areas for volleyball, badminton and other games.
- i. Each development may satisfy up to one-half (1/2) of its public land contribution requirement by installing the types of active recreational facilities that are most likely to be suited to and used by the age bracket of person likely to reside in that development.
 - ii. Miniparks shall be attractively landscaped and shall be provided with sufficient natural or man-made screening or buffer areas to minimize any negative impacts upon adjacent residences.
 - iii. Each minipark shall be centrally located and easily accessible so that it can be conveniently and safely reached and used by those persons in the surrounding neighborhood it is designed to serve
 - iv. Each minipark shall be constructed on land that is relatively flat, dry and capable of serving the purposes intended by this Article.
- f. **Trails.** Trail systems are to link neighborhoods, parks, schools, open spaces, employment centers, community facilities and neighboring communities. Trail systems shall provide safe and efficient alternative means of travel between neighborhoods, zoning districts, open spaces, parks and community attractions. Unless otherwise approved by the Town, trails are to be maintained by the developer, metro district or Homeowner's association, as long as the trail serves

the public and is open at non-differential hours and access to the public. Trails maintained by entities other than the Town of Keenesburg shall have a long-term maintenance agreement of the trails in place with the Town prior to construction of the trail. Trails shall:

- i. Be open to the public and remain open at non-differential hours
- ii. Be no less than 10' wide
- iii. Be covered in either crusher fines or non-permeable hard weather surface, such as concrete or asphalt, or other Town approved material
- iv. Be ADA accessible
- v. Promote the connectivity of parks and open space between zoning designations
- vi. Provide safe and energy efficient lighting promoting the safe travel of pedestrians and/or bicyclists

- g. **Walkways** are intended to be utilized as sidewalks within a park setting or promoting connections through any subdivision that allow easier access between areas. Walkways within the site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination. Walkways shall be at least six (6) feet in width, unobstructed by vertical curbs, stairs, raised landscape islands, utility appurtenances or other elements that restrict access and shall link street sidewalks with building entries through parking lots. Walkways intended to connect points of pedestrian origin to a building destination point shall be enhanced with texture concrete, colored concrete and/or approved hard surface material so as to separate the pedestrian walkway from other traffic.

- i. Within a park setting a walkway shall be at least six feet in width.
- ii. When cutting through a subdivision a walkway shall be at least six feet in width and located within dedicated open space of not less than 20 feet in width and shall be flanked with appropriate landscaping.
- iii. Walkways along buildings and within parking lots shall be raised and curbed where suitable. A direct pedestrian connection to building entries, public space and parking areas shall be provided from public sidewalks.
- iv. Walkways shall be constructed of the same materials as sidewalks; except that walkways internal to asphalt surfaced parking lots may be of asphalt construction.

Commented [NC3]: This purports to establish a standard. If so, it should be moved out of the definitions to open space and landscape standards and/or parking and drive aisle standards.

- v. Walkways crossing driveways in parking lots shall be clearly delineated by a change in pavement color, texture, or paint striping.
 - vi. Walkways along crosswalks shall be of differing weather resistant hard surface material and or texture than roadway
 - vii. Drive aisles leading to main entrances shall have separated walkways on both sides of the drive aisle.
 - viii. Walkways within R-1 and R-2 district are permitted to be no less than five (5) feet in width. Pedestrian and Bicycle Trails connecting through the R-1 and R-2 district shall be no less than eight (8) feet wide.
 - ix. Residential walkway: Tree lawns are encouraged as a means to separate pedestrian traffic from vehicles and bikes. Trees lawns are to be no less than four (4) feet in width from the outside curb to the nearest edge of the associated sidewalk. Tree lawns are to generally consist of irrigated grass, Town approved mulch or a Town approved street tree located in the center of the tree lawn. Alternative ground covers that promote water conversation, are resilient to harsh climatic conditions, and are disease resistant may be allowed in the tree lawn area with Town approval. All trees and plantings shall be outside of the sight distance triangle and clearly shown as such on submittal sheets to the Town of Keenesburg. All plantings shall meet the Landscape Standards set forth by the Town of Keenesburg.
 - x. Responsibilities: The landowner, metro district and/or homeowners' association shall be responsible for maintenance, upkeep and responsibility to keep in good condition all those locations indicated on the approved landscape plan of all vegetation, irrigation system(s), screening devices, and other landscape components so as to present a healthy, safe and orderly site.
- h. **Regional open space.** Regional open space includes drainage ways, floodplains, natural areas, natural area buffer zones, Jurisdictional ("USACE") or Non-Jurisdictional Wetlands, agriculture lands and agricultural activity, lands of archeological or historic significance, public conservation easements and undeveloped open space. Public access to these areas will generally be limited to trails, educational programming and outdoor recreation activities of a similar public

Commented [JB4]: I thought these needed to be 10' for an ambulance to get through? Do you know if 8' would be sufficient?

nature. Unless otherwise approved by the Town, regional open space shall be maintained by developer, metro district or Homeowner's association; except that, if the Town requires such regional open space to be dedicated to the Town in accordance with the Keenesburg Municipal Code, the Town shall maintain the regional open space. Regional open space shall be open to the public, management obligations and ownership notwithstanding. Regional open space maintained by entities other than the Town of Keenesburg shall have a long-term maintenance agreement of the regional open space in place with the Town prior to conservation, preservation or construction of amenities within the regional open space.

- i. Regional open space may be permitted to preserve viewsheds and/or view corridors to preserve significant views of natural features, historic features, wildlife corridors or areas of significance as determined by the Town Administrator or Town Board.
- ii. At the Town's discretion, a natural resource management plan may be required for open space.

Land areas that shall not be acceptable in determining the fulfillment of the requirements for the provision of land areas for public purpose facility sites shall include the following:

- i. Natural drainageways, streams, gullies and rivers, including all lands within the one-hundred-year floodplain (Note: Unless the Board of Trustees specifically accepts a certain portion for reasonable use)
 - ii. Rights-of-way and/or easements for irrigation ditches and aqueducts
 - iii. Steep, rugged and hazardous geological land areas, and such other areas as are not conducive for use as public purpose sites
- i. **Storm drainage facilities.** Storm drainage facilities, including stormwater detention, may function as open space for active recreation, trail corridors, or habitat enhancement areas if they are designed and constructed to support those recreational uses. Drainage, grading and design of storm drainage facilities must be approved by the Town Engineer for safe and adequate recreational usage before they may be credited towards the open space

requirement. Storm drainage facilities utilized for open space requirements shall meet the any Town adopted standards for storm drainage facilities and shall:

1. Contain high visibility signage warning of quick flooding
2. Have less than a 2% overall slope if the facility is one (1) acre or larger; and
3. The grade of the side slopes shall be less than 3:1

The intent of allowing for storm drainage facilities as public open space or parks is to allow for detention ponds to be utilized as public park space when they are not filled with water or actively draining water.

7. **Public access.** Public access shall be provided to all pocket parks, linear parks, neighborhood parks, community parks, regional open space, natural and developed, directly from the public street, trail or park trail system. Pocket parks and plazas shall be integrated into the neighborhood design and be accessible to pedestrians and bicyclists. Vehicular and bike parking shall be provided for all parks with the exception of pocket parks; bicycle parking shall be provided for all pocket parks. All parks and open space shall meet all requirements set forth by the American Disability Act and meet all requirements set forth by the Town of Keenesburg. All parks, trails, and open space shall be open to the public at non-differential hours, regardless of whether such lands are owned and maintained by the Town, the developer, metro district or Homeowner's association.

- a. Interconnected walkways. Public access to parks and public open space shall be provided by a sidewalk network that interconnects all dwelling units with other dwelling units, non-residential uses, and common open spaces throughout each development. The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping and other street furniture where appropriate.
- b. Sidewalks and/or walkways shall be separate and distinct from motor vehicle circulation routes.

8. **Buffering.** Appropriate buffering, per Table 5A - Buffering Requirements, and setbacks shall be used between environmental resources and proposed and/or existing developments, areas of historic designation and areas of environmental hazard to ensure that the proposed development does not impact the pre-existing conditions of the adjacent site(s). Developers shall

Commented [NC5]: Is this the intent?

Commented [NC6]: This appears to be a standard that may be more appropriate for the lot and block standards rather than these definitions.

provide an open space buffer zone around all-natural areas, areas of hazard and areas of historic designation unless otherwise authorized by the Town. Areas required to have buffer between zones will be required to provide additional landscaping consisting of 1 Tree per 100', 5 shrubs per 50'. All proposed plant species shall meet the requirements set forth by the Town of Keenesburg. Buffer areas are required to be maintained by the developer per an ownership and maintenance agreement to be executed with the Town of Keenesburg. Areas designated for buffering shall meet the requirements below:

Table 5A – Buffering Requirements			
Zoning	Residential (R1,	Commercial	Industrial (LI,
Environmental	Per CDPHE &	Per CDPHE &	Per CDPHE &
Historic	8 ft.	12 ft	15 ft minimum
Zone Transitions	10 ft.	15 ft.	20 ft minimum
Other	As approved by	As approved by	As approved by

9. **Ownership and maintenance.** Generally, unless otherwise approved by the Town, the Homeowners Association, Metro District, or developer shall own and maintain pocket parks, mini parks, linear parks, community parks, neighborhood parks, regional open space, buffer yards, and trails constructed in connection with the respective development. The following provisions apply to all areas listed in Section 6 (a–g) of these standards:

- a. Environmentally sensitive area(s), archaeological, regional open space and historic resources may be dedicated to and maintained by the Town at Town's discretion.
 - i. Environmentally sensitive area(s), archaeological, regional open space and historic resources may go towards open space requirements at the Town's discretion. The intent of Environmentally sensitive, archaeological, regional open space and historic resources space is for the preservation of sensitive resources, unique resources, visual reprieve, protection of environmentally sensitive habitats, protection of environmentally sensitive species, and to provide unique recreational opportunities.

Commented [NC7]: Addressed in section 7 and in this section above.

Commented [NC8]: Would this go toward the developer's public land dedication requirements in Chapter 17, Art. X of the Town Code?

- ii. Environmentally sensitive area(s), archaeological, regional open space and historic resources may go towards public land dedication requirements of Chapter 17, Art. X of the Town code at the Town's discretion. The intent of Environmentally sensitive, archaeological, regional open space and historic resources space is for the preservation of sensitive resources, unique resources, visual reprieve, protection of environmentally sensitive habitats, protection of environmentally sensitive species, and to provide unique recreational opportunities.
- b. Stormwater detention and retention areas that function as open space shall be owned and maintained privately, unless otherwise approved by the Town.
- c. Areas designated as open space shall be maintained according the designated function of the area. Applicants shall develop and submit a management plan which addresses irrigation, revegetation, erosion control, and weed management. If the area is to remain in private ownership, the entity responsible for maintaining the area shall enter into a long-term maintenance agreement with the Town of Keenesburg prior to construction of the development.
 - i. At its discretion the Town of Keenesburg may require a natural resource management plan for open space areas, environmentally sensitive areas, and wetlands.

10. Applicability: The following landscape standards apply within the corporate limits of the Town of Keenesburg and shall be demonstrated by the applicant in a landscape plan whenever such plan is required pursuant to the Keenesburg Municipal Code in connection with a development.

- a. **Landscape Plan:** All Landscape plans required to be submitted to the Town of Keenesburg pursuant to the Keenesburg Municipal Code shall be created by a licensed [Landscape] Architect, Engineer, or Architect in the State of Colorado in compliance with CRS 12-130-105; exceptions may be granted at the Town of Keenesburg's sole discretion. Landscape plans shall contain a full plant list and clear symbols illustrating proposed plants, plant groupings and hydro-zones where applicable. Landscape plans shall be submitted to the Town at the same time as the proposed development. Landscape Plans shall include:
 - i. Building foundation plantings

Commented [TH9]: Need to tie down what is required at State level certified vs. registered and be able to describe what the difference is for final definition.

- ii. Parking lot landscape plantings
 - iii. Parks, Open space, and Community Attraction plantings
 - iv. Trail plantings
 - v. Landscape Architect stamp, unless otherwise granted by the Town.
- b. **Plant materials.** The minimum planting sizes on all required landscaping shall be two-inch caliper deciduous trees, one and one-half inch caliper ornamental trees, six foot tall evergreen trees and five gallon shrubs.
- i. Plants shall be healthy, well-branched vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries. A variety of plant species should be installed to prevent the spread of disease and promote a health vegetative cover.
 - ii. All plants shall conform to standards for measurements, grading, branching, quality, ball and bur lapping as stated in the current edition of the American Standard for Nursery Stock, American Association of Nurserymen, Inc., (AAN-ASNS) and the Colorado Nursery Act of 1965 (CNA).
 - iii. All plants shall be no more than 24 inches in height when located in a sight distance triangle.
 - iv. Weed Control shall be the continual responsibility of the owner during all phases of land clearing, construction and operation.
 - 1. Every effort shall be made to prevent the spread of noxious and invasive plants.
- c. **Plant Replacement.** Generally, dead or unhealthy plants shall be immediately replaced with the size and type of plants required on the site development plan and by these standards, at no cost to the Town. However, replacement of plants may be delayed up to 1 year whenever the Town determines that:
- i. Extenuating circumstances, beyond the owner's control, prevent the immediate replacement of the dead or unhealthy plants. Circumstances shall be deemed extenuating by the Town of Keenesburg at the Town's discretion.
- d. **Invasive Species, Disease, and Pests.**
- i. **Invasive Species.** All invasive species shall be removed from property proposed for development, substantial improvement, or

redevelopment. All developed property shall be kept free of invasive species.

1. Invasive species are defined as species identified on the State of Colorado Noxious and invasive weed list(s).
 - ii. **Disease and Pests.** Any tree that poses a threat to other trees or plants in the community because of epidemic disease (such as Dutch Elm disease, Emerald Ash borer, Pine Beetle, etc...) shall be treated as quickly as possible to control the spread of the issue to the rest of the community.
 - a. Diseased species undergoing treatment shall be monitored on a regular basis so as to prevent the further spread of disease. Active Disease monitoring is highly encouraged in areas of high visual significance and or visual character for the Town.
 2. Species identified as diseased with communicable diseases or infestations, such as the emerald ash borer, shall be reported to the Town of Keenesburg and County Pest Management upon confirmation.
- e. **Required Warranty.** The owner shall guarantee all plant material installed to be in healthy condition (free of dead or dying branch tips; bearing foliage of normal density, size, and color; and closely matching adjacent specimens of the same species) for a term of two years. The warranty term commences on the date of acceptance of installed plant materials. Where work is accepted in phases, the warranty terms will be contingent upon each phase.
- i. During the required warranty term, the owner shall replace, without cost to the Town, all plants determined by the Town to be dead or in a condition that does not meet these standards. Replacements shall be made within a specified planting period, as soon as weather conditions allow. Replacements shall meet the minimum specifications of the materials replaced.
 - ii. Unless otherwise specified by the Town, the Homeowners Association, Metro District, or responsible party per maintenance agreement shall be responsible for replacing dead and/or diseased plants in perpetuity.
- f. **Extension of Warranty Term.** Replacement plants shall be guaranteed for a new warranty term of two years. In the event that a

Commented [JB10]: If this language does not work, let me know and I will further revise it. The intent is to ensure that the developer is planting healthy disease free plants and that if such plants are planted the developer is responsible to replace them

replacement plant dies or is not in a healthy condition during or at the end of said new warranty term, the Town may require that a different genus, species, or type of plant material be installed.

- i. In the event a specified tree in the landscape is deemed as posing a disease, health or safety risk for the surrounding community, the Town may require the tree's removal at no cost to the Town.

g. **Landscape Structures.** All fences, walls and similar structures shall be maintained in good condition by the developer. Chipped paint, missing fence pieces, leaning or fallen portions of a fence, or other signs of deterioration shall be immediately repaired, refinished, or replaced as appropriate per maintenance plan submitted to Town of Keenesburg.

- i. All installed landscape structures shall meet construction specifications, and safety codes to protect the health, safety and welfare of the Town.
- ii. All installed landscape structures in public space shall be inspected by the Town prior to dedication to the Town or release of development bonds.

h. **Irrigation.** Areas designed to meet the "minimum landscaped open space" requirements of the Keenesburg Municipal Code shall require irrigation in accordance with Town of Keenesburg irrigation requirements of this code. Irrigation plans submitted to Town shall be created by a licensed Landscape Architect, Engineer or certified Irrigation Specialist; exceptions may be granted at the discretion of the Town Board or Administrator.

1. An irrigation plan is required to be submitted with the Development plan
2. All planted areas with live plants (except areas that are left undisturbed) shall be equipped with an irrigation system that will provide sufficient water to maintain the plants in a good and healthy state.
3. Where the Town has approved phased installation of landscapes, the installation of irrigation systems may also be phased accordingly.
4. Where irrigation is installed in phases, final acceptance on behalf of the Town will be tied to each phase.

Commented [NC11]: Wouldn't the Town control irrigation if an area were dedicated to and accepted by the Town as a park or open space? Consider this revision.

- ii. **Plans.** Site development plans with plants grouped by their water needs shall show the type of irrigation in each landscape area or irrigation zone (e.g., pop-up or drip) and the point of connection to the water supply (including tap size).
 - 1. For irrigation plans showing plants grouped by water requirements, a table must be included with the submittal showing the water requirements for each planted area.
 - 2. All other site development plans shall include notes regarding irrigation in compliance with Town of Keenesburg Municipal Code.
- iii. **Irrigation System Requirements.** Whenever there are 2,000 sf. or more of planting areas on a subject property, whether or not the planting areas are contiguous, the subject property shall have an underground, permanent irrigation system capable of meeting the typical watering requirements of all the plant materials on the subject property.
 - 1. Whenever there are less than 2,000 sf. of planting areas on a subject property, there shall be at least one reliable water source available during the growing season. The hose bib or other water source shall be within not more than 50 feet from the border of the planting areas.
 - a. Perpetual maintenance plan or formal agreement must be submitted to the Town of Keenesburg at time of plan submittal.
 - 2. Temporary irrigation is permitted to establish plantings in areas generally of low pedestrian volume, visual significance or areas of native grasses. A mowing or long-term maintenance plan of the area must be submitted with the request for temporary irrigation.
 - a. A final inspection of the site shall be completed by the Town to determine the healthy establishment of plantings before temporary irrigation may be discontinued by the developer.
- i. **Irrigation System Design.**
 - i. Whenever possible irrigation systems shall be designed to avoid overspray onto non-living and impervious surfaces.
 - ii. Sprinkler systems shall be designed to minimize misting and overspray by all means possible.

- iii. Unless otherwise granted by the Town of Keenesburg, subsurface and/or drip irrigation systems are mandatory in shrub bed areas.
 - 1. Where subsurface and/or drip irrigations systems are used shrub density may be less and at a density of 1 shrub per 15 feet. Except in the CH and CBD zones, unless otherwise specified by the town. Plantings in the CH and CBD zone shall be 1 shrub per 10 feet.
- j. **Irrigation System Maintenance.** All irrigation systems shall be maintained, per an approved maintenance plan, in good working order.
 - i. Soil amendments: the landscape installer must certify that soil amendments have been installed in accordance with the requirements of this Section and in accordance with submitted plans.
 - 1. 5% or greater of organic material must be worked into the top 6 inches of disturbed soil in all planting bed areas.
 - ii. Soil amendments that are appropriate for the intended plant materials, design of the site, and soil conditions shall be selected and installed.
 - iii. The following schedule specifies the minimum soil amendment requirements per 1,000 square feet of landscape area:
 - 1. Bluegrass and High-Water Plantings: 3 cubic yards
 - 2. Shrubs, Perennials and Moderate to Low-Water Plantings: 2 cubic yards
 - 3. Xeric and Very Low-Water Plantings: 1 cubic yard or comparable treatment
 - 4. Dryland and native grassland re-establishment areas: no required treatment. Plants must be irrigated until fully established.
 - a. Temporary irrigation may be permitted in dryland and native grassland areas at the Town's discretion.

Approved and Prohibited Plant Lists

- 11. Generally.** All proposed plants must be on the approved plant list as maintained by the Town of Keenesburg. Prohibited plants shall not be

approved or installed, and the Town may require their removal at no cost to the Town.

- a. Applicants may request for consideration of plants which are not listed be included on the approved, and the Town may approve them and add the approved planting list at its discretion. Plants outside of the approved planting list must show they are non-invasive, adaptable to site requirements, disease resistant, appropriate for the site and of low water usage.

12.Approved Plant List.

- a. The Town shall maintain a list of approved plants in the following categories:
 - i. Street Trees (deciduous trees with a mature height that is generally more than 35 feet, planted between the street side curb and the sidewalk, typically in the public right-of-way)
 - ii. Large Trees (deciduous trees with a mature height that is generally more than 35 feet)
 - iii. Small Trees (deciduous trees with a mature height that is generally 35 feet or less)
 - iv. Evergreen Trees (conifers or other evergreens with a mature height of more than 20 feet)
 - v. Shrubs (perennials or evergreens with a mature height of at least three feet)
- b. The Town may further classify the approved plant list according to:
 - i. Locations where approved plants are appropriate or not appropriate
 - ii. Level of water usage
 - iii. Growth Habit
 - iv. Branching Structure
- c. Plants may be added to the approved planting list if the Town of Keenesburg finds that they are appropriate for planting in consideration of:
 - i. Climate zone, including microclimate
 - ii. Growth habit
 - iii. Invasiveness
 - iv. Lifespan
 - v. Habitat; and its capability of providing habitat to wildlife
 - vi. Hardiness (resistance to disease and harmful insects)
 - vii. Leaf litter

- viii. Structural & Branching strength
- ix. Watering needs & drought tolerance
- x. Promote the health, safety and welfare of the Town

13. Prohibited Plant List. The following plants are not allowed in the Town, and shall be removed, at the developer's cost, during development or redevelopment if they are present on the subject property:

- a. Plants that are identified as noxious, invasive, or prohibited in Keenesburg by the United States, the State of Colorado or the Town of Keenesburg;
- b. Plants that are identified on the State of Colorado's list of noxious weeds and species identified by the State of Colorado as invasive

14. Substitution of Plant Types

- a. The Town may allow substitution of plants if:
 - i. The substituted species will be more suitable for the environment of the site
 - ii. The substitution will not compromise the growth, survival rate, root growth area or disease resistance of any of the adjacent species
 - iii. Strict adherence to the requirements set forth herein is not practical for the proposed site due to unique circumstances

15. Environmental considerations. Landscapes shall use the following xeriscape design principles to promote water conservation:

- a. Well-planned planting schemes
- b. Appropriate turf selection to minimize the use of bluegrass
- c. Use of mulch to maintain soil moisture and reduce evaporation
- d. Placement of plant materials according to capitalize on their microclimatic needs and water requirements
- e. Efficient irrigation systems that reduce spray over
- f. Proper maintenance and irrigation schedules
- g. Group plantings of similar water requirements together
- h. All landscapes shall strive to maximize the use of native species. Where native material is not appropriate for the intended use or appearance, plant species that are regionally adapted and noninvasive may be used.

16. Biodiversity. Landscapes shall consist of a variety of species that enhance biodiversity and wildlife habitat. Plant diversity is required to be prevent

disease spread and mass loss of plants as a byproduct of monocultures and aggressive disease.

- a. Buildings and parking areas shall be located to preserve and promote the health of existing trees, environmental resources and natural drainage ways. If a healthy tree is removed with cause, it must be replaced with a comparable tree or trees per a tree mitigation plan provided at time of development submittal. The intent of this replacement plan is to retain and conserve the visual appeal, biodiversity and wildlife habitat in that area. This requirement is not intended to prevent the removal of unhealthy trees in conjunction with site development.
- b. A combination of plantings, berm(s), walls and fences shall be used as appropriate to buffer sensitive habitat
 - i. Landscape plans involving sensitive habitat must submit a habitat mitigation plan completed by a licensed Landscape Architect, Natural Resource Manager, or Wildlife Specialist to the Town of Keenesburg; exceptions may be granted at the Town of Keenesburg's discretion. This plan must be approved prior to the approval of development agreement.
- c. Areas proposing a high percentage of native species shall submit a weed control plan to the Town
- d. Areas disturbed by construction shall be reseeded to prevent erosion. Vegetation shall be planted where practical.
- e. No more than 30% of one genus is permitted in any landscape plan
- f. Street trees located in the CBD and CH area are required to have at least three species of trees planted along the street
- g. No more than 30% of one species is permitted in an individual cluster of trees

17. Plant materials. Plants shall be healthy, well-branched vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries. A variety of plant species should be installed to prevent the spread of disease, promote biodiversity and prevent the creation of a monoculture.

- a. All plants shall conform to standards for measurements, grading, branching, quality, ball and bur lapping as stated in the current edition of the American Standard for Nursery Stock, American Association of Nurserymen, Inc., (AAN-ASNS) and the Colorado Nursery Act of 1965 (CNA).

Commented [NC12]: I removed 1 for 1 so that the "tree mitigation plan" may govern the replacement, whether it be 1 for 1 or otherwise. Gives more flexibility.

- b. Seventy-five percent of all landscape areas shall be covered with living ground cover. The recommended ground cover should be attained within three years of the date of planting.
 - i. In the case that coverage is not acquired within three years of the date of planting the Town may require removal of the planting and the replacement of such planting with a different species.
- c. Plant materials shall be true to name and type, and first-class representatives of their species or varieties.
- d. Trees shall be balled, and bur lapped, with the burlap wrapped in a metal wire basket. Container and bare root tree plantings are not permitted.

18. Plant Selection and Grouping Requirements.

- a. Plants shall be selected based on their suitability for the site and climate. Where possible, native species shall be installed, protected, or preserved.
- b. No more than 50 percent of the trees and shrubs that are installed shall be classified as high-water use as specified in Table 5G – Water Usage Requirements.

19. Mulch. Mulch, such as bark, stone, or other materials, left loose, or other water-saving treatments applied to the soil surface at a depth of four inches for bark, or two to four inches for stone, shall be used for all planting areas (except turf areas) in order to help maintain soil moisture and inhibit weeds. Landscape fabric is required below non-organic materials.

- a. Alternative mulch materials may be used with approval by the Town of Keenesburg. |

Commented [NC13]: Addressed in Section 9.

20. Site Distance Triangle. Plants shall be no more than 24 inches in height when located in a sight distance triangle. Site distance triangles are specified in the Town of Keenesburg street standards.

21. Guarantee of installation. Required landscape improvements shall be installed in accordance with the approved improvements agreement for the project. In cases where an improvements agreement is not required by the Town, landscape improvements shall be installed per the approved schedule established through the project review.

- a. Maintenance, removal, and replacement. Unless otherwise approved by the Town, developer, Homeowners association, metro district or alternate outside entity shall be responsible for maintenance, removal

and replacement of trees and landscaping within the public portions of the development. The developer, Homeowners association, metro district or alternate outside entity of mixed use, commercial or industrial property with an approved Final Development Plan or Site Plan are responsible for the maintenance and replacement of landscaping as shown on the approved plan. Exceptions to this provision may be granted by the Town for smaller developments.

- 22. Tree Preservation Credits.** Existing trees that are preserved on a subject property, excluding existing, individual residential lots, count towards the planting requirements of this section, provided they are:
- In good health
 - Established for at least five years and not on the prohibited plant list
 - They are not diseased, in poor health, poor form, over-mature, too close to building foundations and/or damaging sidewalks, driveways or utilities

- 23. Credit for Preservation of Trees.** Healthy, mature trees, and/or mature stands of vegetation that are preserved on-site may count as more than one tree for the purposes of the landscaping requirements, as set out in Table 5C-Tree Preservation Credit Table below.

Table 5C Tree Preservation Credit Table			
Minimum	Up to but not	Tree Credit	Area where
None	10 inches	1	Location of
10 inches	15 inches	2	Location of
15 inches	20 inches	3	Location of
20 inches	No limit	4	Location of

- 24. Tree-lined streets.** Tree lined streets are typically utilized to increase user experience of Sidewalks, Trails, and Bike lane. Any development proposing tree lined streets shall meet the requirement of this section.
- Tree lawns shall be wide enough to ensure adequate room for root growth. Tree lawns shall vary in width for Local, Collector and Arterial streets and shall be as depicted as required by the Town's adopted street standards and specifications.
 - Trees located in the CBD and CH zones shall be placed in minimum 4 ft. tree grates.

- b. Trees shall be aligned in straight rows, located in the middle of the tree lawn, and planted 40 feet on center. Such street trees shall be placed at least five feet away from the edges of driveways and alleys, and 40 feet away from any streetlight and to the extent reasonably feasible, be positioned at evenly spaced intervals.
 - i. Trees located within the tree lawn shall be irrigated and maintained by the property owner
- c. Trees installed along streets shall include a mix of species, be generally aligned along the street frontage and may be placed outside of the public right-of-way.
- d. No tree shall be planted where eventual tree habit or root growth cannot be reasonably maintained to avert interference or obstruction to traffic and street signs, site distance triangles, street lights, utilities, fire hydrant, or any public infrastructure.
- e. No more than six (6) of the same tree genus may be planted consecutively in a row-type planting.
- f. Root barriers are required for all tree plantings along concrete, curbs and driveways

Commented [NC14]: Does this help clarify the intent?

25. Rural Street Tree Plantings. Street trees planted along rural streets where there is no sidewalk may be planted in organically shaped clusters to reinforce the design and character of the project and frame views.

26. Minimum Tree species diversity. To prevent insect or disease susceptibility of monocultures and eventual uniform senescence on a development site or in the adjacent area or the district, species diversity is required, and extensive monocultures are prohibited. The following minimum requirements shall apply to any development plan. At the time of proposal, a planting plan illustrating the development meeting the species diversity requirements shall be submitted. Requirements of this section are shown in Table 5D – Tree Species Diversity

Table 5D – Tree Species Diversity	
Number of Trees	Maximum Percentage of any one
10-19	30%
20-39	33%

40-59	20% species, 30% genus, 40%
60 or more	15% species, 20% genus, 30%

27. **Tree species and minimum sizes.** The Applicant shall provide a recommended list of trees, to be reviewed by the Town which shall be acceptable to satisfy the requirements for landscape plans, including approved canopy shade trees that may be used as street trees. The following minimum sizes shall be required by Table 5E- Tree Caliper Sizes. The tree caliper shall be determined by diameter at breast height (DBH).

Table 5E – Tree Caliper Sizes	
Canopy Tree	2” caliper balled and bur lapped
Evergreen Tree	6.0’ in Height, balled and bur
Ornamental Tree	1 ½” caliper balled and bur lapped
Shrubs	5 gallon bucket

Commented [NC15]: Formatting issues with Table

28. **Preferred Street Trees and Trees permitted within Rights-of-Way.** The following list identifies tree species allowed within community recreation areas, as street trees or within the public right-of-way in the Town of Keenesburg.
- Oak (Quercus):** Genus: Bur*, Chinkapin*, Chesnut*, English*, Shumard*, Texas Red*, Heritage*, Bur-gambel Hybrid*, Fastigate English*, Crimson Spire*.
 - Legume (Fabaceae) Family:** Shademaster Honeylocust*, Skyline Honeylocust, Imperial Honeylocust, Kentucky Coffeetree*, Kentucky Coffeetree Espresso*.
 - Chokecherry (Prunus Virginiana) Genus:** Canada Red*, Sucker Punch*. (Height usually 20 to 25 feet)
 - Maple (Acer) Genus:** Bigtooth (single stem)*, State Street*, Caddo Sugar*, Columnare, Fairview, Red.
 - Buckeye (Aesculus) Genus:** Ohio Buckeye*, Yellow Buckeye, Texas Buckeye*, Prairie Torch Hybrid Buckeye, Common Horsechesnut*.
 - Other trees allowed along right-of-way (by common name): Hackberry, Western Catalpa, Gingko (male only), or any other tree species approved by the Town in its discretion.

29. **Preferred deciduous trees – Not permitted as street trees or permitted within Rights-of-Way.**

- Toba Hawthorn, Washington Hawthorn, Downy Hawthorn, Dolga Crabapple, Amur Chokecherry, Thornless Hawthorn, Japanese Tree

Lilac, Coralburst Crabapple, Spring Snow Crabapple, Thunderchild Crabapple, Radiant Crabapple, Indian Magic crabapple, Red Jewel Crabapple, Gamble Oak, Autumn Blaze Pear, Royal Star Magnolia, Serviceberry, Red Buckeye, Newport Plum, Autumn Blaze Pear, Cleveland Select Pear, Wavyleaf, Red Buckeye, Box Elder Sensation.

- b. Planting plans with fruit bearing species or species with high amounts of seeds, flowers, etc., must submit a management plan to the Town to maintain cleanliness.

30. Preferred Coniferous Trees – This list may change at the discretion of the Town

- i. Colorado Spruce, Colorado Blue Spruce, Bristlecone Pine, Easter Red Cedar, Rocky Mountain Juniper, Pinyon Pine, Austrian Pine, Spartan Juniper, One Seed Juniper, Cologreen Juniper, Skyrocket Juiper, Wichita Blue Juniper, Fastigate Norway Spruce, Black Hills Spruce, Bosnian Pine, Ponderosa Pine, Scots Pine, European Larch

31. Prohibited Trees. The follows species of trees are prohibited by the Town of Keenesburg. This list may change at the discretion of the Town.

- a. Any of the ash species (*Fraxinus* spp.), including but not limited to Green, White, Purple, Blue, and Cinnamon.
- b. Any of the poplar species (*Populus* spp.), including but not limited to Cottonwood, Aspen, Silver Poplar, Lombardy Poplar.
- c. Any of the Willow species (*Salix* spp.).
- d. Any species of Elm (*Ulmus* spp.).
- e. Any weeping or pendulous type tree (i.e. Weeping Birch).
- f. Any shrub or hedge which by its habit of growth would obstruct, restrict, or conflict with necessary and safe use of the public rights-of-way.
- g. Conifers or evergreens which would eventually grow over the sidewalks or streets.
- h. Thorned Honeylocust or Hawthorn species or other trees that bear seed pods.
- i. Purple Locust, Black Locust, Mulberry, Bradford Pear, Black Walnut, Russian Olive, Tree of Heaven, Tamarisk, Silver Maple.

32. Water-Efficient Landscaping Requirement. The requirements of this Section are applied to all landscaped areas within a proposed development.

- a. Plant Selection, preservation and grouping Requirements.

- i. Plants are to be chosen based on their suitability for the site. Whenever possible, native species in good condition shall be installed, protected, and/or preserved.
 - ii. Not more than 50 percent of the plants installed shall be classified as high-water use. Per Table 5G-Water Usage Requirements.
- b. Low water use plants (including grasses) are required:
 - i. On slopes that are steeper than 25 percent
 - 1. Slopes steeper than 25 percent require a mix of shrubs and rock.
 - ii. In areas that the Town determines are not appropriate for permanent irrigation.
- c. Mulch. Bark or stone mulch shall be applied to all planting bed areas in order to decrease water loss and increase water conservation of planting bed areas. Wood mulch shall be placed at a depth of 4 inches, two inches for rock or stone.
- d. Landscape material is required in all planting bed areas

33. Plan and Hydrozone Standards. Landscape and irrigation plans must meet requirements set forth in this Section.

- a. Landscape plans shall clearly demonstrate low water usage, identification of hydro zones, specification of plant lists with low Evapo-Transpiration ("ET") or Kc-values and indication of plant spacing.
- b. Planting areas must be organized into distinct groupings based on their water requirements. Plants of similar water requirements are to be grouped into separate zones based on their water requirements.
- c. A hydro zone table showing plant grouping and their respective water requirements is required for all landscape plan submittals
- d. An irrigation plan completed by a Professional Engineer, licensed Landscape Architect, or a certified Irrigation Specialist shall be submitted with each landscape plan; exceptions may be granted at the Town of Keenesburg's discretion.
 - i. The irrigation plan must show hydrozones and their respective water requirements
 - ii. Irrigation systems shall be provided with automatic rainfall shut-offs to limit the unnecessary application of irrigation water
 - iii. Whenever possible irrigation system controllers may be utilized to ensure that irrigation water is provided efficiently based on moisture needs of plantings.

- e. Unless otherwise specified by the town, shrub water usage shall be as follows:

Table 5G- Water Usage Requirements		
Hydrozone	Maximum Gallons of	Acre-feet of water
High water need	20	3
Moderate water need	12	1.8
Low water need	3.6	0.6
Very low water need	0	0

34. Location of Plantings in Relation to Walls and Fences. Walls and fences shall not be located less than 10 feet from the property line in CBD or CH zones.

35. Walls or Fences that are Installed along Other Interior Property Lines.

Along property lines in residential zones, walls and fences may be installed at the property line, provided that:

- a. The decorative sides of walls or fences face out
- b. Such wall or fence does not conflict with existing utilities or utility easements
- c. The wall serves in conjunction with proposed plantings to separate land usages
- d. Temporary walls utilized while living walls are establishing their growth. Temporary walls are to be used for approximately 10-15 years, or until the Town deems the plants have reached maturity to serve as a wall.
- e. Walls 6' or higher are required to have additional lighting to deter crime.

36. Noise Barriers. When appropriate, walls may be utilized in conjunction with appropriate plantings to buffer noise pollution from one land use to another and increase compatibility

- a. Proposed plantings must be planted with adequate density to act as noise barriers at 75% of max growth.
- b. Planted noise barriers must have a variety of growth habits and heights; there shall be proposed small, medium and large shrubs.

- c. There shall be a mix of deciduous and coniferous trees in noise barriers. Tree plantings may be denser than 1 tree per 35 feet so as there is sufficient room for the tree to reach full maturity.

37. Use of Equivalent Plant Materials in Living Walls. The number of large trees, small trees, evergreens, and shrubs may be used to create a living wall.

- a. Living walls are required to have a density of 1 Deciduous tree positioned 35ft on center, 1 Coniferous tree positioned 20ft on center, variety of large, medium and small shrubs planted at 5 shrubs per 25ft-35ft.
- b. Living walls are to be established within 15 years from time of planting
- c. Temporary wall shall be installed until living wall plantings reach maturity and/or the Town deems the plants have reached maturity to serve as a wall.
- d. All proposed living walls shall submit an elevation and or section illustrating the intended visual screen
- e. Unless otherwise agreed upon by the Town, living walls shall be maintained by the developer, Homeowners association, metro-district or other related entity.
- f. Living walls may be utilized to create of visual screen of unsightly areas

38. Building Foundation Planting requirements:

- a. **Commercial and Multifamily buildings.** Foundation plantings for commercial building shall cover no less than 75% of the building foundation at maturity. This provision does not apply to the LI and HI zoning designations.
 - i. Shrubs and/or deciduous grasses shall be planted at 1 shrub per five (5) feet, unless otherwise specified by the Town of Keenesburg
 - 1. Multifamily buildings within the R2 and R3 zoning designations shall have a foundation planting bed no less than five (5) feet wide
 - a. Planting beds in R2, R3, CH, CBD shall incorporate a variety of plant species, seasonal color, texture and form
 - b. 30% of the shrub bed is required to be coniferous and/or evergreen

2. Commercial buildings with the LI and HI zoning designations shall have no less than 60% of the building foundation planted unless otherwise specified by the Town.
3. Unless otherwise approved by the Town, low water usage planting and plant groupings are required.

Parking Lot Landscape Requirements:

1. **Parking Lots.** Areas within parking lots shall be landscaped to mitigate urban heat island effect, impermeable surfaced areas, to slow stormwater runoff, and to improve parking lot appearance.
 - a. This section applies to any surface parking lot that contains more than 20 parking spaces
2. **Planting Area Requirements.**
 - a. At least one large tree and five shrubs shall be planted in the interior of the parking lot for every 15 parking spaces.
 - b. The first two feet of the parking island, on either end, shall be free of plantings and covered solely by mulch and landscape material
 - c. Parking lot islands shall be the same length of the parking stall
 - d. Parking lot island curbs shall be concrete and at least six inches above the parking lot surface
 - i. Curb cuts are permitted in parking lot island curbs in parking lots designed for stormwater capture
 - e. No less than 75 percent of landscaped areas within a parking lot shall be covered with living materials within three years of installation
3. **Parking Lot Island Arrangement.**
 - a. Parking lot islands will be installed on the ends of parking rows and entry drives to separate parking from drive aisles
 - b. Parking lot islands are required every 15 stalls; in large parking lots, parking lot islands are required in the center as a means to mitigate urban heat island effect
 - c. Drive aisles shall be separated from parking stalls by landscape islands, strips or planted separators.
 - d. **[Additional Planting Requirements Based on Parking Spaces.** For parking lots containing greater than 20 spaces, an additional large tree shall be provided for every 10 parking spaces in excess of 20 spaces.

Additional Trees may be distributed within the interior or perimeter landscaping area. This requirement shall be in addition to the planting area requirements set forth in section 2 of these Parking Lot Landscape Requirements. }

Commented [NC16]: Consider this edit for greater clarity.

4. Parking Lot Perimeter Landscaping.

Parking Lot perimeter landscaping shall be installed along the boundaries of all surface parking lots of 3 stalls or larger that are visible from the street or adjoining property. Plant materials and walls or fences shall be consistent with the Town of Keenesburg planting list.

- a. Parking lot landscaping is intended to enhance the entrance, pedestrian walkways and pedestrian connectivity to buildings.
- b. Parking lot perimeter landscaping shall provide at least 75% vegetative cover around the parking lot perimeter within 3 years of planting

5. Residential Perimeter Landscaping. Parking buffer yards along property boundaries that adjoin single-family detached, duplex, multiplex, or townhome uses shall be buffered as follows:

- a. Perimeter landscape area shall not be less than three feet in width. If vehicle overhangs are planned in the parking stalls, the perimeter landscape area shall not be less than 4 feet.
- b. Parking buffer yards shall include a fence or wall that is at least five feet in height, and two large trees per 100 linear feet of buffer yard.

6. Perimeter Landscape Standards for all zones.

- a. Parking perimeter landscape area shall be not less than five feet in width, including any vehicular overhang areas.
- b. Along streets, landscaping shall be installed between the parking lot and the sidewalk.
- c. Parking buffer yards shall include shrubs and any combination of berms, walls, fences, evergreens, planters, or other approved visual obstructions, provided the perimeter includes a mix of coniferous plantings.
- d. Shrubs shall be installed along not less than 75 percent of the width of the planting area
 - i. 30% of the shrubs are required to be coniferous
 - ii. Coniferous shrubs must be equally spaced along planting perimeter area

- iii. Irrigated turf is discouraged in areas less than 10 feet wide. Ornamental grasses are encouraged in areas where grass is desired.
- e. Parking perimeter landscape area shall provide a visual obstruction up to a height of:
 - i. Five feet above the surface of the parking lot at installation if the parking lot is adjacent to the R1, R2, or MH zones
 - 1. Three feet above the surface of the parking lot in R3 area
 - ii. Plantings shall be established within three years after installation
 - 1. If plantings are not established within three years of installation, the Town of Keenesburg may require either the replanting of materials or replanting of similar materials to be established within three years.
 - iii. A mechanism of long-term maintenance of landscaping must be provided.

7. Large Surface Parking Lots. Large surface parking lot is a stand-alone surface parking lot that contains more than 200 parking spaces.

Large surface parking lots shall be divided into smaller segments by using pedestrian and landscape breakers that comply with the following standards:

- a. Each landscape separator shall be placed so that each parking segment contains a maximum 100 parking spaces.
- b. Landscape separators shall be parallel to the parking rows.
- c. The first landscape separator in a large surface parking lot shall contain a pedestrian walkway. The walkway shall be in front of an entrance into the building thereby providing a safe route of pedestrian travel.
- d. One landscape separator shall be required per every 50 parking stalls along a pedestrian walkway
- e. The pedestrian walkway(s) shall connect to the perimeter sidewalks or trails in a clear and efficient manner. Where the pedestrian walkway crosses a drive-aisle, the pedestrian crossing shall be emphasized and separated from flowing traffic as best as possible.
 - i. The material and layout of the pedestrian crossing shall be continuous as it crosses the drive-aisle
 - ii. Pedestrian crossing shall be separated through the use of raised or striped crosswalks or special pavement treatments such as scored concrete, colored concrete, pavers, brick or other hardscape materials approved by the Town

- f. Landscape separators with a pedestrian walkway shall be a minimum of 20 feet in width.
 - i. Landscape separators without a pedestrian walkway shall be a minimum of 10 feet in width.
 - ii. Where no pedestrian walkway is provided, additional landscaping shall be required as follows:
 - 1. 1 shrub per 10 feet, and 1 Tree per 35 feet on center
 - 2. Ornamental trees are encouraged to emphasize pedestrian walkways and building entrances
- g. Pedestrian walkways within a landscape separator shall be a minimum of 6 feet wide.
- h. Irrigation must be provided for all landscape separators and breakers; irrigation plans must be submitted to Town of Keenesburg at time of Development submittal.
 - i. Irrigated turf is highly discouraged in landscape separators and breakers. The Town encourages the use of low water use ground covers that do not require spray irrigation.
 - ii. The use of open rock mulch may be approved in place of groundcover by the Town of Keenesburg.
 - iii. Plantings with a mature height of six inches or more shall not be planted within two feet from the back of the curb to avoid conflicts with vehicle overhang.
 - iv. Planting with a mature height of 2 feet or more are not permitted within 1 feet of the pedestrian walkway.
- i. Plantings within landscape separators shall be resilient to harsh climatic conditions.
- j. The Town may authorize the phasing of landscape installation if phasing will provide a logical, sequential installation of improvements on a subject property.

Parking Lot Requirements

Parking and Drive Aisle Standards.

1. **Purpose:** These Parking and Drive Aisle Standards are intended to ensure that the parking and circulation aspects of all developments are well designed regarding safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas. This section sets forth parking requirements in terms of numbers and dimensions of parking stalls, landscaping, shared parking, drive-in facilities and loading zones. This section addresses parking requirements for:
 - a. Multi-modal transportation
 - b. Commercial and Retail
 - c. Drive-up and Drive Thru facilities
 - d. On street parking
 - i. Commercial
 - ii. Multifamily
 - iii. Shared parking and parking reductions
 - e. Parking needs of all zoning designations and land usages
2. **General Standard:** The parking and circulation systems within each development shall accommodate the movement of vehicles, bicycles, pedestrians and transit, throughout the proposed development and to and from surrounding areas, safely and conveniently, and shall contribute to the attractiveness of the development. The on-site pedestrian system must provide adequate directness, continuity, street crossings, visible interest and security as defined in this section.
3. **Access and Parking Lot Requirements:** All vehicular use areas in any proposed development shall be designed to be safe, efficient, convenient and attractive, and unless otherwise approved by the Town, accommodating to all modes of transportation that will use the site. Designated traffic flow and connection to existing streets shall be approved by the Town Engineer; exceptions may be considered for projects of a small nature.
4. **Access:** Unobstructed vehicular access to and from a public street shall be provided for all off-street parking spaces. Vehicular access shall be provided in such a manner as to protect the safety of persons using such access or traveling in the public street from which such access is obtained.
5. **Safety Considerations:** To the maximum extent feasible, pedestrians shall be

separated from vehicular and bicycle traffic. In the event complete separation of pedestrians, vehicles and bicycles is not possible, potential hazards shall be minimized using techniques such as special paving, raised surfaces, pavement marking, signs or striping, bollards, median refuge, traffic calming features, landscaping, lighting or other means to clearly and safely delineate pedestrian areas for both day and night use.

- a. **Shared pedestrian and bicyclist walkways:** The pedestrian/bicycle system shall be designed to be wide enough to easily accommodate the amount of pedestrian and bicycle traffic volumes that are anticipated. A minimum width of eight (8) feet shall be required and shall meet American Association of State Highway and Transportation Officials (AASHTO) guidelines, Guide for Development of Bicycle Facilities, or any successor publication. Additional width up to four (4) feet may be required to accommodate higher volumes of bicycle and pedestrian traffic within and leading to areas of Community Interest & Attraction, Regional bikeways and/or Trailways, Schools, Parks and Open Space.
 - i. Shared pedestrian and bicyclist walkways may be dually utilized for emergency vehicular access with approval from the Southeast Weld Fire Protection District and Town of Keenesburg. All pedestrian and bicyclist walkways utilized for emergency access shall be paved with hard surface weather resistant materials approved by the Southeast Weld Fire Protection District and Town of Keenesburg.

6. **Curb Cuts and Ramps:** Curb cuts and ramps shall be located at convenient, safe locations for the physically disabled, for bicyclists and for people pushing strollers and/or carts. The location and design of curb cuts and ramps shall meet the requirements of the International Building Code and the American with Disabilities Act (ADA) ramp standards and shall avoid crossing or funneling traffic through loading areas, drive-in lanes and outdoor trash storage/collection areas.

- a. Where possible curb cuts are encouraged in low impact designs. Curb cuts may be used for bioretention, rain gardens, and small-scale water detention areas that are conducive to water conservation and infiltration. All designs must be approved by the Town Engineer prior to construction.

7. **Walkways:** Walkways within the site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination. Walkways shall be at least six (6) feet in width, unobstructed by vertical curbs, stairs, raised landscape islands, utility appurtenances or other elements that restrict access and shall link street sidewalks with building entries through

parking lots. Walkways intended to connect points of pedestrian origin to a building destination point shall be enhanced with textured concrete, colored concrete and/or approved hard surface material so as to separate the pedestrian walkway from other traffic.

- a. Walkways along crosswalks shall be of differing weather resistant hard surface material and or texture than roadway
- b. Drive aisles leading to main entrances shall have separated walkways on both sides of the drive aisle.
- c. Walkways within R-1 and R-2 district are permitted to be no less than five (5) feet in width. Pedestrian and Bicycle Trails connecting through the R-1 and R-2 district shall be no less than eight (8) feet wide.
- d. Residential walkway: Tree lawns are encouraged as a means to separate pedestrian traffic from vehicles and bikes. Trees lawns are to be no less than four (4) feet in width from the outside curb to the nearest edge of the associated sidewalk. Tree lawns are to generally consist of irrigated grass, Town approved mulch or a Town approved street tree located in the center of the tree lawn. Alternative ground covers that promote water conversation, are resilient to harsh climatic conditions, and are disease resistant may be allowed in the tree lawn area with Town approval. All trees and plantings shall be outside of the sight distance triangle and clearly shown as such on submittal sheets to the Town of Keenesburg. All plantings shall meet the Landscape Standards set forth by the Town of Keenesburg.
 - ii. Responsibilities: The landowner, metro district and/or homeowners' association shall be responsible for maintenance, upkeep and responsibility to keep in good condition all those locations indicated on the approved landscape plan of all vegetation, irrigation system(s), screening devices, and other landscape components so as to present a healthy, safe and orderly site.
- e. Right of Way maintenance shall consist of all regular and normal maintenance practices of landscaping including watering, weeding, irrigation, fertilizing, pruning and mowing. Plant materials that exhibit significant levels of insects, pests, diseases and/or damage shall be appropriately treated, and all dead plant materials shall be removed and replaced with living plant materials where required and as approved on the approved landscape plan.
 - iii. Private landscaping installed within Town right of way, as part of an approved landscape plan, shall be maintained by the adjacent landowner, homeowners' association or metro district as appropriate.
 - iv. Erosion Control and Reclamation Areas: Vegetative coverage in seeded site categories shall comply with Town of Keenesburg

Commented [JB1]: I thought these needed to be 10' for an ambulance to get through? Do you know if 8' would be sufficient?

Landscape Standards and the Town Code. All erosion control and reclamation areas indicated on the landscape plan shall be maintained by the property owner, homeowner's association or metro district who shall replace any dead vegetation as soon as practicable.

- f. **Brush Management and Weed Control:** Vegetation shall be maintained so as to inhibit the spread of noxious weeds, and to mitigate public, health, safety and wellness hazards, such as the spread of wildfires, slope failures, soil erosion, and increased flooding.
 - v. Alley ways shall be maintained and cleared of vegetative debris so as to preserve the visibility and general flow of traffic.
 - vi. Alley ways shall be maintained by the private property owner, homeowner's association or metro district
- g. **Public Safety and Visibility:**
 - vii. Visibility for police surveillance and crime prevention shall not be significantly hampered by landscaping;
 - viii. Corner visibility for traffic movement and protection of pedestrians shall comply with all parts of these Parking and Drive Aisle Standards
 - ix. Landscaping shall not prohibit access to utilities or hinder public safety to needed resources such as fire lanes and hydrants.
- h. **Public Rights of Way Adjacent to Double Frontage Lot Streetscapes:**
 - x. Maintenance shall be the responsibility of the adjacent private property owner, homeowners' association or metro district as specified and approved by the Town of Keenesburg.

8. Pedestrian/Vehicle Separation: To the maximum extent feasible, pedestrian and vehicles shall be highly visible through the provision of a sidewalk, trail or walkway. Pedestrian routes that provide direct and convenient access through the site must be identified through the use of bollards, special paving, lighting, landscaping or other approved means to minimize conflicts between vehicles, bicycles and pedestrians.

- a. Pedestrian improvements must be designed to channel and collect pedestrians safely through the lot, minimizing to best extent possible, conflicts between pedestrians and vehicles.
 - xi. Where pedestrian routes cross the driving aisle, appropriate consideration must be given to providing pedestrian refuge areas.
- b. Pedestrian drop-off areas must be provided where needed and shall not be in public road rights-of-way.
- c. Unless otherwise approved by the Town, bike lanes must be separated from vehicular traffic by means of bike lane separator, bollards, and or landscaping.

9. **Street Crossing:** In the event it is necessary for the primary pedestrian access to cross drive aisles or internal roadways, the pedestrian crossing shall emphasize and place priority on pedestrian access and safety. The material and layout of the pedestrian access shall be continuous as it crosses the driveway, with a break in continuity of the driveway paving and not in the pedestrian access way. The pedestrian crossings shall be well-marked using pavement treatments, signs, striping, signals, lighting, traffic calming techniques, median refuge areas and landscaping and meet all requirements set forth by the Town of Keenesburg. All street crossings shall be approved by the Town Engineer prior to construction.

10. **Bicycle Facilities:** Bicycle parking is required in all zones except, R-1 and R-2; however, bike parking shall be provided for community amenities such as a park and/or garden provided within all zoning districts. A minimum number of bicycle parking spaces must be provided, equal in number to five percent of the total number of automobile parking spaces provided, but not less than one space.

- a. Bicycle parking facilities must allow the bicycle frame and both wheels to be securely locked to the parking structure.
- b. Bicycle parking structure must be permanently constructed, made of weather resistant material and securely attached to the pavement.
- c. Bicycle parking is not required in single family detached unit developments.
 - xii. Bicycle parking is required in all multi-family, commercial, retail and park developments.
- d. Safe pedestrian access shall be provided from the bicycle parking location to the area, building or residence of interest.
 - xiii. Safe and adequate lighting shall be provided for all bicycle parking facilities and pedestrian connections thereof.

11. **Drive-In & Drive-Thru Facilities:** Drive-in facilities are to have minimal interference with access and circulation onto public roadways.

- a. Drive-in facilities must be clearly signed and conspicuously marked to provide efficient flow of traffic through the facility.
- b. Drive-in facilities are permitted within the CH, CBD, LI, and HI zones and must be located to minimize conflicts with the movement of other vehicles, bicycles, and pedestrians. A clear traffic plan showing where traffic is proposed to enter and exit facility is required to be submitted to the Town for all Drive-in and Drive-Thru proposal.
- c. Traffic generated from a drive-in or drive-thru facility is not permitted to exit directly onto I-76, I-76 frontage road, Weld County Road 59, Highway

52 All drive-in and drive-thru facilities proposed along Weld County Road 59 or Highway 52 may be approved with a clear traffic plan submitted to and approved by the Town Engineer.

- d. Drive-ins and drive-thrus shall not be positioned such that vehicle headlights face a residential use or residentially zoned lot.
- e. Landscape buffer shall be provided in situations where the positioning of a drive-in or drive-thru causes traffic headlights to directly face the roadway. The applicant must demonstrate to the Town of Keenesburg that the buffer adequately screens headlights from interfering with the roadway.

12.Loading Zones: Loading zones and service areas must be designed to minimize interference with access and circulation on public roadways and within the parking lot. Unless otherwise approved by the Town, loading zones and service areas must be located on separate routes away from primary circulation routes for vehicles, bicycles and pedestrians.

- a. Loading zones within parking lots must be designed to minimize conflicts with the movements of other vehicles, bicycles and pedestrians.
- b. Loading zones are required for non-residential uses that require goods, merchandise or equipment to be routinely delivered or shipped from the subject property.
- c. Unless the Town determines additional space is necessary to meet the requirement of the use, loading spaces for non-residential uses shall be provided as follows:
 - i. One off-street space for buildings between 5,000-20,000 SF; plus
 - ii. One additional off-street loading space for each 20,000 SF or fraction thereof of additional gross floor area in excess of 20,000 SF
 - iii. Over the curb loading is not permitted by the Town unless alternative means have been determined as unsafe in such case.
 - 1. Over the curb parking will be reviewed and approved by the Town as deemed appropriate.
- d. Loading areas shall be screened from principal building entrances and other highly visible areas of the subject property. All loading zone screening shall meet requirements set forth by the Town of Keenesburg. If a loading area is located within 150 feet of a residential zone, a street, a public park, or a designated public open space, then the following standards apply:
 - i. The loading area shall be enclosed with a roof and a screen wall that is at least 60 percent opaque. Plantings may be approved as a screen at the Town of Keenesburg's discretion.
 - 1. A temporary screen wall may be required until plantings

reach a growth point that achieves required screening.

- ii. Plantings and/or walls may be required to mitigate sound and visual disturbances created by the loading zone.

- 1. Plantings and/or walls may be required to mitigate adjacent land use impacts
 - 2. All plantings are required to meet standards of Town of Keenesburg Landscape Standards

- e. Loading areas shall be of sufficient size to accommodate vehicles that will serve the proposed use, such that all backing and maneuvering to and from loading areas is done on the subject property, and egress of vehicles from the subject property is in a forward direction. A loading area traffic flow plan must be submitted and approved by the Town Engineer prior to construction.
- f. The location of the loading area shall not block or obstruct any public street, alley, driveway, or sidewalk. Exiting traffic from the loading area shall not impede the flow of traffic, pedestrian, or bicycles.
- g. Loading zones shall have a weather resistant permanently mounted sign of standard dimension posted in a conspicuous location clearly showing the loading zone designation. Loading zones shall also be painted with a weather resistant paint clearly communicating the loading zone designation.
 - i. Safety lighting shall be required in all loading zones. Unless otherwise approved by the Town, lighting pollution is to be kept at a minimum by focusing lighting to reduce glare, light trespass and skyglow. Light cutoffs are required for all streetlights and lights of similar nature. All lighting is required to meet the standards set for in the Town Code and Town of Keenesburg Lighting Standards.
 - ii. Loading zone lighting shall meet the standards set forth in the Town of Keenesburg Lighting Standards.

13. Transportation Impact Study: In order to identify those facilities that may be required, all development plans must submit a Transportation Impact Study approved by a Certified Traffic Engineer, which study shall be approved by the Town Engineer. This requirement may be waived for smaller developments with approval by the Town Engineer.

14. Surface: All open off-street parking and vehicular use areas shall be surfaced with asphalt, concrete or other hard surface material of a similar nature and functionality, with no greater environmental impact.

- a. Low impact designs materials such as permeable pavement, pavers and soft-surface overflow parking or similar materials that encourage

groundwater recharge, may be approved at the discretion of the Town Engineer.

- b. All materials shall be weather resistant and permanent in nature.

15. **Area Drainage Requirements:** Parking lots must be designed to provide positive drainage and carry stormwater quickly and effectively away from the site. Parking surfaces are not permitted to serve as detention facilities. All points of drainage require water quality and erosion control measures that must be approved by the Town Engineer and Town prior to commencement of construction.

- a. Low impact parking area drainage design may be permitted by the Town Engineer

16. **Maintenance:** Unless otherwise approved by the Town, the property owner, homeowner's association, metro district, or responsible party per maintenance agreement shall be responsible for maintaining all vehicular use areas in good condition and free of refuse and debris, and all landscaping areas in a healthy and growing condition, replacing it when necessary as determined by the Town.

17. **Calculation of Required Parking Spaces:** Generally, Table A: Residential Land Use Parking Standards, Table B: Residential Land Use Parking Standards – Special, and Table C: Non-Residential Land Use – Parking Standards, set out the number of parking spaces that are required for each land use that is listed under the Town of Keenesburg Municipal Code. As used in the above-mentioned Tables, the following terms and phrases shall have the following meanings:

- a. **Commercial Vehicle means:** Any motor vehicle, trailer, or semi-trailer that:
 - i. Is designed or used to carry freight, other vehicles, equipment, passengers for a fee, or merchandise in the furtherance of any business enterprise; and
 - ii. Has a gross weight of more than 10,000 pounds;
 - iii. Any step van or truck that is designed for commercial moving or parcel delivery services;
 - iv. Any truck that is used for mobile retail sales (e.g., ice cream, lunches);
 - v. Any vehicle with more than four wheels that is used for business purposes;
 - vi. Any trailer that is used to haul machinery, supplies, or equipment for business purposes (horse trailers, boat trailers, motorcycle trailers, RV trailers, and car trailers put to personal use are not included in the definition);

Commented [NC2]: Is this intended to apply to more than just parking areas? If not, "parking" should not be deleted.

Commented [NC3]: Prior to construction commencement?

Commented [NC4]: At the property owner's HOA's district's cost? If so, the regulations should state as much.

- vii. Any trailer that is used for commercial hauling (e.g., waste, junk, or lawn clippings), or commercial moving services;
- b. Per sf. The phrase “per sf” means that the number of parking spaces is calculated based on the number of square feet of gross floor area.
- c. Per dwelling unit or per DU. The phrase “per du” means that the number of parking spaces is calculated based on the number of dwelling units. In some cases, the parking requirements are based on the number of bedrooms (per “#” BR du) in the dwelling units.
- d. Per Bed. The phrase “per bed” means that the number of parking spaces is based on the number of beds rather than rooms served for sleeping. Per bed calculations are often used to quantify uses that offer residential care or overnight accommodations with shared rooms.
- e. Per Employee. The phrase “per employee” means that the number of parking spaces is based on the number of employees (full-time and part-time) on the maximum shift, that is, the work shift in which the maximum number of employees are present.
- f. Per Seat. The phrase “per seat” means that the number of parking spaces is based on the number of seats that are provided to guests (patrons, members, etc.); and the phrase “per seat design” means that the number of parking spaces is based on the maximum seating of the use as determined by applicable fire codes.
- g. Per Person Design. The phrase “per person design” means that the number of parking spaces is based on the maximum number of people who may occupy the use pursuant to applicable fire code standards or licensing requirements, whichever is less.
- h. Rounding. When the calculation of required parking spaces results in a fractional parking space, the result of the parking calculation shall be rounded up to the nearest whole number.
- i. Residential Uses. Where a garage is provided for an individual dwelling unit, tandem spaces in front of the garage are counted toward meeting off-street parking requirements for the dwelling unit.
- j. Motorcycle, Scooter, or ATV Sales or Rental means the sale or rental of motorcycles, scooters, snowmobiles, or ATVs at the location where inventory is stored. The phrase “motorcycle, scooter, or ATV sales or rental” includes outdoor storage of motorcycles, scooters, snowmobiles, or ATVs for off-site brokers. The phrase does not include:
 - i. Brokering of motorcycles, scooters, snowmobiles, or ATVs that are stored off-site and delivered directly to customers (a general office use); or
 - ii. Indoor storage of motorcycles, scooters, snowmobiles, and ATVs

Commented [KB5]: Is this additional language necessary?

Commented [JB6R5]: It might not, if a residence was built outside of a single family, duplex or multiplex it would be a special review anyway. I'll ask Todd for his thoughts before we bring it to Board.

for brokers who are located off-site (a light industrial or heavy logistics use, depending upon the volume of sales).

- iii. All motorcycle parking shall be on a slope no greater than 5% and clear of debris and;
 - 1. Located to provide optimum maneuverability and safety for motorcyclist
 - 2. Motorcycle parking shall comply with all provisions of Town of Keenesburg Land Use and Municipal code
 - 3. Motorcycle parking areas shall meet all lighting and traffic access provisions of this code

Table A: Residential Land Use Parking Standards. The number of required off-street parking for residential land uses is set out in Table A: Residential Land Use Parking Standards. Unless otherwise specified by the Town of Keenesburg municipal code, parameters for parking calculations are measured as follows:

Table A: Residential Land Use Parking Standards:	
Land Use	Minimum Required
Single Family Detached (All Types)	2 sp. /du
Duplex or Townhouse (All Types)	2 sp./du
Multiplex	2 sp./du
General Multifamily	1sp./Studio; 1.5 sp./1 BR du; 2sp / 2+ BR/du + 5% for visitor parking
Manufactured Homes	2 sp. /du
Cluster Duplex	1.5 sp./du

Residential Amenity Area (including clubhouse, pools, community gathering rooms)	1 sp./750 sq. ft.
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Commented [KB7]: Are we expecting to add parking spaces based on pool area in addition to clubhouse area?

Commented [JB8R7]: I put that in there as an example of amenities that require extra parking. If a pool were to be built without a clubhouse, it would be the same parking requirements as a pool and clubhouse.

Table B: Residential Land Use Parking Standards – Special. The required off-street parking for residential land uses is set out in Table B: Residential Land Use Parking Standards – Special.

Commented [KB9]: I think this needs number 22.

Commented [KB10]: Seems OK.

Table B: Residential Land Use Parking Standards – Special	
Land Use	Minimum Required
Live-Work Unit	3sp./du
Rooming/Boarding House	1 sp./per bed
Group Home	0.5 sp/BR
Assisted Living or Congregate Care	1 sp./3 beds + 1 sp. / 1 per employee
Nursing Home, Memory Care, Alzheimer's Care	1 sp./3 Beds + 1 sp/ 1 per employee
Residential	1 sp./750 sq. ft.

Amenity Area (including clubhouse, pools, community gathering rooms)	
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Table C: Non-Residential Land Use – Parking Standards. The required off-street parking for non-residential land uses is set out in Table C, Non-Residential Land Use-Parking Standards

Table C: Non-Residential Land Use – Parking Standards	
Land Use	Minimum Required
Theatre, auditoriums and other similar places of assembly	1 sp./ 3 seats in principal place of assembly
Preschools nurseries and childcare centers	1 sp./ 450 SF
Elementary through Junior High Schools (Public or Private)	2 sp./Classroom
Senior High Schools (Public or Private)	10 sp./Classroom
Colleges or Universities (Public or Private)	10sp./Classroom + 1 sp./per Employee
Restaurants	
Fast Food	1 sp./150 SF of Floor Area
Standard (served within a building and/or patio space)	1 sp./100 SF of Floor Area/ 1 sp./200 SF of Patio Area
Bed and Breakfast	1 sp./BR
Bars/Taverns/Nightclubs	1 sp./500 SF
Hotels/Motels/Lodging	1sp/BR/
Churches	1 sp./3 seats in principal place of assembly
Small Animal Hospitals and Clinics	1 sp./300 SF
Commercial	1 sp./ 2,000 SF

Commented [KB11]: I'd recommend a consistent nomenclature throughout this table: 1 sp. x SF

Commented [KB12]: 1 space per guest room?

Commented [KB13]: Seems way light, unless we expect Keenesburg churches to be empty. How sad. How about 1 space per 3 seats like other auditoriums?

Recreational	
Limited indoor recreation	1 sp/300 SF
Outdoor Recreation	1 sp/ 2,000 SF
Bowling Alley	1 sp/400 SF
Farmers Market	1 sp./2,000 SF
General Retail	1 sp./500 SF
Personal Business and/or service	1 sp./500 SF
Shopping Center	1 sp./ 2,000 SF
Grocery Store/Supermarket	1 sp./1,000 SF
Nursery or Greenhouse wholesale	1 sp./1,000 SF
General Office	1 sp. /500 SF – minimum of 4 Parking Spaces
Motor Vehicle Services and Maintenance	1 sp. / 1,000 SF
Custom small Industry/Workshop	1 sp./1,000 SF
Motorcycle, scooter, ATV, or OHV sales or rental	1 sp./300 SF of showroom, office, service and parts sales
Fueling Charging Stations	1 sp./ pump island + 1 sp./200 SF
Motor vehicle wash	1 sp. Per wash bay
Passenger motor vehicle sales and rental	1 sp./ 450 SF of showroom, office service areas and parts sales
Heavy Motor Vehicle sales or rental	1 sp./500 SF of showroom, office service areas and parts sales
Heavy Motor Vehicle service	1 sp./300 SF
Health Facilities	
Hospitals	0.5/BR
Long Term Care	0.25/BR + 2 per Employees
Pharmacies	1 sp/400 SF
Laboratories	1 sp./450 SF

Commented [KB14]: 1 space:500 SF?

Commented [JB15R14]:

Commented [KB16]: And pharmacies?

Professional Medical Offices	1 sp/400 SF
Industrial Warehouse	1 sp./2,000 SF

Commented [KB17]: 1 space 400 SF?

Commented [KB18]: 1 space 1000 sf? Or 1 1 space per employee?

18. **Uses Not Listed.** Uses that are not listed, the parking shall be established pursuant to parking study, completed by a certified traffic engineer and approved by the Town Engineer.
- Off-street parking and loading spaces must be provided in accordance with estimates of need as determined by the Town Engineer.
 - Exceptions to this standard may be granted by the Town Engineer.

19. Required Accessible Parking Spaces

- Parking spaces that are accessible to disabled persons (“accessible parking spaces”) shall be provided as set out in this Section. Such spaces shall be counted toward the total number of spaces that are provided for compliance with Table A: Residential Land Use Parking Standards, Table B: Residential Land Use Parking Standards – Special, or Table C: Non-Residential Land Use – Parking Standards.
 - Number of Required Spaces. Accessible parking spaces shall be provided as set out in Table D: Accessible Parking Spaces, or as required by the 2010 ADA Standards for Accessible Design, Section 208 (as may be amended or retitled from time to time) (“ADAAG”), whichever requires more parking spaces and more van accessible parking spaces for disabled persons. Under no circumstances shall these regulations, or compliance therewith, be construed to relieve a developer from complying with any and all applicable standards of the ADAAG.
- c. **Location**
- Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.
 - When accessible parking spaces are added to an existing parking lot or structure, an accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route must be at least 3 feet wide, and have a firm, stable, slip-resistant surface. The slope along the accessible route shall not be greater than 1:12 in the direction of travel.

- iii. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement)
 - iv. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles are to centerlines, except for the end space which may include the full width of the line.
 - v. Access aisles may be located on either side of the parking space except for angled van parking spaces which must have access aisles located on the passenger side of the parking spaces.
 - vi. Parking spaces for the physically handicapped shall be 13 feet wide unless the space is parallel to the pedestrian walkway. All other dimensions for the space shall be the same as those for standard parking spaces.
 - vii. All accessible spaces shall be paved with asphalt or similar hard surface weather resistant material
 - viii. Designed so that whenever there is more than a one-half foot change in the elevation of the surface between an accessible route and the ADA accessible parking space, a ramp is provided within 26 feet, connecting the route to the parking spaces
 - ix. Handicapped parking spaces must be located as close as possible to the nearest accessible building entrance using the shortest-accessible travel route. Unless otherwise approved by the Town, the ADA accessible route should not cross lanes for vehicular travel.
 - x. Accessible Routes. All accessible routes shall serve as emergency exists for disabled individuals and shall be free from obstructions. Required ramps shall be identified with a sign and made of a permanent material which will provide all-weather access.
- d. **ADA Parking Signage.** Each handicapped parking space must be clearly designated as being reserved for use by the physically handicapped with the appropriate signing and pavement parking to include:
- i. The statement "Van Accessible," if the space is an ADA van-accessible parking space. The sign must be mounted 60 inches minimum above the ground surface measured to the bottom of the sign
 - ii. ADA identification signs are not required for parking lots of 4 space or less
 - iii. Boundary of the access aisle must be clearly marked so as to discourage parking in it.
 - iv. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles are to centerlines, except for the

end space which may include the full width of the line.

- v. All signs shall be permanently mounted, with anchor bolts, on a post or on an adjacent structure or wall within 10 feet of the ADA accessible parking space, oriented to the center of the front of each parking space, facing the rear of the space. |

e. **ADA Parking**

- i. Access aisle width is at least 60 inches, must be at the same level and the same length as the adjacent parking space(s) it serves, maximum slope in all directions is 1:48, and access aisle must connect to an accessible route to the building. Ramps must not extend into the access aisle.
- ii. Accessible parking space shall be 96 inches wide minimum, marked to define the width, and maximum slope in all directions is 1:48.
- iii. Van accessible spaces requires a minimum of 98 inches to accommodate van height, adjacent access aisle and on the vehicular route to and from the van-accessible space.
- iv. Van parking space must be 132 inches wide minimum with an adjacent 60-inch wide minimum access aisle. A van parking space of 96 inches wide minimum width an adjacent 96-inch wide minimum access aisle is also permitted.
 - 1. Access aisles may be located on either side of the parking space except for angled van parking spaces which must have access aisles located on the passenger side of the parking spaces. |

Commented [NC19]: Formatting numbering issue

Commented [NC20]: Formatting numbering issue

Table D: Accessible Parking Spaces

Number of Parking Spaces Required by Division	Number of Accessible Parking Spots	Number of Required Van Accessible Spaces
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1
201-300	7	2

301-400	8	2
401-500	9	2
501-1,000	2 percent of the total number of parking spaces	1 out of 6 accessible parking spaces rounded up
1,001 and over	20, plus one for each 100 parking spaces in excess of 1,000 parking spaces	1 out of 6 accessible parking spaces rounded up

20. Use-Specific Standards. Hospital outpatient facilities, rehabilitation facilities or outpatient physical therapy facilities, and residential uses are subject to ADAAG §§ 208.2.1, 208.2.2, and 208.2.3, respectively.

21. Parking Lot Layout: Parking bays may be perpendicular or diagonal to the land use they serve, whichever is less conflicting with general traffic flow.

- a. Standard parking spaces must conform with the dimensions shown on Figure 1B, and show application of Table 1C.
- b. Where more than ten parking spaces are proposed or required.

22. Parking Lot Location: All Parking lots must be separated from road rights-of-way and from side and rear lot lines in accordance with the following:

- a. 25' distance from major highways or as specified by jurisdictional authority of said highway
- b. 15' distance from an arterial road
- c. 10' distance from a non-arterial road
- d. 8' along a side or rear lot line

Figure 1B

- A - Angle of Parking
- B - Stall Width
- C - Stall Length
- D - Stall Depth
- E - Curb Length
- F - Two-Way Drive Width or Double Loaded Drive Width
- G - One-Way Drive Width or Single Loaded Drive Width

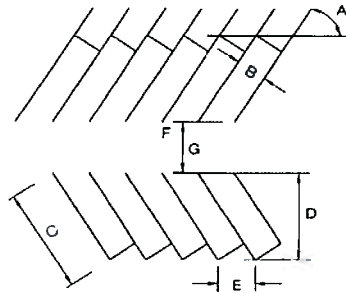


Table 1C. Parking space and aisle dimensioning.

Typical Vehicle						
A	B	C	D	E	F	G
0 Degrees	8	23	8	23	20	12
30 Degrees	8	23	8	23	20	15
45 Degrees	8.5	20	17.4	17	20	15
60 Degrees	9	19	21	10.4	24	20
90 Degrees	9	19	19	9	24	20
Compact Vehicle						
A	B	C	D	E	F	G
0 Degrees	7.5	19	7.5	19	20	12
30 Degrees	7.5	16.5	14.8	15	20	15
45 Degrees	7.5	16.5	17	10.6	20	15
60 Degrees	8	16	17.9	9.2	24	20
90 Degrees	8	15	15	8	24	20

Commented [KB21]: These dimensions seem to check out. I'm doubtful that the compact car parking dimensions should be included in an agricultural town. I'd recommend making this a Word table - this one is rough to read. There's an extra line in the table.

Commented [JB22R21]: Thanks. I kept the compact car parking in case it ever becomes a thing (all it takes is one big proposal) but I can remove it.

23. Parking Space and Aisle Standards

Generally, Parking spaces and access aisles shall be designed according to the standards of this Section.

- a. All parking spaces located across from each other, on the opposite side of a drive lane, shall be located at the same angle to the drive lane, except that parallel parking may be provided on one side of the drive lane in order to enhance disabled access.
 - i. Upon those streets which have been signed or marked by the Town Engineer for angle parking, it shall be unlawful for any person to stand or park a vehicle other than at the angle to the curb or edge of the roadway indicated by such signs or markings
- b. Angle parking located on a drive lane with a dead-end is not allowed unless:
 - i. The angle of the parking space is 90 degrees to the direction of travel; or
 - ii. The geometry of the subject property requires such a configuration for an efficient parking layout and the Town Engineer determines that the design provides for safe circulation.
- c. Parking shall be screened from public rights of way, not including alleys, and residential zones. All parking lot screening shall meet the requirements set forth in the Town of Keenesburg Landscape Standards.
- d. Parking shall be consistent with safe traffic movement, new curb cuts shall be placed so as to not require the removal of existing street trees.
- e. For lots where parking is the principal use, the parking lot shall be set back 10 feet from lot lines that adjoin streets and five feet from all other lot lines.
- f. Access Aisle Widths. Access aisle width shall not exceed the minimum required width unless an increase in width is necessary to serve a demonstrated public safety interest.
- g. Vehicular access to parking lots (surface or structured) shall be from the primary connecting roadway that is most adjacent to the main building entrance, unless the Town determines that such access is infeasible or would create a public safety hazard. In such cases, access shall be provided:
 - i. With ingress from a public street and egress into the alley, or if such an arrangement is infeasible or would create a public safety hazard;

Commented [NC23]: The main entrance?

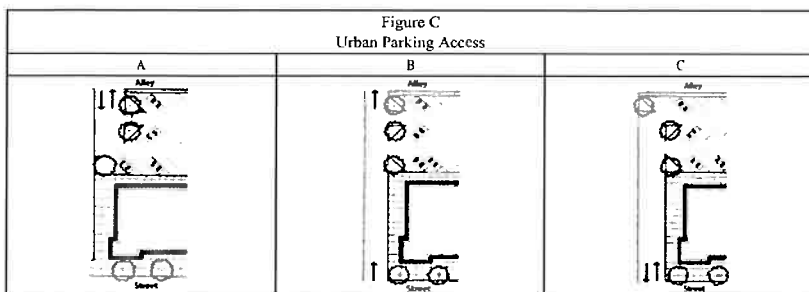
Commented [KB24]: Boy, I don't know...

- ii. With ingress and egress from the street as shown in Figure C, Urban Parking Access, options A, B, or C.
- iii. In cases where it is unfeasible or impractical for parking to be accessed by the primary connecting roadway, an exception may be granted and parking may be provided in the rear of the building. Such exceptions must be approved by the Town Engineer or Planner and shall meet the following criteria:
 - 1. Adequate parking lot lighting shall be provided at the same safety and level of service as a front lot parking lot. A photometric plan illustrating the proposed parking light lighting on the site shall be submitted and approved by the Town
 - 2. Parking lot lights shall meet all requirements outlined in Town of Keenesburg Lighting Standards and Town Code
 - a. Lighting pollution is to be kept at a minimum by focusing lighting to reduce glare, light trespass and skyglow. Light cutoffs are required for all streetlights and lights of similar nature. All lighting shall comply with Town of Keenesburg Lighting and the Town Code.
 - b. Adequate lighting shall also be provided for all bicycle parking facilities
- iv. Clear pedestrian connection shall be provided between the parking lot and building entrance. Such connection shall meet criteria outlined in sections 6, 8, 9 and 10 of these regulations.
- v. Dumpsters shall be fully enclosed with a trash enclosure gate capable of opening, closing and locking in place
 - 1. Dumpster screening shall meet all requirements outlined in the Town of Keenesburg Landscape Standards
 - 2. By all feasible means pedestrian pathways shall be located away from dumpster enclosures with a clear safe pedestrian travel route of travel connecting the parking lot to the entrance of the building
 - 3. Whenever possible dumpsters shall be located at or near the rear of the building
- vi. Landscaping in rear parking lots shall meet all provisions of the Town of Keenesburg Landscape Standards
 - 1. In rear parking lots landscaping shall be placed to avoid places of hiding, heavy shadowing and/or visibility issues. Massing of medium growth plants is prohibited in these

Commented [NC25]: By calling out section 8, for example, it's presumed that all subsections of section 8 (a, b, and c) apply.

locations.

- vii. Rear building architecture and pedestrian connection shall be of visual interest, character and inviting to constituents of the facility and serving to compliment the building as a whole.
 1. Where applicable the sides of the building shall be of visual interest and character complementing the building as a whole
 2. Rear and side accesses to buildings shall provide clear visuals of pedestrian pathways to entrance of buildings, such access way shall be free of medium growth plants and areas of hiding and or concealment.



- 24. **Overhangs.** The length of standard parking spaces may be reduced by up to two feet where the adjacent sidewalk or landscape area is protected by a curb and not less than seven feet in width, allowing for vehicle overhang and an unobstructed walkway or landscape area of at least five feet in width. The use of wheel barriers in such locations is prohibited.
 - a. Overhang parking must be approved by the Town of Keenesburg in the Commercial Business District (CBD), Highway Commercial District (CH), and Public Zone district (PZ).

25. Parking and Loading Design

- a. Single-Family Residential, Two-Family Residential, Multi-Family Residential district. Unless otherwise specified in the Town Code, Single-family Residential, Two-Family Residential and Multi-Family Residential parking may be designed in a manner that permits vehicles to back directly onto one public local street.
- b. Backing and turning movements associated with parking shall not extend into a street, and shall not obstruct or conflict with traffic, either

on-site or off-site.

- i. Rear angle back in parking may be allowed with approval by the Town Engineer in the Town Engineer's discretion.
- c. The closest driving distance from the flowline of the street at a point of ingress, to the first parking space or drive aisle intersection that is accessible from that point of ingress, are intended for routine delivery and use for delivery vehicles. Loading areas are not designed or designated to be parking areas in any fashion.
- d. Blocking of access and loading zones is prohibited in all zoning designations and land usages.
- e. Parking lots with more than three parking spaces shall:
 - i. Be designed and traffic controlled therein so that access to and from a public street requires vehicular traffic to be traveling in a forward direction when entering and exiting from the parking lot.
 - ii. Include curbs, wheel stops, or other barriers to prevent vehicles from extending beyond the perimeter of the parking lot, and to prevent vehicles from contacting an unprotected wall, fence, or sidewalk.
 - iii. Be clearly and permanently marked on the parking surface (e.g., stalls shall be located, and traffic channelized with painted stripes);
 - iv. Be designed using the angles, layout, and dimensions in Figure 1B.
- f. All parking lots shall be designed in accordance with these Parking and Drive Aisle standards.
- g. All parking lots shall meet all requirements set forth in the Town of Keenesburg Landscape Standards.
- h. Parking is not allowed in a required front setback except on a single-family detached, duplex, townhome, or multiplex residential driveway or parking pad that extends through a front setback.
- i. Parking aisles are intended to promote the flow of traffic and shall be designed to collect and channel traffic from parking compounds towards points of ingress and egress. Access to and from a street shall be provided for all off street parking spaces.
- j. Obstruction of a driveway or emergency entrance or exist approach or across public sidewalks is prohibited in all zoning districts.
- k. Parking Spaces and Parking Aisles. Storing materials, boats, campers, recreational vehicles, or inoperable vehicles, or overnight parking of trucks or trailers is prohibited in parking areas of multifamily, residential, and mixed-use developments, unless:

- i. The outdoor storage use is permitted in the applicable zone and approved for the subject property

26. Off-Street Parking: Off-street parking shall be available for operable passenger automobiles of the residents, customers, patrons, and employees of the facility for which they desire parking. Required off-street parking spaces shall be located on the same lot or premises as the building or use for which they are required unless:

- a. Such spaces are provided collectively by two (2) or more buildings or uses on abutting lots in a single parking area located within the boundaries or those abutting lots, and the total number of parking spaces supplied collectively is equal to the number of spaces required by this subdivision for each use considered separately.
- b. Off-Street parking shall be located either immediately in front of the facility of which it serves, or within 300' of such facility.
- c. Parking spaces provided through the provision of off-street parking will count towards the overall parking requirements required by the Town of Keenesburg.
- d. Alternative parking space location(s) and number must be approved by the Town of Keenesburg in order to count towards this requirement.
 - i. Alternative parking space location(s) and number(s) shall be approved by the Town of Keenesburg.
- e. In the case off-street parking is provided by a different property owner than the owner of the site and/or facility generating parking demand, a written parking agreement must be signed by both parties and approved by the Town.
- f. A person may stand or park a motorcycle, low-power scooter or electric assisted bicycle may park at an angle to the edge of the roadway headed in the direction of lawful traffic movement in which such vehicle could proceed if it were to move forward; except:
 - i. That it shall be unlawful for any person to stand or park a motorcycle, low-power scooter or electric assisted bicycle at such an angle with the edge of the roadway, that any part of such vehicle protrudes into the roadway at a distance from the edge of the roadway greater than the width of any motor vehicle that is lawfully parked parallel with the edge of the roadway. Vehicles parked at the curb or edge of the roadway with the intent of participating in speed contests shall be prohibited per C.R.S. 42-4-1105.
- g. It shall be unlawful for the driver or operator of a vehicle to drive the same within or upon any sidewalk area except at a permanent or temporary

Commented [NC26]: CRS 42-4-1105 addresses speed contests. This should be revised to reference the statute that addresses "Parking at curb or edge of roadway"

driveway, nor drive or park within or upon any median or island on any street or highway.

- i. It shall be unlawful for any operator of a vehicle to park upon any sidewalk area, unless otherwise permitted by this Code, or park or drive upon the median or center strip of any parkway or boulevard, or park or drive within or upon any part of a city park except designated roadways or parking areas therein; provided, however, that the provisions of this subsection shall not apply to vehicles of the city actually engaged in work on or at any such place
- h. In no instance shall any parking space be located closer than ten (10) feet from any fire hydrant or as specified by the Southeast Weld Fire Protection agency.

27. On Street Parking: On street parking spaces shall be used for vehicular parking only. No sales, rental, storage, repair, servicing of vehicles, equipment or materials, dismantling, or other activities shall be conducted or located in such areas. On street spaces cannot be designated as private or reserved for the adjacent use.

- a. Up to four (4) motorcycle parking spaces may be permitted in lieu of two (2) standard parking spaces and may count toward the required total parking.
 - i. A minimum of five (5) parking spaces shall be provided before any motorcycle spaces can replace a required parking space

28. Guest Parking: Off-street guest parking spaces in multi-family developments and community amenity areas shall be distributed proportionally to the dwelling unit locations that they are intended to serve. Such parking shall not be located more than two hundred (200) feet from any dwelling unit that is intended to be served.

- a. Alternative guest parking locations shall be approved by the Town of Keenesburg prior to construction

29. Alternative Compliance. Upon written request by the applicant, the Town, at its discretion, may relax the standards for required parking.

- a. Parking reduction requests shall be prepared and submitted in accordance with the submittal requirements for plans as set forth in this Section. Each such plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.
- b. Review Criteria. To approve an alternative plan, the Town must first find

Commented [NC27]: Is the intent that the Town may reduce the number of required spaces, or may the Town relax any of the standards in this document?

that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan which complies with the standards of this Section. In reviewing the parking reduction request, in order to determine whether the proposal accomplishes the purposes of this Section, as required above, the Town shall take into account the number of employees occupying the building or land use, the number of expected customers or clients, the availability of nearby on-street parking, the provision of purchased or leased parking spaces in a municipal or private parking lots, and any other factors that may be unique to the applicant's development request. The town shall not approve the alternative parking ratio plan unless it:

- i. Does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity
- ii. Minimizes the visual and aesthetic impact on the surround neighborhood
- iii. Creates no physical impact on any facilities serving alternative modes of transportation
- iv. Creates no detrimental impact on natural area or features
- v. Maintains handicap parking needs

b.

38) *Home occupation* means any use conducted entirely within a dwelling unit and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part, which creates no additional traffic, requires no additional parking space, where no persons are employed other than residents in connection with the home occupation. Provided further that no mechanical equipment is installed or used except such that is used for domestic purposes; and that there is no outdoor storage of materials, equipment and/or supplies other than that necessary for domestic purposes. For the purposes of this Chapter, the following occupations are not considered home occupations:

- a. Child care homes and child care centers;
- b. Veterinary office or clinic, animal hospital or kennel;
- c. Funeral chapel, mortuary or funeral home;
- d. Wedding chapel;
- e. Repair or painting of motor vehicles or motor vehicle parts, including but not limited to automobiles, trucks, motorcycles and trailers or any part thereof, or of boats or any part thereof;
- f. Repair of large appliances, including but not limited to stoves, refrigerators, washers and dryers;
- g. Repair of power equipment, including lawn mowers, snow blowers, chain saws and string trimmers;
- h. Restaurants;
- i. Welding or metal fabrication;
- j. Dispatching of vehicles to and from the premises, including but not limited to towing services and taxi services;
- k. The sale of firearms;
- l. Any operation requiring any liquor or fermented malt beverage license other than a bed and breakfast permit issued pursuant to the state liquor code;
- m. Any hotel or motel operation; or
- n. Adult amusement, entertainment or business establishment.

Sec. 16-2-30. - Use by right.

- (a) Uses by right include the use of land, structures or both which are authorized by the district zoning classification. These uses may not require prior review and approval by the Planning Commission or the Board of Trustees unless otherwise contained herein.
- (b) A use by right is the principal use permitted in any given zone district. The design standards of any given zone district comprise the essential site plan requirements for the placement of a use on a parcel or in a structure. Site plan approval pursuant to Section 16-2-190 of this Article is required in the R-3, CBD, LI, and PZ zone districts. To construct a use by right on a parcel, a building permit is required. The building permit will require that the use is properly served by access and utilities and that a plot plan be submitted which is used to check the setbacks and other design standards of the district.

(Ord. 1-96, 1996, § 1; Ord. 2012-04, 2012, § 7; Ord. 2017-11, 2017, § 1