CITY OF SALIDA, COLORADO
ORDINANCE NO. 05
(Series of 2018)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, AMENDING CHAPTER 16 OF THE SALIDA MUNICIPAL CODE TO ADD ADDITIONAL ARCHITECTURAL CRITERIA TO THE HIGHWAY 50 CORRIDOR OVERLAY REGARDING HEIGHT.

WHEREAS, Section 16-5-60. Highway 50 Corridor Overlay includes Architectural Standards for projects within the overlay; and

WHEREAS, the Standards include the appropriate use of materials and design of new facades, but does not address appropriate heights for redevelopment projects; and

WHEREAS, the Planning Commission held a public hearing on January 22, 2018 in accordance with Section 16-2-40. Amendments of the Salida Municipal Code; and

WHEREAS, at the January 22, 2018 meeting the Planning Commission recommended by a vote of 7-0 that the Council adopt the proposed changes as it was consistent with Section 16-2-50. Review Standards for Text Amendments; and

WHEREAS, the City Council finds the proposed text amendment is consistent with the purposes of Chapter 16; does not conflict with other applicable provisions of the Chapter; is consistent with the Comprehensive Plan for the City of Salida; and the proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO:

Section 1. The aforementioned recitals are hereby fully incorporated herein.

Section 2. The amendment to Section 16-5-50 shall be as shown on the attached Exhibit A.

INTRODUCED ON FIRST READING, on the 20th day of February 2018, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 23rd of February 2018 and set for second reading and public hearing on the 6th day of March 2018.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, by the City Council on the 6th day of March 2018.

CITY OF SALIDA, COLORADO

~~Mayor P.T. Wood~~ Cheryl Brown-Kooncie
Mayor pro-tempore

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 23rd of Feb, 2018, and BY TITLE ONLY, after final adoption on the 9th of March 2018.

Lynda Travis
City Clerk/Deputy City Clerk

EXHIBIT A

Sec. 16-5-60. - Highway 50 Corridor Overlay (50 CO).

(a) Purpose. The purpose of the Highway 50 Corridor Overlay (50 CO) is to establish standards for the efficient, well-ordered and safe development of one (1) of the primary entrances to the City which is also one (1) of its major highways. A combination of landscape and architectural standards and provisions for pedestrian and vehicle access will provide for attractive and functional development while allowing continued commercial growth within this corridor.

(b) Applicability. The standards of the Highway 50 Corridor Overlay (50 CO) shall apply to parcels which front Highway 50. In no instance shall this Chapter require changes or renovation to existing properties or structures when no development applications are required to be submitted. Interior renovations are not subject to these regulations; however, new construction, a change of use of the property or an expansion of use will be applicable. These regulations shall only be applicable when development is proposed by an applicant.

(c) Standards. The standards listed below shall apply to development in the Highway 50 Corridor Overlay (50 CO). These standards shall be in addition to those of the underlying zone district in which the property is located and in addition to the other applicable standards of this Chapter. No building or other development permit shall be issued for a structure in the Highway 50 Corridor Overlay (50 CO) absent compliance of the structure with the following standards:

(1) Access.

(i) Vehicular access. Vehicular access to the property shall be obtained using curb cuts which are shared with other properties whenever feasible and provided for with appropriate easements. Curb cuts shall meet the Colorado Department of Transportation's "Highway Access Code." The provisions of Highway 50 Corridor Overlay (50 CO) shall be complied with in addition to, and to the extent not in conflict with, the State Highway Access Code. Any access onto the highway requires approval from the Colorado Department of Transportation.

(2) Streetscape and Lighting.

(i) Sidewalks. Sidewalks shall be provided within the Highway 50 Corridor Overlay (50 CO). Sidewalks fronting Highway 50 shall be detached sidewalks with a width of six (6) feet. The parkway located between the curb or travel lane and the sidewalk shall be four (4) feet wide. A sidewalk design may be modified, with approval from the Administrator, if attaching to an existing sidewalk that does not meet this standard or if the existing site development is such that the standard sidewalk and parkway width requirements would adversely affect existing required parking or would not fit between the road edge and front of an existing building. When extraordinary conditions prohibit the installation of the sidewalk, a fee-in-lieu may be allowed. Installation of improvements within the Colorado Department of Transportation's right-of-way requires approval via a Utilities/Special Use permit from the Colorado Department of Transportation.

(ii) Parkways. The parkway located between the curb or travel lane and the sidewalk shall be four (4) feet in width. The parkway shall be stamped, colored concrete as proposed in the Highway Corridor Improvement Plan or as approved by the Public Works Director.

(iii) Lighting. Streetlights shall be installed in the parkway. The streetlights shall meet the model and specifications identified in the Highway Corridor Improvement Plan. Approximate streetlight locations are shown in the Highway Corridor Improvement Plan. Exact locations will be subject to the approval of the Public Works Director.

(3) Building Setbacks. To create a consistent image throughout the corridor, new construction should be developed in a manner that complements the historic pattern of buildings being located close to the highway.

(4) Landscaping Standards. The minimum landscape area applicable to any property in the Highway 50 Corridor Overlay (50 CO) shall be that required in the underlying zone district. At a minimum, this landscaping shall be located along the road frontages identified herein and shall also be located within and around the parking areas, as described in Section 16-8-90 below.

(i) Highway frontage buffer. There shall be an average of one (1) tree planted per thirty (30) feet of the property's highway frontage adjacent to the highway. These trees shall be planted on the subject property, along the property's frontage adjacent to the highway, and may be clustered.

(ii) Side road buffer. If the subject property is a corner lot, there shall also be an average of one (1) tree planted per forty (40) feet of the property's side road frontage. These trees shall be planted in a minimum four-foot-wide landscape strip along either side of the pedestrian path. These trees shall be planted on the subject property, along the property's frontage adjacent to the side road and may be clustered.

(5) Storage Areas. Storage areas shall be visually screened from pedestrian paths and the highway, using a fence, wall, trees or large shrubs. Storage areas include, but are not limited to, outside storage areas, open areas where machinery or heavy equipment is parked, loading docks and trash receptacles.

(6) Architectural Standards.

(i) Materials. With new construction, including an addition, two (2) or more materials must be used for exterior materials excluding roofing and structural materials. Exposed tilt-up concrete is prohibited and metal shall not exceed twenty-five percent (25%) of the surface area of exterior materials excluding roofs.

(ii) Façade treatment. Long, blank walls must be avoided. The principal materials used on building façades should be wood (including siding), stone, brick or stucco. The façades of buildings must be broken up by the use of different materials or architectural treatments.

(iii) Fenestration. A minimum of twenty percent (20%) of the front façade of a building which houses a principal use on the parcel shall be glass. When a building containing a principal use is completely screened from the view from the highway, the structure shall be exempt from the fenestration requirement.

(iv) Building Height. Additional height may be considered through the Planned Development process if it results in achieving one or more goals of the Comprehensive Plan regarding infill development, redevelopment, economic development or the provision of affordable housing. Approval of the additional height must meet the criteria contained in Section 16-7-40(8). For the purposes of this overlay, adverse visual impacts shall mean impacts greater than the underlying zoning would afford.

(7) Other Standards. Other standards throughout this Chapter may apply to a particular development. Additional standards include Use and Dimensional Standards, Off-Street Parking Standards, Landscaping and Illumination Standards, Sign Standards and Improvement Standards. The Administrator can assist with any questions as to the applicability of a particular standard.