

BY AUTHORITY

ORDINANCE NO. **3982**

COUNCILLOR'S BILL NO. **15**

SERIES OF 2019

INTRODUCED BY COUNCILLORS

Seitz, Voelz

A BILL

FOR AN ORDINANCE AMENDING CHAPTER 4 OF TITLE XI OF THE WESTMINSTER MUNICIPAL CODE
CONCERNING THE ZONING DENSITY SCHEDULE

THE CITY OF WESTMINSTER ORDAINS:

Section 1. Chapter 4 of Title XI, W.M.C., is hereby AMENDED as follows with new language appearing in underline and deleted language appearing in ~~strike through~~:

11-4-5. - Density Schedule.

(A) In addition to the provisions of Section 11-4-6, W.M.C., the following regulations shall apply to lot area, lot width, lot frontage, lot depth, height, building setbacks, floor area, and coverage of lots and structures in all zoning districts except Planned Unit Development. In the event of any conflict or inconsistency between this section and the City's Comprehensive Plan, the Comprehensive Plan shall control.

(B) The City Manager or the Manager's designee may grant an increase in the height limit and/or a reduction in the setback requirements of up to ten percent if the Manager finds that such reduction does not constitute a significant change in the site plan for the property and does not create a significant negative impact on adjoining properties.

DENSITY SCHEDULE												
	RE	R1	RA	R2	R3	R4	R5	T1	B1	C1&C2	M1	O1
Minimum Lot Area/Sq. Feet:	9000	7700	7000	9000	9000	9000	(d)	9000	(a)	(a)	(a)	(a)
Maximum Density/Dwelling Units Per Acre:	(a)	(a)	(a)	(a)	14.5	22.0	(d)	14.5	(a)	(a)	(a)	0.1
Minimum Lot Width:												
Interior	70'	70'	70'	75'	75'	75'	(d)	75'	(a)	(a)	(a)	(a)
Corner	85'	85'	85'	85'	85'	85'	(d)	85'	(a)	(a)	(a)	200'
Add. Lot Frontages For Each Unit in Excess of Two on Grade Level:	(a)	(a)	(a)	(a)	10'	10'	(d)	10'	(a)	(a)	(a)	(a)
Minimum Lot Depth:	100'	100'	100'	100'	100'	100'	(d)	100'	(a)	(a)	(a)	200'
Minimum Front Setback — Principal Building:	30'	30'	30'	30'	25'	25'	(d)	25'	30'	30'	30'	30'
Minimum Side Setback; Interior Lot — Principal Building:	7'	5'	5'	5'	5'	5'	(d)	5'	(b)	(b)	40'	30'
Minimum Total — Both Side Setbacks:	20'	15'	15'	12'	12'	12'	(d)	12'	(a)	(a)	(a)	(a)

Minimum Side Setback; Corner Lot/Side Street — Principal Building:	15'	15'	15'	15'	15'	15'	(d)	15'	30'	30'	30'	30'
Minimum Side Setback; Reverse Corner Lot — Principal Building:	30'	30'	30'	30'	25'	25'	(d)	25'	15'	15'	30'	30'
Minimum Rear Setback — Principal Building:	20'	20'	20'	20'	20'	20'	(d)	20'	(c)	(c)	(c)	30'
Maximum Lot Coverage; Percent of Total Area — Principal Building:	30%	30%	30%	30%	30%	30%	(d)	30%	(a)	(a)	(a)	5%
Maximum Building Height — Principal Building:	25'	25'	25'	25'	35'	35'	(d)	35'	65'	65'	65'	25'
Maximum Building Height — Accessory Building	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	35'
Maximum Structure (non-building) Height	25'	25'	25'	25'	25'	25'	25'	35'	35'	35'	35'	35'
Minimum Floor Area/SF Per Dwelling Unit:	1200	1000	850	600	450	600	(d)	450	(a)	(a)	(a)	1200

- (a) None, none required, or not applicable.
- (b) None required unless adjacent to residential district. In such cases, minimum side setbacks shall be the same as those of the adjacent residential area.
- (c) Twenty feet (20') from the center of an alley or rear lot line, whichever is less.
- (d) Licensed and permitted in accordance with this Code.

(C) For PUD zoned property in which the PDP and/or ODP has not established maximum heights, the maximum heights shall be as follows:

- (a) Maximum Building Height – Principal Building (Residential Uses): 40'
- (b) Maximum Building Height – Principal Building (Non-Residential or Mixed Uses): 65'
- (c) Maximum Building Height – Accessory Building (Residential Uses): 15'
- (d) Maximum Building Height – Accessory Building (Non-Residential or Mixed Uses): 35'
- (e) Maximum Structure (non-building) Height: 35'

Section 2. This ordinance shall take effect upon its passage after second reading.

Section 3. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 25th day of March, 2019.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 8th day of April, 2019.

ATTEST:

City Clerk

Mayor

APPROVED AS TO LEGAL FORM:

City Attorney's Office