

**WELD COUNTY
CODE ORDINANCE 2020-15**

IN THE MATTER OF REPEALING AND REENACTING, WITH AMENDMENTS, CHAPTER 23 ZONING, AND REPEALING CHAPTER 26 REGIONAL URBANIZATION AREAS, OF THE WELD COUNTY CODE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WELD, STATE OF COLORADO:

WHEREAS, the Board of County Commissioners of the County of Weld, State of Colorado, pursuant to Colorado statute and the Weld County Home Rule Charter, is vested with the authority of administering the affairs of Weld County, Colorado, and

WHEREAS, the Board of County Commissioners, on December 28, 2000, adopted Weld County Code Ordinance 2000-1, enacting a comprehensive Code for the County of Weld, including the codification of all previously adopted ordinances of a general and permanent nature enacted on or before said date of adoption, and

WHEREAS, the Weld County Code is in need of revision and clarification with regard to procedures, terms, and requirements therein.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of the County of Weld, State of Colorado, that certain existing Chapters of the Weld County Code be, and hereby are, repealed and re-enacted, with amendments, and the various Chapters are revised to read as follows.

CHAPTER 23

ZONING

ARTICLE I - General Provisions

Amend Sec. 23-1-90. Definitions.

The following specific words and phrases, when appearing in this Chapter in uppercase letters, shall have the meanings stated in this Section:

NOXIOUS WEEDS: Includes one (1) or more annual, biennial or perennial plants which are causing or may cause damage or loss to a considerable portion of land or LIVESTOCK in the COUNTY. Includes, but is not limited to, those species referenced in Section 15-1-40 of this Code.

VARIANCE: A grant of relief to a person from a requirement or requirements of this Chapter or Chapter 27 when specific enforcement would result in unnecessary hardship. A VARIANCE, therefore, permits construction or DEVELOPMENT in a manner otherwise prohibited by this Chapter or Chapter 27.

PAGE 1



ARTICLE II - Procedures and Permits

Division 3 - Site Plan Review

Amend Sec. 23-2-150. Intent and applicability.

A. thru J. – No change.

- K. Required landscaping shall be installed within one (1) calendar year of issuance of a building permit or commencement of USE, whichever occurs sooner. The Director of Planning Services may grant a one-time extension of up to one hundred twenty (120) days, for good cause shown, upon a written request by the landowner.

Remainder of Section – No change.

Amend Sec. 23-2-160. Application requirements for site plan review.

Any person wanting to apply for a Site Plan Review shall arrange for a preapplication conference with the Department of Planning Services. The purpose of the application is to give the applicant an opportunity to demonstrate, through written and graphic information, how the proposal complies with the standards of this Chapter. The following supporting documents shall be submitted as a part of the application:

A. thru L. – No change.

- M. Statements describing that the LANDSCAPE requirements listed below have been met:

1. The LOT shall adhere to the LOT COVERAGE requirements of the zone district in which it is located, as shown in the Bulk Requirements in this Chapter, or Chapter 27, if applicable. Land shall not be deemed covered if it is used for growing grass, shrubs, trees, plants or flowers or if it is otherwise suitably LANDSCAPED.
2. That portion of a LOT which abuts a PUBLIC or private STREET/ROAD RIGHT-OF-WAY shall have a minimum ten-foot wide SETBACK that is LANDSCAPED, unless the LOT is governed by a more restrictive SETBACK that is LANDSCAPED contained in a PLANNED UNIT DEVELOPMENT, Article V of this Chapter or any other applicable County ordinance. The SETBACK that is LANDSCAPED is measured at a right angle from the existing or planned future RIGHT-OF-WAY. Sidewalks and driveways may pass through the required SETBACK.

Remainder of Section – No change.

ARTICLE V - Overlay Districts

Add Division 6 - I-25 Overlay District

Sec. 23-5-500. I-25 Overlay District Established.

- A. The I-25 Overlay District is hereby established. The area within the I-25 Overlay District is depicted on the map in Appendix 23-H.
- B. Any DEVELOPMENT within the I-25 Overlay District area that requires COUNTY approval of the following land use processes shall be required to comply with this Division 6, Article V, Chapter 23:
 - 1. Site Plan Review (including amendments to existing Site Plan Reviews).
 - 2. Use by Special Review (including major amendments to existing Uses by Special Review).
 - 3. Special Review Permit for MAJOR FACILITIES OF PUBLIC UTILITIES OR PUBLIC AGENCIES (including major amendments).
 - 4. Zoning Permit under Division 17, Article IV, Chapter 23, excluding second SINGLE-FAMILY DWELLING.

Sec. 23-5-510. Purpose.

- A. The purpose of the I-25 Overlay District is to provide standards for new DEVELOPMENT that:
 - 1. Are consistent and uniform,
 - 2. Promote economic development in the area by enhancing the appearance from roadways, and
 - 3. Mitigate impacts of new DEVELOPMENT on ADJACENT properties.

Sec. 23-5-520. Landscaping requirements.

- A. Design criteria.
 - 1. LANDSCAPES shall utilize the following principles for efficient use of water:
 - a. Well-planned and approved planting schemes.
 - b. Appropriate selection of drought-tolerant turf species to minimize water needs and the use of water-hungry species of turf.
 - c. Mulch to reduce evaporation.

- d. Zone plant groupings according to its microclimatic needs and water requirements.
 - e. Improvement of the soil with organic matter, if needed.
 - f. Efficient irrigation design.
 - g. Proper maintenance and irrigation scheduling.
2. Landscaping plans shall consist of a variety of species, and landscape designers 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 shall be used. A partial list of plant materials that are native or adapted to Colorado's Front Range is included in Appendix 23-I.
3. The following plant materials shall not be included in the landscaping design:
- a. Cotton-bearing cottonwood (*Populus*).
 - b. Siberian elm (*Ulmus pumila*).
 - c. Chinese elm (*Ulmus parvifolia*).
 - d. Tree of Heaven (*Ailanthus altissima*).
 - e. NOXIOUS WEEDS.
4. BUILDINGS and PARKING LOTS shall be located to preserve and promote the health of existing trees. The applicant shall be responsible for locating and preserving, where feasible, all individual trees of four-inch caliper or larger in size (measured six (6) feet above the surrounding ground) and massed groups of three (3) or more smaller trees. Before construction, the following precautions shall be taken to preserve quality trees:
- a. The applicant shall submit to the Department of Planning Services a detailed Landscape Plan delineating the existing and proposed trees, shrubs, groundcovers, and natural features, such as rock outcroppings and other landscaping elements. The Plan shall show where landscaping exists or will be located, along with planting and construction details. Where existing plantings are to be retained, the applicant shall include in the plans proposed methods of protecting the plantings during construction.
 - b. The applicant shall demonstrate to the Department of Planning Services that the maximum possible landscaping was preserved or relocated through the DEVELOPMENT process.

5. Whenever the USE of the property to be developed or redeveloped will conflict with the USE of adjoining property, there shall be an opaque planted screen between the two (2) properties. The screen shall moderate the impact of noise, light, aesthetic concerns, and traffic.
6. Fescue, brome/fescue, or other turf types shall be used in lieu of bluegrass where heavy foot traffic is not anticipated.
7. LANDSCAPED areas shall be configured to maximize interconnectivity within the site to natural areas and landscaped areas within existing or future adjacent DEVELOPMENT. Small isolated islands of landscaping, except as required in PARKING LOTS and for screening along roadways, shall be avoided. Open space shall be provided where significant natural features exist.

B. Landscaping requirements for parking lots.

1. At least ten percent (10%) of the area of a PARKING LOT shall be landscaped if the PARKING LOT contains ten (10) or more spaces. PARKING LOTS with fewer than ten (10) parking spaces shall include landscaping on at least five percent (5%) of the PARKING LOT area. At least seventy-five percent (75%) of the required LANDSCAPE area shall include living plant material. Generally, every tenth (10th) parking space should be delineated with a planting island. Trees planted in PARKING LOTS shall be either in bays or planting islands of at least five (5) feet by five (5) feet. Trees should be distributed throughout the parking area; however, they shall be placed so they do not obstruct visibility for cars and pedestrians.
2. Berming and shrub or tree planting shall be used to screen PARKING LOTS from view of the ADJACENT STREETS/ROADS. Berms may vary in height, depending on location and proximity of existing trees, but shall have smooth transitions from the top of the curb to the SETBACK line so as to not create snow traps. Grading of berms shall not be lumpy or abrupt.
3. Landscaping techniques shall be used to alleviate the harsh visual appearance that accompanies PARKING LOTS. At least seventy-five percent (75%) of the length of the frontage of the PARKING LOT must be effectively SCREENED.
4. Loading, service, or storage areas shall be SCREENED with an opaque screen that is an integral part of the BUILDING architecture. Chain-link fencing with slats, fabric, or pallets is not an acceptable screening material. Plant material shall be used to soften the appearance of the screen.

C. Landscaping requirements along roadway corridors.

1. Plantings along roadways shall be integrated with the landscaping of the rest of the site.
2. A minimum LANDSCAPE SETBACK in accordance with Table 23.5 below shall be included, to be measured from the existing or future RIGHT-OF-WAY at right

angles to the STREET/ROAD towards the interior of the LOT. The LANDSCAPE SETBACK shall include five (5) shrubs (minimum size of five-gallon container) plus either one (1) shade tree with a minimum two-and-one-half-inch-caliper (measured six (6) feet above the surrounding ground) or one (1) coniferous tree with a minimum height of six (6) feet for every forty (40) feet of STREET/ROAD frontage. A mix of coniferous and deciduous trees and shrubs shall be clustered or grouped to avoid straight lines, with a maximum distance of one hundred (100) feet between trees or groupings. The effectiveness of the screening along I-25 and State Highway 119 shall be increased by planting trees and shrubs in layered beds (two [2] or more rows of plant material rather than a single row). No parking, storage, fencing, or other STRUCTURES shall be permitted within the LANDSCAPE SETBACK.

Table 23.5

I-25 Overlay District Landscape Setbacks

Abutting I-25, State Highway 119, and frontage roads	Fifty (50) feet
Abutting State Highway 66 and all STREETS/ROADS designated as collectors or arterials on the Weld County Functional Classification Map in Appendix 8-O of the Weld County Code	Twenty-five (25) feet
Abutting all other PUBLIC or private STREETS/ROADS	Ten (10) feet

D. General landscaping standards.

1. Heavy equipment shall be kept at least five (5) feet from tree drip lines to prevent tree roots from being damaged.
2. Required plantings shall have been grown in accordance with proper horticultural practice, shall be healthy, well-branched, vigorous stock with a growth habit normal to the species and variety, shall be free of diseases, pest infestation, or damage, and shall conform to the standards set by the American Association of Nurserymen.
3. All required landscaping shall be irrigated. The Department of Planning Services may approve the use of a temporary irrigation system for plants that can survive without irrigation once established.
4. Soil in areas intended for plantings shall first be amended in order to loosen compacted soil, improve the viability of plantings, and reduce the amount of watering required.
5. Rock mulch or gravel shall not be placed within two (2) feet of required trees.
6. Landscaped areas shall be maintained by the owner/tenant of the property, including landscaped areas within the adjacent RIGHT-OF-WAY unless an owners association assumes this obligation. Maintenance shall include, but not be limited to, irrigating, mowing, pruning, removal of trash and weeds, and replacement of any required plantings that become diseased, infested, or otherwise unhealthy.

7. Required landscaping shall be installed within one (1) calendar year of issuance of a building permit or commencement of USE, whichever occurs sooner. The Director of Planning Services may grant a one-time extension of up to one hundred twenty (120) days, for good cause shown, upon a written request by the landowner.

ARTICLE VI - Board of Adjustment

Amend Sec. 23-6-10. Powers and duties.

- A. The Board of Adjustment shall have the powers and duties enumerated below. The powers and duties as listed shall be exercised in conformance with the laws of the State and in conformance with the terms and conditions included in this Chapter. The powers of the Board of Adjustment shall be exercised in harmony with the intent of this Chapter or Chapter 27, as applicable, the intent of Chapter 22 of this Code and the public interest.
 1. The Board of Adjustment has the power to hear and decide appeals from decisions concerning zoning issues made by any official employed by the COUNTY in the administration or enforcement of this Chapter or Chapter 27.
 2. When there is an appeal of an administrative decision, the Board of Adjustment may, so long as such action is in conformance with the terms of this Chapter or Chapter 27, as applicable, reverse, affirm or modify the order, decision or determination appealed from.
- B. – No change.
- C. The Board of Adjustment has the power to hear and decide VARIANCES from the terms of this Chapter, with the exception of VARIANCES from Article XI, Floodplain Management Ordinance, which are heard and decided by the Board of County Commissioners. The Board of Adjustment also has the power to hear and decide VARIANCES from the terms of Chapter 27 of this Code where Chapter 27 applies to individual LOTS or parcels. VARIANCES may be brought to the Board of Adjustment when, because of special conditions relating to the subject land, a literal enforcement of the provisions of this Chapter or Chapter 27 of this Code would result in unnecessary hardship to the appellant.
 1. Relief from the provisions of this Chapter and Chapter 27 of this Code may not be granted when the hardship is brought about solely through the actions of the appellant.
 2. No relief may be granted when the result of granting the requested relief is detrimental to the public good or when the relief is contrary to the purpose and intent of this Chapter or Chapter 27, as applicable.
 3. In granting any VARIANCE, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Chapter and Chapter 27 of this Code. VIOLATION of such conditions and safeguards, when made a part of the terms under which the VARIANCE is granted, shall be deemed a VIOLATION of this Chapter and said Chapter 27 and punishable under Article X of this Chapter.

4. Under no circumstances shall the Board of Adjustment grant a VARIANCE to allow a USE not permissible under the terms of this Chapter in the district involved, or any USE expressly or by implication prohibited by terms of this Chapter or said Chapter 27.
5. and 6. – No change.
7. No VARIANCE from Chapter 27 of this Code shall be allowed where the term from which the VARIANCE is sought is one that was raised as an issue during the PUD zone or final plat process.

Amend Sec. 23-6-40. Appeals for variance.

Appeals to the Board of Adjustment brought pursuant to Subsection 23-6-10.C above shall be made and processed as set forth below.

- A. Application Requirements. An application for a VARIANCE in the application of specific terms or requirements in this Chapter shall be made in written form according to the following requirements:

1. thru 8. – No change.

9. Any other information determined to be necessary by the Board of Adjustment that will aid the Board of Adjustment in making a decision which will not impair the intent and purpose of this Chapter or Chapter 27 of this Code.

10. – No change.

B.1 thru B.5 - No change.

- C. Duties of the Board of Adjustment. The Board of Adjustment shall hold a public hearing to consider the VARIANCE. The concurring vote of three (3) members of the Board of Adjustment shall be necessary in order to decide in favor of the appellant on any VARIANCE. An appeal for VARIANCE of the terms of this Chapter or Chapter 27 of this Code shall not be granted until and unless the Board of Adjustment, based only upon the information presented at the public hearing and its interpretation of this Code, has found and determined that:

Remainder of Section – No change.

ARTICLE X – Enforcement

Amend Sec. 23-10-50. Relationship to other ordinances.

The Department of Building Inspection shall withhold issuance of Building Permits if the USE of the property does not conform to the terms set forth in this Chapter and any other specified County ordinance where made applicable by the terms set forth in the specified ordinance

including, but not limited to, those ordinances contained in Chapters 20, 24, 27 and 29 of this Code.

Add Appendix 23-H, I-25 Overlay District Boundary Map – ATTACHED

Add Appendix 23-I, Partial List of Plant Materials as General Resource – ATTACHED

Add Appendix 23-J, Berming and Screening Parking – ATTACHED

Add Appendix 23-K, Screening Parking from Roadways – ATTACHED

Add Appendix 23-L, Screening Parking and Structures – ATTACHED

Add Appendix 23-M, I-25 Corridor Treatment – ATTACHED

Add Appendix 23-N, I-25 Corridor Treatment Travel Lane Viewpoint – ATTACHED

Add Appendix 23-O, I-25 Corridor Treatment Frontage Road Viewpoint – ATTACHED

Add Appendix 23-P, State Highway 119 Corridor Treatment – ATTACHED

CHAPTER 26 REGIONAL URBANIZATION AREAS - REPEALED

BE IT FURTHER ORDAINED by the Board that the Clerk to the Board be, and hereby is, directed to arrange for Municode to supplement the Weld County Code with the amendments contained herein, to coincide with chapters, articles, divisions, sections, and subsections as they currently exist within said Code; and to resolve any inconsistencies regarding capitalization, grammar, and numbering or placement of chapters, articles, divisions, sections, and subsections in said Code.

BE IT FURTHER ORDAINED by the Board, if any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is for any reason held or decided to be unconstitutional, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have enacted this Ordinance in each and every section, subsection, paragraph, sentence, clause, and phrase thereof irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, or phrases might be declared to be unconstitutional or invalid.

The above and foregoing Ordinance Number 2020-15 was, on motion duly made and seconded, adopted by the following vote on the 5th day of October, A.D., 2020.

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

ATTEST: Arthur G. Meick

Weld County Clerk to the Board

EXCUSED

Mike Freeman, Chair

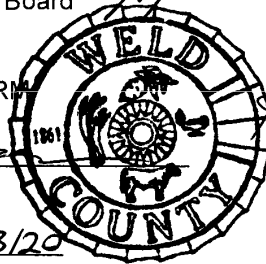
BY: Marish N. Kipp
Deputy Clerk to the Board

Steve Moreno
Steve Moreno, Pro-Tem

Scott K. James
Scott K. James

APPROVED AS TO FORM

County Attorney
County Attorney



Barbara Kirkmeyer
Barbara Kirkmeyer

Kevin D. Ross
Kevin D. Ross

Date of signature: 10/13/20

Publication: July 15, 2020

First Reading: August 24, 2020
Publication: September 2, 2020, in the Greeley Tribune

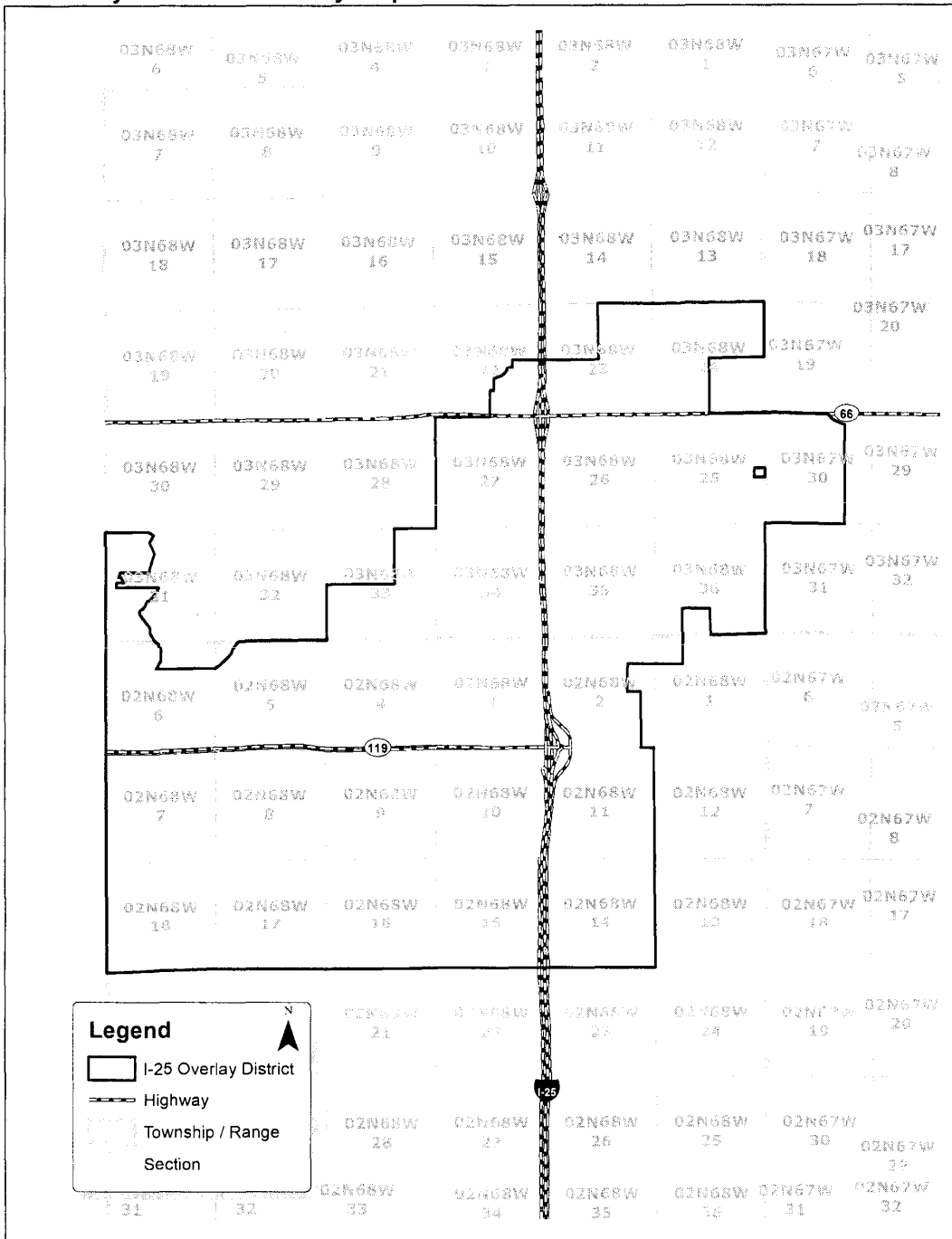
Second Reading: September 14, 2020
Publication: September 23, 2020, in the Greeley Tribune

Final Reading: October 5, 2020
Publication: October 14, 2020, in the Greeley Tribune

Effective: October 19, 2020



Appendix 23-H
I-25 Overlay District Boundary Map



Appendix 23-I

The following is a partial list of plant materials that are native or adapted to Colorado's Front Range. This is not an all-inclusive list and is intended only to act as a general resource.

Common Name	Botanical Name	Mature Height	Mature Width
EVERGREEN TREES			
White Fir ** ***	<i>Abies concolor</i>	50-60 feet	20-25 feet
Oneseed Juniper **	<i>Juniperus monosperma</i>	40 feet	10-12 feet
Rocky Mountain Juniper **	<i>Juniperus scopulorum</i>	4-8 feet	1-6 feet
Eastern Red Cedar	<i>Juniperus virginiana</i>	50 feet	10-12 feet
Colorado Blue Spruce **	<i>Picea pungens</i>	80-100 feet	15-25 feet
Bristlecone Pine ** ***	<i>Pinus aristata</i>	20-40 feet	15-20 feet
Pinyon Pine ** ***	<i>Pinus edulis</i>	15-25 feet	15-20 feet
Limber Pine ** ***	<i>Pinus flexilis</i>	30-40 feet	12-15 feet
Austrian Pine	<i>Pinus nigra</i>	30-40 feet	10-15 feet
Ponderosa Pine ** ***	<i>Pinus ponderosa</i>	50-60 feet	20-25 feet
Douglas-fir **	<i>Pseudotsuga menziesii</i>	40-80 feet	10-12 feet
SHADE TREES			
Common Horsechestnut	<i>Aesculus hippocastanum</i>	50-75 feet	40-60 feet
Western Catalpa	<i>Catalpa speciosa</i>	40-60 feet	20-30 feet
Hackberry ***	<i>Celtis occidentalis</i>	40-50 feet	35-40 feet
Autumn Purple Ash	<i>Fraxinus americana</i>	50-80 feet	25-40 feet
Green Ash	<i>Fraxinus pennsylvanica lanceolata</i>	50-60 feet	25-30 feet
Patmore Ash ***	<i>Fraxinus pennsylvanica 'Patmore'</i>	40-60 feet	20-40 feet
Thornless Honeylocust ***	<i>Gleditsia triacanthos var. inermis</i>	35-40 feet	30-50 feet
Kentucky Coffeetree	<i>Gymnocladus dioica</i>	60-75 feet	40-50 feet
Bur Oak ***	<i>Quercus macrocarpa</i>	40-60 feet	40-50 feet
Linden * ***	<i>Tilia species</i>	30-60 feet	20-50 feet
ORNAMENTAL TREES			
Rocky Mountain Maple ** ***	<i>Acer glabrum</i>	10-25 feet	10-15 feet
Bigtooth/Wasatch Maple ** ***	<i>Acer grandidentatum</i>	20-25 feet	15-20 feet
American Hornbeam ***	<i>Carpinus caroliniana</i>	20-30 feet	15-20 feet
Eastern Redbud ***	<i>Cercis canadensis</i>	25-35 feet	15-20 feet
Russian Hawthorn ***	<i>Crataegus ambigua</i>	15-20 feet	10-15 feet
Cockspur Hawthorn ***	<i>Crataegus crusgalli 'Cockspur'</i>	15-20 feet	10-15 feet
Hawthorn species * **	<i>Crataegus spp.</i>	18-25 feet	15-20 feet



Golden Raintree	<i>Koelreuteria paniculata</i>	30-40 feet	30 feet
Dolgo Flowering Crabapple ***	<i>Malus 'Dolgo'</i>	25-30 feet	25-30 feet
Radiant Flowering Crabapple ***	<i>Malus 'Radiant'</i>	15-20 feet	15-20 feet
Flowering Crabapple *	<i>Malus spp.</i>	15-30 feet	10-20 feet
Native Plum	<i>Prunus americana</i>	15-20 feet	7-10 feet
Newport Plum	<i>Prunus americana 'Newport'</i>	15-20 feet	10-15 feet
Amur Chokecherry ***	<i>Prunus maackii</i>	20-25 feet	18-20 feet
European Bird Cherry ***	<i>Prunus padus</i>	25-30 feet	15-20 feet
Chokecherry **	<i>Prunus virginiana</i>	20-30 feet	18-25 feet
Callery Pear ***	<i>Pyrus calleryana</i>	25-30 feet	15-20 feet
Gambel Oak **	<i>Quercus gambelli</i>	20-30 feet	10-15 feet
SMALL SHRUBS			
Leadplant ** ***	<i>Amorpha canescens</i>	2-4 feet	2-4 feet
Sage species * **	<i>Artemisia spp.</i>	1-2 feet	1-2 feet
Barberry species * **	<i>Berberis spp.</i>	2-6 feet	2-8 feet
Pygmy Peashrub ***	<i>Caragana pygmaea</i>	3-4 feet	3-5 feet
Blue Mist/Blue Beard Spiraea ***	<i>Caryopteris x clandonensis</i>	3-5 feet	3-5 feet
Littleleaf Mountain Mahogany ***	<i>Cercocarpus intricatus</i>	2-4 feet	2-3 feet
Cotoneaster species *	<i>Cotoneaster spp.</i>	1-6 feet	1-6 feet
Mormon Tea ** ***	<i>Ephedra spp.</i>	3-6 feet	3-6 feet
Euonymus species *	<i>Euonymus spp.</i>	1-6 feet	7 feet
Juniper species * **	<i>Juniperus spp.</i>	1-15 feet	2-20 feet
Oregon Grape	<i>Mahonia aquifolium</i>	3-6 feet	3-5 feet
Rocky Mountain Ninebark **	<i>Physocarpus monogynus</i>	3-4 feet	3-4 feet
Bush Cinquefoil * **	<i>Potentilla fruticosa spp.</i>	2-4 feet	1-3 feet
Alpine Currant ***	<i>Ribes alpinum</i>	3-6 feet	4-5 feet
Spiraea species *	<i>Spiraea spp.</i>	2-6 feet	1-6 feet
Hancock Coralberry	<i>Symphoricarpus orbiculatus 'Hancock'</i>	2-5 feet	4-8 feet
Snowberry ***	<i>Symphoricarpos alba</i>	3-5 feet	3-10 feet



MEDIUM/LARGE SHRUBS			
Serviceberry	<i>Amelanchier laevis</i>	8-15 feet	6-12 feet
Siberian Peashrub	<i>Caragana arborens</i>	15-20 feet	12-18 feet
Mountain Mahogany ** ***	<i>Cercocarpus montanus</i>	10-15 feet	10-15 feet
Curl-Leaf Mountain Mahogany **	<i>Cercocarpus ledifolius</i>	5-12 feet	5-12 feet
Fernbush ***	<i>Chamaebatiaria millifolium</i>	3-5 feet	3-6 feet
Rabbitbrush ** ***	<i>Chrysothamnus nauseosus</i>	3-5 feet	3-5 feet
Dogwood * * * * *	<i>Cornus spp.</i>	6-10 feet	6-10 feet
Apache Plume ** ***	<i>Fallugia paradoxa</i>	3-5 feet	3-5 feet
Forsythia species *	<i>Forsythia spp.</i>	8-10 feet	10-12 feet
Privet species *	<i>Ligustrum spp.</i>	12-15 feet	12-15 feet
Honeysuckle species * **	<i>Lonicera spp.</i>	4-10 feet	6-8 feet
Arnold Red Honeysuckle ***	<i>Lonicera tatarica 'Arnold Red'</i>	8-10 feet	8-10 feet
Mockorange * * * * *	<i>Philadelphus spp.</i>	6-8 feet	6-8 feet
Cistena Cherry	<i>Prunus cistena</i>	7-10 feet	5-8 feet
Western Sand Cherry ** ***	<i>Prunus pumila var. besseyi</i>	3-6 feet	3-6 feet
Common Buckthorn	<i>Rhamnus cathartica</i>	18-25 feet	15-25 feet
Sumac species * **	<i>Rhus spp.</i>	3-10 feet	3-6 feet
Three-leaf Sumac ** ***	<i>Rhus trilobata</i>	4-6 feet	4-6 feet
Golden Currant ** ***	<i>Ribes aureum</i>	4-6 feet	4-6 feet
Austrian Copper Rose	<i>Rosa foetida bicolor</i>	4-5 feet	4-5 feet
Rugosa Rose	<i>Rosa rugosa</i>	3-8 feet	2-5 feet
Boulder Raspberry ***	<i>Rubus deliciosus</i>	4-6 feet	4-6 feet
Blue Stem Willow	<i>Salix purpurea</i>	10-18 feet	7-15 feet
Buffalo Berry	<i>Shepherdia canadensis</i>	6-8 feet	3-9 feet
Vanhoutte Spiraea ***	<i>Spiraea x vanhoutte</i>	4-5 feet	4-6 feet
Lilac species * ***	<i>Syringa spp.</i>	8-12 feet	8-12 feet
Viburnum species *	<i>Viburnum spp.</i>	3-20 feet	3-12 feet
Adam's Needle ***	<i>Yucca filamentosa</i>	2-4 feet	2-4 feet
SPREADING JUNIPERS (EVERGREENS)			
Bar Harbor Juniper ***	<i>Juniperus horizontalis 'Bar Harbor'</i>	6-8 inches	4-6 feet
Blue Chip Juniper ***	<i>Juniperus horizontalis 'Blue Chip'</i>	8-12 inches	4-6 feet
Blue Rug Juniper ***	<i>Juniperus horizontalis 'Blue Rug'</i>	4-6 inches	5-6 feet
Buffalo Juniper ***	<i>Juniperus savin 'Buffalo'</i>	12-18 inches	6-8 feet



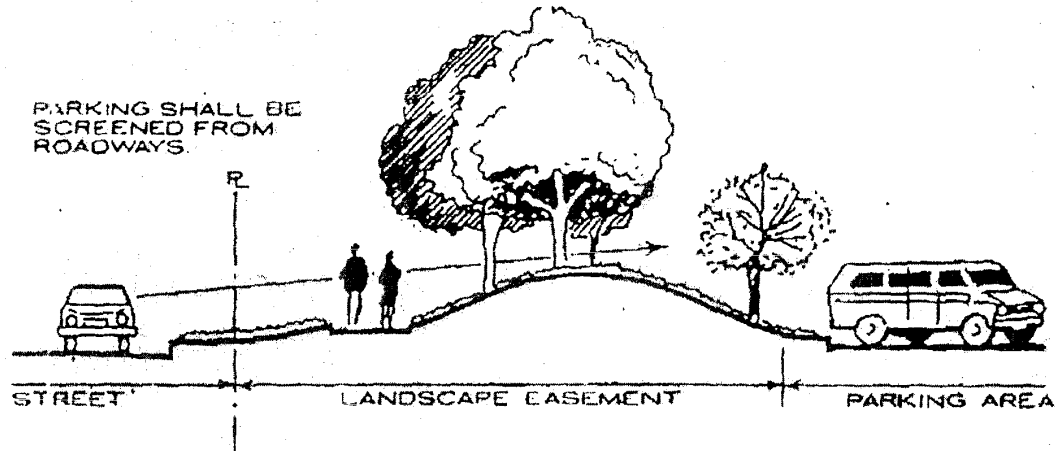
ORNAMENTAL GRASSES			
Big Bluestem ** ***	<i>Andropogon gerardii</i>	5-6 feet	4-6 feet
Little Bluestem ***	<i>Andropogon scoparium</i>	2-3 feet	1-2 feet
Maiden or Miscanthus Grass ***	<i>Miscanthus sinensis</i>	3-8 feet	2-5 feet
Switch Grass ** ***	<i>Panicum virgatum</i>	3-5 feet	3-4 feet
Dwarf Fountain Grass ***	<i>Pennisetum alopecuroides</i>	2-3 feet	2-3 feet
Miscanthus Grass ***	<i>Phalaris arundinacea 'Picta'</i>	12-15 inches	3+ feet

*Depending on cultivar/species

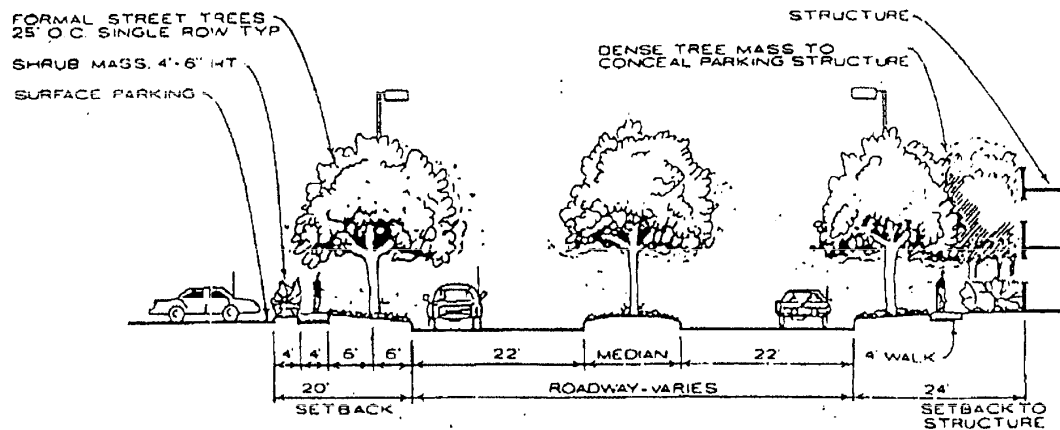
**Native to Colorado (Source: <https://coloradoplants.jeffco.us/PlantSearch>)

***These plant materials readily adapt to the conditions found in the Rocky Mountain region. With the wide range of altitudes, microclimates, and soil conditions, not every plant is suitable or hardy in all locations.

APPENDIX 23-J - BERMING AND SCREENING PARKING



APPENDIX 23-L - SCREENING PARKING AND STRUCTURES



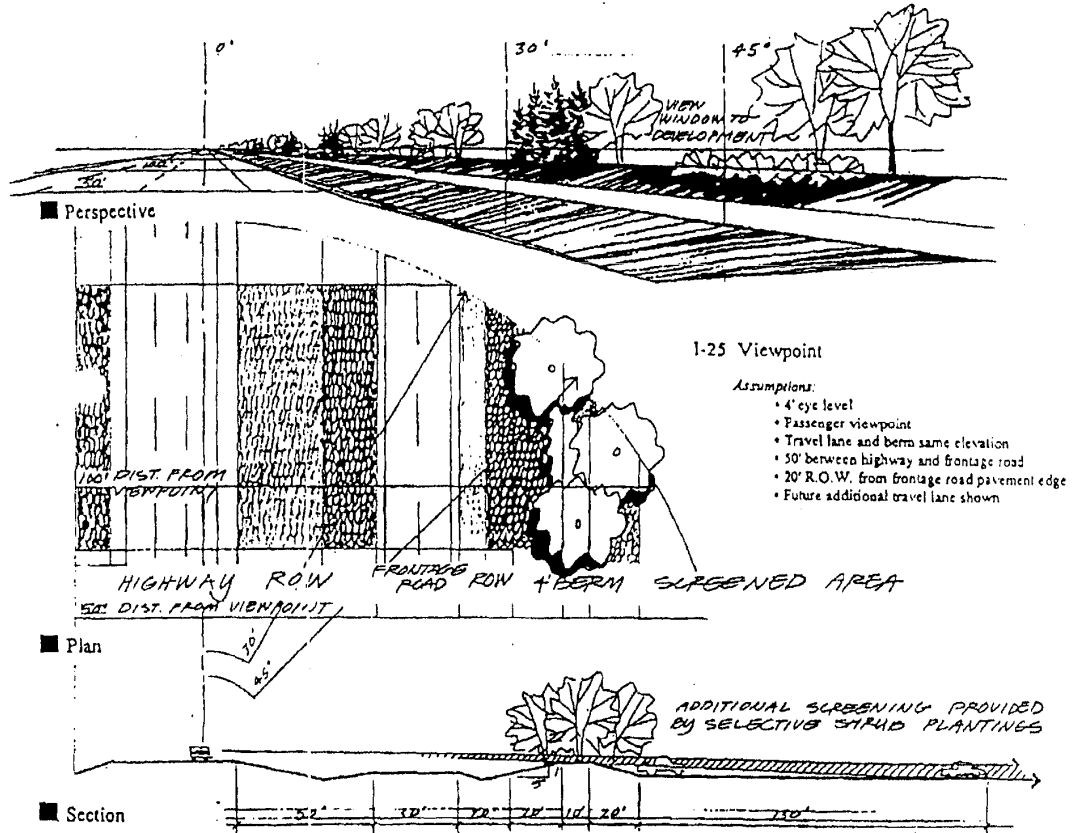
Note: Set streetlights 6 feet from curb in setback.
 Setbacks vary in each zone district.
 Drawing may not depict accurate setbacks.



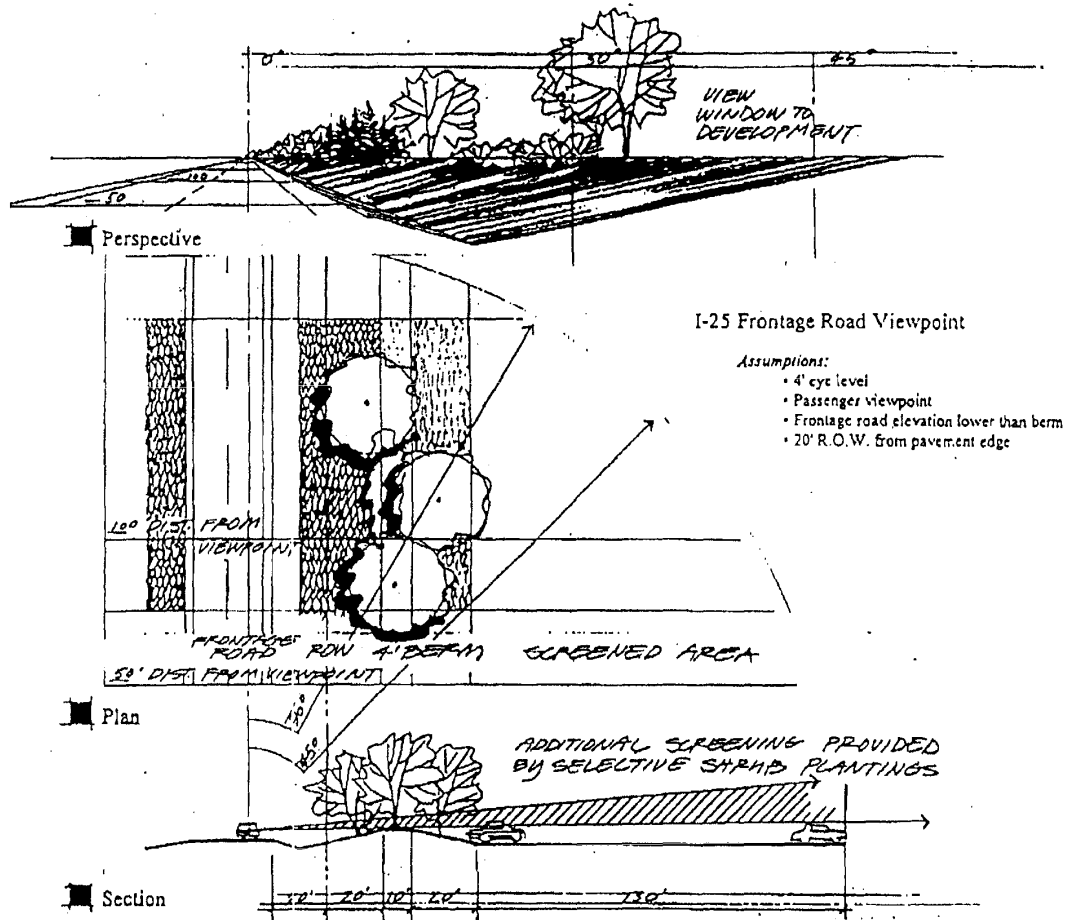
Proposed character
of I-25 Corridor

4641307 Pages: 19 of 22
10/16/2020 01:36 PM R Fee:\$0.00
Carly Koppes, Clerk and Recorder, Weld County, CO

APPENDIX 23-N - I-25 CORRIDOR TREATMENT TRAVEL LANE VIEWPOINT



APPENDIX 23-O - I-25 CORRIDOR TREATMENT FRONTAGE ROAD VIEWPOINT



APPENDIX 23-P - STATE HIGHWAY 119 CORRIDOR TREATMENT

