

TOWN OF SEVERANCE

ORDINANCE NO. 2018-08

AN ORDINANCE TO AMEND THE LAND USE CODE FOR THE TOWN OF SEVERANCE, COLORADO

WHEREAS, the Town of Severance developed and duly passed a Land Use Code in association with its development of a new Comprehensive Plan in 2011; and

WHEREAS, implementation of the Land Use Code continues to reveal issues which should be addressed by minor amendment or technical changes to the Land Use Code; and

WHEREAS, through the efforts of the Town Planner and the Planning Commission, suggested amendments to the Land Use Code as set forth in this ordinance, have been developed, presented at public hearings, and recommended to the Town Board of Trustees as changes and amendments which would further the purposes of the Town.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SEVERANCE, COLORADO AS FOLLOWS:

Section 1. Existing Land Use Code Chapter 16, Articles 6 Division 2 entitled “Suburban Perimeter”, is hereby repealed in their entirety;

Section 2. Land Use Code Chapter 16, Articles 6 Division 2 entitled “Suburban Perimeter”, is hereby readopted as follows;

Division 2 - Sub-Urban Perimeter

Sec. 16.6.20.1. - Intent.

- (a) The sub-urban perimeter residential land use category that has access to public water, sewer, streets and open space. This district is meant for residential homes and excludes large industries and other large intense uses. Home businesses, civic organizations and some types of commercial and agricultural uses are allowed, but will be limited in size and density. The main purpose of this district is to meet a wide range of housing choices, as well as provide neighborhoods that invite walking to gathering places, services and conveniences and that are integrated into the rest of the community by a pattern of streets, blocks and other linkages.
- (b) The Comprehensive Plan can be fulfilled by encouraging creativity. For example, new neighborhoods are typically designed with meandering streets with a diversity of product. Neighborhood edges adjacent to major roadways include landscaping, meandering pathways and attractive entry features. Pedestrian connections to the Severance Greenway are encouraged as a part of the roadway system or

in greenbelt corridors. Additionally, the sub-urban perimeter also acts as a transitional land use between the lower density rural residential land uses and the more urbanized Town Core.

(Ord. 2011-06)

Sec. 16.6.20.2. - Density.

(a) Generally.

- (1) Gross minimum density: two (2) dwelling units per acre.
- (2) Maximum density: determined by market.
- (3) Minimum lot size: five thousand (5,000) square feet, variety of lots sizes encouraged. (See typical single-family lot layout.)
- (4) Varied front and side yard setbacks providing visual quality and adequate spacing between single family units.

(b) Diversity of product. Diversity of product is encouraged. Examples include, but may not be limited to:

- (1) Lot sizes.
- (2) Product enclaves.
- (3) Differing architectural standards.
- (4) Paired housing.
- (5) Alley loads.
- (6) Attached product.
- (7) Different builders.

(c) Open space and connectivity:

- (1) Within the development, on- or off-street pedestrian connectivity to the Severance Greenway and urban core shall be required.
- (2) Open space shall equal a minimum of twenty percent (20%) of the overall gross project area.
- (3) Fifty percent (50%) of required open space must be irrigated and maintained open space. This open space may be placed within detention facilities, greenway/trail corridor linkage and floodplain.
- (4) Each development must demonstrate how the subdivision will satisfy the parks, recreation and open space requirements of the Comprehensive Plan and Parks Master Plan.
- (5) A parks development fee will be assessed with each residential permit to be used to develop the Severance Parks Trails and Open Space.

**SEE SEVERANCE: HOMETOWN
VISION COMPREHENSIVE
PLAN
PARKS, RECREATION AND OPEN
SPACE**

(Ord. 2011-06)

Sec. 16.6.20.3. - Uses.

(a) Encouraged uses:

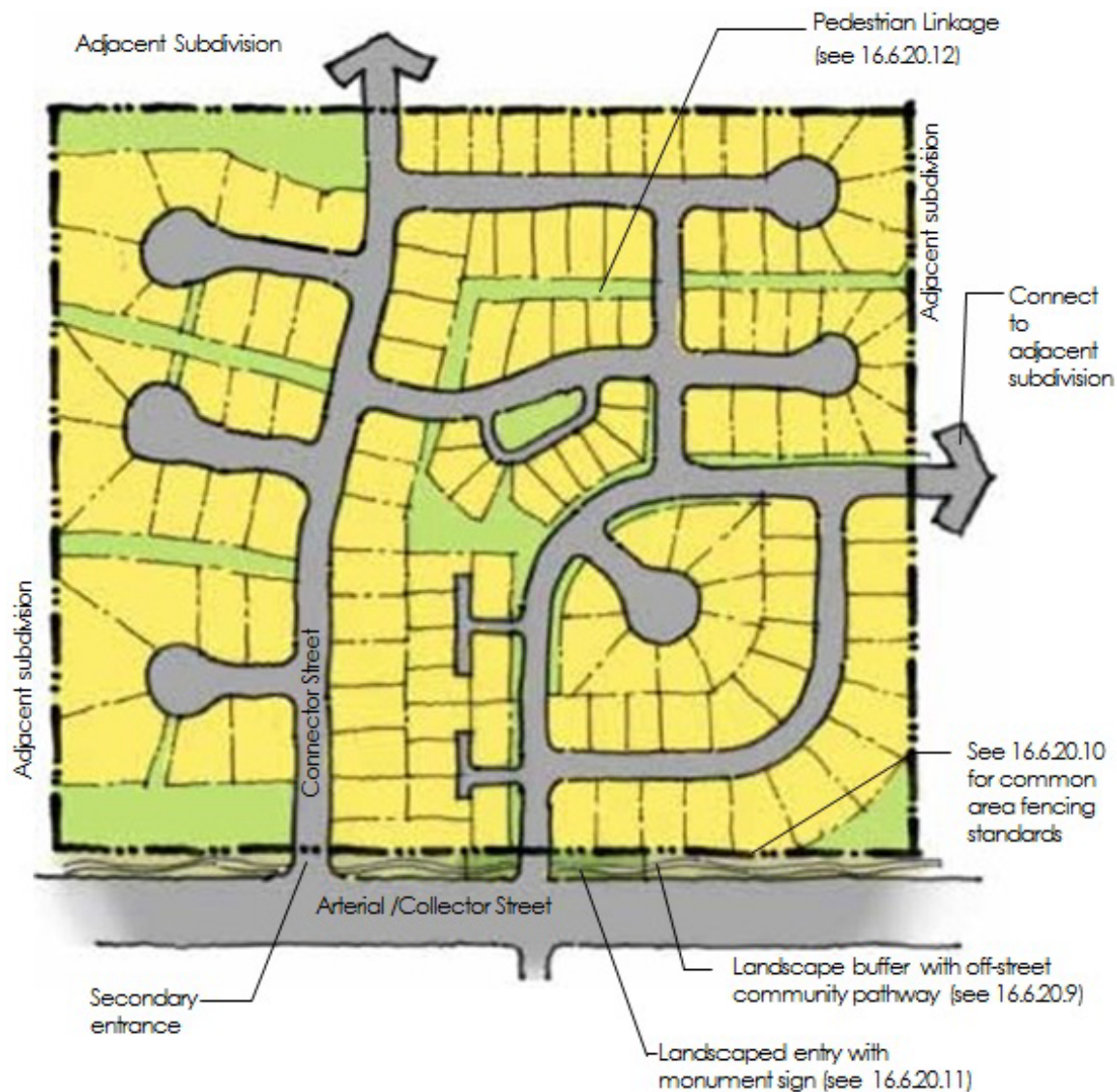
- (1) Residential uses.
- (2) Accessory dwelling
- (3) Home-based business (Type I).
- (4) Neighborhood parks.
- (5) Schools.
- (6) Bed and breakfast establishments.
- (7) Churches.
- (8) Child care centers.
- (9) Adult day/respice centers.
- (10) Long-term care facilities.
- (11) Office, financial services and clinics.
- (12) Neighborhood shopping centers.
- (13) Golf courses.
- (14) Outdoor/indoor recreation, museum

(b) Uses requiring additional review:

- (1) Home-based business (Type II) - See Article 9, Supplemental Regulations.
- (2) Land uses not identified may be considered with additional review to be determined by planning staff at preapplication meeting. See Section 16.3.4.3 of this Chapter. (Ord. 2011-06)

Sec. 16.6.20.6. - Standards.

- (a) Typical subdivision layout. Each subdivision proposal should address the appropriate elements of the Comprehensive Plan, as suggested by the following. Subdivisions in the sub-urban perimeter shall be designed with an internal urban roadway system to serve lots within the subdivision. Streets shall be designed with a curved, lineal pattern; grid streets should be avoided. Each lot shall have frontage onto a roadway. The edges adjacent to major roadways shall be landscaped and provide community pathways for pedestrian linkages. Any property developing adjacent to the Great Western Trail shall be required to connect its pedestrian network. Landscape buffers adjacent to major roadways should vary in width, and perimeter fencing shall be visually interesting. The main entrance to the subdivision typically will have appropriately scaled monument sign and landscaping. Open space, drainage corridors and roadways within the subdivision can provide opportunities for pedestrian linkage to adjacent subdivisions, the Town Core and the Severance Greenway.
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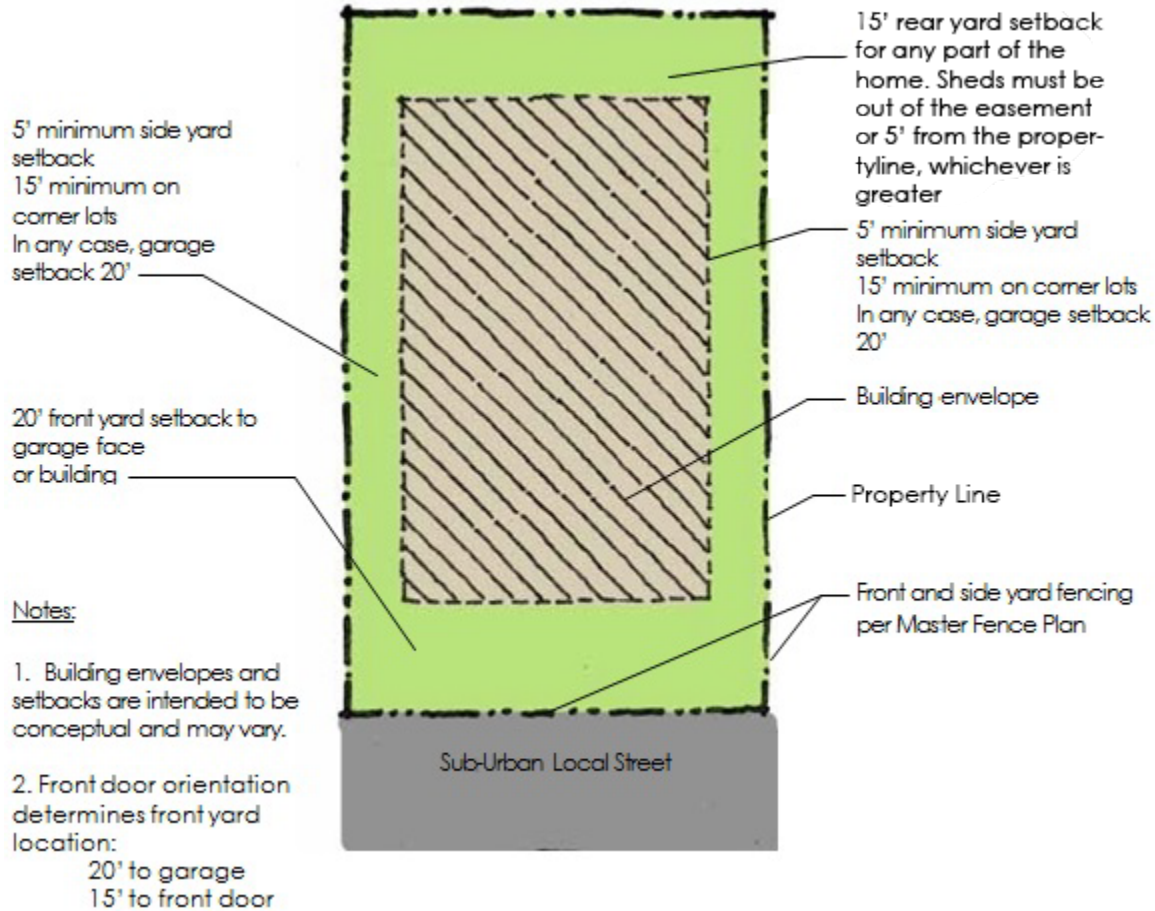


Notes:

1. The spacing and frequency of connector streets are to be determined with each application. Connector streets shall connect neighborhoods to perimeter arterial streets and to adjacent properties. Please refer to Severance Transportation Plan located in Appendix B Chapter 1.7.
2. Limited driveway access and parking to connector street may be allowed in specific locations. Traffic study may determine the need for a higher volume required street design.
3. Internal street design should incorporate the following whenever possible:
 - a. Three-way intersections.
 - b. The use of curves (nongrid) or modified grid.
 - c. View corridors.

d. Focal points.

- (b) Typical single-family lot layout. Each lot in the sub-urban perimeter will identify a buildable area (building envelope) and setbacks in order to achieve an appropriate building coverage/landscape ratio. The minimum lot size shall be five thousand (5,000) square feet, and diversity of lot sizes is highly encouraged. An overall fence plan shall be reviewed by the Town and administered by the HOA or Metro District.



(Ord. 2011-06; Ord. 2013-04 §2)

Sec. 16.6.20.7. - Street standards – Refer to Appendix B and Severance Transportation Plan.

(Ord. 2011-06; Ord. 2012-04 §1; Ord. 2013-04 §2)

Sec. 16.6.20.8. - HOA documents and architectural standards.

- (a) Review of architecture shall be by developer's covenants, design guidelines, homeowner's association or Metro District. Building permit applications must be accompanied by a letter from said entity stating architectural approval.
- (b) Covenants will be recorded with the subdivision plat.
- (c) A management plan for common areas shall be submitted to the Town for review.

(Ord. 2011-06)

Sec. 16.6.20.9. - Edges/landscape.

The perimeter treatment adjacent to roadways should include a landscape buffer that is a varying width, with a minimum width of fifty 50 feet. A minimum six-foot-wide meandering community pathway shall be located within the buffer. (See Section 16.6.20.7, Street Standards.) The use of shade trees is encouraged along greenbelt community pathways.

(Ord. 2011-06)

Sec. 16.6.20.10. - Fencing.

- (a) Lots adjoining greenbelts shall have common area fencing. Common area fencing shall be "articulated" with fence columns, fence details, varying depths of greenbelts, etc.
- (b) Any commercial or industrial development that is adjacent to a residential use will be required to fence any shared boundaries or provide an adequate alternative screening approved by the Town Planner.
- (b) All subdivisions shall submit master fence plans that will include fence locations, details and criteria, including:
 - (1) Perimeter fence/common area fencing.
 - (2) Maximum fence height six [6] feet along arterial and connector streets,
 - (3) Fence amenities/columns/walls.
 - (4) Rear and side yard fencing (private).
 - (5) Side and front yard fencing visible from right-of-way/greenbelt/common areas.
 - (6) Master fence plan shall show where in a subdivision each type of fence shall be located.
 - (7) Terminations of common area fencing are encouraged to have a column/fence amenity.
 - (8) Fencing shall be ornamented with details that shall be uniform throughout the development with approval by Town Planner.
 - (9) All common area fencing and private fencing that is visible from right-of-way/greenbelt/common areas shall have a common fence color. Fence color shall be identified on the master fence plan.



(Ord. 2011-06)

Sec. 16.6.20.11. - Entries and signage.

Entries shall contain the following features:

- (1) Located adjacent to arterial/connector street intersections or primary access to the project.
- (2) Appropriately scaled monument/signage required at primary access to identify the project.
- (3) Adequate landscape on both sides of primary project access shall be provided to create an enhanced entry experience.
- (4) Access to subdivisions should be limited to main entry roads adjoining arterial or collector roads.

The number may vary depending on size and location of development and results from traffic impact study. Driveways shall not have access directly onto adjacent county roads. The entries to the development should provide a focal point, with signage and landscape.



(Ord. 2011-06)

Sec. 16.6.20.12. - Connectivity.

Pedestrian connectivity within and adjacent to the subdivision is required. Each development shall provide a combination of trails and sidewalks within the subdivision to provide connections to the Severance Greenway and trail corridor. Off-street pedestrian linkage can be accomplished by the use of open greenway/corridors with meandering trails or paths. Refer to Typical Subdivision Layout for example. Each subdivision adjacent to arterial streets must contain a perimeter landscape buffer with a minimum six-foot-wide off-street community path.



(Ord. 2011-06)

Sec. 16.6.20.13. - Lighting.

With the exception of lighting for public streets, all other project lighting used to illuminate buildings, parking lots and walkways shall be evaluated during the development review process and shall adhere to the Dark Skies standards.

(Ord. 2011-06)

Sec. 16.6.20.14. - Parking standards.

The number of parking spaces required shall be based upon the anticipated parking demand of individual uses and shall be as designated for specific uses and situations, as follows:

Use	Parking Spaces Required
Single-family residence	2 spaces per dwelling unit
Multi-family dwelling residence	1.5 spaces per unit
Public assembly facilities, provided for seated audiences (churches, theaters, auditoriums, etc.)	1 space for every 3 seats or 1 per 300 gross square feet whichever is greater
Elementary schools (if the school includes an auditorium, the auditorium requirement shall govern if it is greater)	2 spaces for every classroom
Junior and senior high schools	Auditorium requirement or 1 space for every 5 students of maximum capacity
Hospitals	1 space for every 2 beds
Clinics	5 spaces for every practitioner on staff

Commercial offices	1 space for every 300 square feet of GLA
Retail stores, customer service establishments, shopping centers and other similar uses	1 space for every 250 square feet of GLA
Eating and drinking establishments	1 space for every 200 square feet of GLA, plus 1 space for every 2 employees, computed on the maximum service capacity

For uses not included in the above list, the review process shall determine the appropriate parking requirements.

(Ord. 2011-06)

Section 3. This Ordinance shall become effective thirty (30) days after publication, as provided by state statute.

PASSED, ADOPTED, SIGNED AND APPROVED this 7th day of May 2018.

TOWN OF SEVERANCE, COLORADO

By: _____
Donald M McLeod Mayor

ATTEST:

By: _____
Betty Mauch, Town Clerk