

Chapter 15.03 ZONING DISTRICTS

Sections:

- [15.03.010 Establishment of zoning districts.](#)
- [15.03.020 Compliance with district standards.](#)
- [15.03.030 Residential zoning districts.](#)
- [15.03.040 Commercial zoning districts.](#)
- [15.03.050 Industrial zoning districts.](#)
- [15.03.060 Planned unit development \("PUD"\) districts.](#)
- [15.03.070 P Public Zoning District.](#)
- [15.03.080 MD-O Medical Overlay District.](#)
- [15.03.090 SE-O Scenic Entryway Overlay District.](#)
- [15.03.100 C-O Conservation Overlay District.](#)
- [15.03.110 FF-O Floodway and Floodway Fringe Overlay Districts.](#)
- [15.03.120 AIZ-O Airport Influence Overlay Zoning District.](#)
- [15.03.130 A Agricultural Zoning District.](#)
- [15.03.140 TL-O Terry Lake Overlay District.](#)

15.03.010 Establishment of zoning districts.

The following zoning districts are established. They may be referred to throughout this Development Code by their name or district letter abbreviations:

A. Residential Zoning Districts.

1. E1 Estate Residential Very Low Density Zoning District;
2. E2 Estate Residential Zoning District;
3. R1 Residential Low Density Zoning District;
4. R2 Residential Medium Density Zoning District;
5. R3 Residential High Density Zoning District;
6. MH Mobile Home Development Zoning District;
7. RLE Residential Low Density Established Zoning District;
8. RMD Residential Mixed Density Zoning District.

B. Commercial Zoning Districts.

1. C Commercial Zoning District;
2. CR Commercial-Regional Zoning District;
3. CBD Central Business District Zoning District.

C. Industrial Zoning Districts.

1. BLI Business/Light Industrial Zoning District;
2. MI Mixed Industrial Zoning District;
3. GI General Industrial Zoning District.

D. PUD and Special Zoning Districts.

1. PUD-R Residential Planned Unit Development Zoning District;
2. PUD-C Commercial Planned Unit Development Zoning District;
3. PUD-I Industrial Planned Unit Development Zoning District;

4. PUD-MU Mixed-Use Planned Unit Development Zoning District;
5. P Public Zoning District;
6. A Agricultural Zoning District;
7. MD-O Medical Overlay District;
8. SE-O Scenic Entryway Overlay District;
9. C-O Conservation Overlay District;
10. FF-O Floodway and Floodway Fringe Overlay Districts;
11. AIZ-O Airport Influence Zone Overlay District;
12. TL-O Terry Lake Overlay District.

(Ord. 0-2007-07 § 1; Ord. 0-2006-68 § 2; Ord. 0-2005-13 § 1; Ord. 0-2001-78 § 1 (part))

15.03.020 Compliance with district standards.

No building or structure shall be erected, converted, enlarged, reconstructed, or altered for use, nor shall any land, building, or structure be used or changed in use except according to the regulations established by this Development Code for the zoning district in which the land, building, or structure is located. (Ord. 0-2001-78 § 1 (part))

15.03.030 Residential zoning districts.

A. General Purposes. The residential zoning districts contained in this section are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live, and more specifically:

1. To provide appropriately located areas for residential development that are consistent with the LACP and with standards of public health, safety, and welfare established by this Development Code;
2. To ensure adequate light, air, privacy, and open space for each dwelling, and to protect residents from the harmful effects of excessive noise, traffic congestion, and other significant adverse environmental effects;
3. To protect residential areas from public safety hazards; and
4. To provide land to accommodate planned population densities.

B. List of Residential Zoning Districts/Specific Purposes.

1. E1 Estate Residential Very Low Density. To establish and preserve quiet, very low-density residential districts where large lots are desirable or necessary because of environmental conditions. This district permits single-family detached homes on lots of one acre or more. The E1 District generally implements the "Ultra Low Density" and "Very Low Density" land use designations in the LACP. It is intended that this district be located relatively far from the city's primary employment or commercial activity centers, or in areas adjacent to major public open space features, or on the edge of the community or planning area.

2. E2 Estate Residential. To establish and preserve quiet, low-density residential districts where lot sizes larger than the average are desirable or necessary to implement the LACP or because of physical or environmental conditions. This zone

district is generally located relatively far from the city's employment or commercial activity centers. Single-family detached homes on lots of ten thousand square feet or more are the predominant permitted use. The E2 District generally is within the density range of the "Low Density" land use designation in the LACP.

3. R1 Residential Low Density. To establish and preserve quiet residential districts for primarily low-density detached one-family dwellings that are also convenient to commercial activity centers and public facilities such as schools and parks. Generally, there are no physical or environmental constraints on future development in the district. Residential development is allowed at densities of one to five units per acre. The R1 District generally implements the "Low Density" land use designations in the LACP.

4. R2 Residential Medium Density. To establish and preserve quiet, medium-density residential neighborhoods for a variety of housing types, including duplexes, triplexes, four-plexes, and multi-family housing, generally at greater densities of five to ten units per acre. This district is generally convenient to arterial streets, providing easy access to commercial activity centers, public facilities such as schools and parks, and, often, to public transit. Typically, there are no physical or environmental constraints on future development in this district. The R2 District generally implements the "Medium Density" land use designation in the LACP.

5. R3 Residential High Density. To establish and preserve high-density residential districts, generally at densities of ten to twenty-five units per acre, that are especially appropriate for multi-family housing and group living facilities. This district is generally convenient to arterial streets, providing easy access to major employment and commercial activity centers, public facilities such as schools and parks, and to public transit. While this district excludes uses that are incompatible with residential uses, it does allow certain non-residential uses that can conveniently serve the residents of the district, including colleges, performing arts centers, and health clubs. The R3 District generally implements the "High Density" land use designation in the LACP.

6. MH Mobile Home Development. To establish and preserve areas for mobile home parks and subdivisions.

7. RLE Residential Low Density Established. To preserve predominantly residential areas that were substantially developed prior to 1940, and to promote appropriate redevelopment consistent with the single-family heritage and design character of the neighborhood, such that overall density of the district does not exceed six units per acre.

8. RMD Residential Mixed Density. To preserve predominately detached, single-family residential neighborhoods and promote appropriate redevelopment, including attached residential structures, consistent with the predominant character of the neighborhood, such that overall density of the district does not exceed eight units per acre. (Ord. 0-2001-78 § 1 (part))

15.03.040 Commercial zoning districts.

A. General Purposes. The commercial zoning districts contained in this section are established, designed, and intended to provide a wide range of services and goods to meet household and business needs, and more specifically:

1. To provide appropriately located areas consistent with the LACP for a full range of office, retail commercial, and service commercial uses needed by Longmont's residents, businesses, and workers;
2. To strengthen the city's economic base, and provide employment opportunities close to home for residents of the city and surrounding communities;

3. To create suitable environments for various types of commercial uses, and protect them from the adverse effects of incompatible uses;
 4. To minimize the impact of commercial development on abutting residential districts and uses; and
 5. To ensure that the appearance and impacts of commercial buildings and uses are compatible with the character of the area in which they are located through design standards.
- B. List of Commercial Zoning Districts/Specific Purposes/Special Development Standards.
1. C Commercial.
 - a. Specific Purpose. To establish and preserve areas for a wide range of general commercial goods and services that serve Longmont residents and businesses, as well as highway travelers. Such goods and services are primarily contained in enclosed structures, and may serve a neighborhood, multi-neighborhood, or community market area. In the C District, new "strip" development is strongly discouraged. A mix of higher-density residential and commercial uses is encouraged in the C District subject to specific limits. When commercial uses are located in close proximity to existing residential development or a residential zone district, this district should be compatible in terms of scale and bulk, and should minimize potential adverse impacts on adjacent residential uses. This C District generally implements the "Neighborhood," "Multi-Neighborhood," and "Community" commercial/business land use designations in the LACP.
 - b. Limits on Residential Uses in the C District. Residential uses are allowed in the same building as a commercial use or in a freestanding building that is part of a mixed-use development, where the residential component comprises fifty percent or less of the total development floor area. Residential uses exceeding fifty percent of the total development floor area are subject to conditional use review.
 2. CR Commercial--Regional--Specific Purpose. To establish and preserve distinct areas for regional retail shopping centers in order to meet the needs of the entire community and outlying trade area for commercial goods and general retail purchases. This CR District implements the "Regional" commercial/business land use designation in the LACP.
 3. CBD Central Business District.
 - a. Specific Purpose. To establish and preserve "downtown" Longmont as the city's center, accommodating a unique high-intensity mix of office, service, retail, entertainment, cultural, government, civic, and residential uses. The intent of the district is to encourage pedestrian-oriented development, including specialty and neighborhood-oriented retail and higher-density residential choices. District uses and standards are also intended to encourage future development and redevelopment in a manner compatible with the existing and historic built environment and with nearby residential areas. The CBD District implements the "Central Business District" commercial/business land use designation in the LACP.
 - b. Building and Project Compatibility for "Infill" Development. The provisions of this subsection shall apply to all new infill multi-family residential, commercial, industrial, institutional/civic, and mixed-use development in the CBD Zoning District. These provisions are intended to ensure that the physical characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. These infill design standards are in addition to the other standards in Section 15.05.120, "Non-Residential Design Standards," although in case of any conflict between this

subsection and the design standards in Section 15.05.120, the design standards in this subsection shall apply.

i. Building Size, Height, Bulk, Mass, Scale.

(A) Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures on the same block, or if no buildings exist thereon, then on adjoining blocks.

(B) Each principal non-residential building taller than twenty feet shall be designed so that the massing or facade articulation of the building presents a clear base, middle, and top.

GRAPHIC LINK: [Section 15.03.040B-3](#)

ii. Building Orientation. To the maximum extent feasible, primary facades and entries shall face the adjacent street. Except as otherwise allowed in this Development Code, a main entrance shall face a connecting walkway with a direct pedestrian connection to the street without requiring all pedestrians to walk through parking lots or cross driveways.

iii. Building Materials.

(A) General. Building materials shall either be similar to the materials already being used in the existing neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.

(B) Windows.

(1) Clear glass shall be used for commercial storefront display windows and doors.

(2) Windows shall be accented and defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the building stories and establish human scale and proportion.

iv. Building Color. Color shades shall be used to facilitate blending into the neighborhood and unifying the development. The color shades of building materials shall draw from the range of color shades that already exist on the block or in the adjacent neighborhood. (Ord. 0-2006-68 § 3; Ord. 0-2001-78 § 1 (part))

15.03.050 Industrial zoning districts.

The industrial zoning districts contained in this section are established, designed, and intended to accommodate manufacturing, assembly, wholesale, storage, distribution, and other business uses for the specific purposes as stated below:

A. BLI Business/Light Industrial.

1. Specific Purpose. To provide areas appropriate for low-intensity industrial uses, including light manufacturing, warehousing and distribution, research

and development, and commercial services, and to protect these areas, to the extent feasible, from the competition for space from unrelated retail uses, primary office uses, and general industrial uses. The BLI District is also intended to encourage the development of sites for research and development facilities and limited industrial activities, including production, distribution, and storage of goods (but no raw-materials processing or bulk handling), in a landscaped business or industrial "campus" or "park" setting. Secondary office uses on the site are allowed. Limited support services are also allowed, but only to the extent intended to meet the daily needs of the district's employee base. Finally, mixed residential and business/light industrial uses are encouraged (e.g., "live/work" units and studios), subject to specific limits. The BLI District generally implements the "Industrial/Economic Development" land use designation in the LACP.

2. Limits on Residential Uses in the BLI District. Residential uses are allowed only in the same building as commercial or industrial uses, provided the residential component comprises fifty percent or less of the total development floor area.

B. MI Mixed Industrial.

1. Specific Purpose. To provide a limited area of existing development appropriate for a variety of industrial and limited commercial uses, including manufacturing conducted inside a building, warehousing and distribution, research and development, and smaller (less than twenty-five thousand square feet) commercial retail uses, and for sexually oriented business uses that require separation or isolation from other types of land uses. The MI District generally implements the "Industrial/Economic Development" land use designation in the LACP within the limits of the district.

2. Limits on the Size of the MI District. The MI district is limited in purpose and location. Rezoning to the MI district, beyond zoning changes initiated by the city, is not permitted. Rezoning from the MI district to another district consistent with the LACP and appropriate for the location may be permitted.

3. Limits on Residential Uses in the MI District. Permitted residential uses are allowed only in the same building as permitted commercial or industrial uses, provided the residential component comprises fifty percent or less of the total development floor area.

C. GI General Industrial. To provide and protect industrial sites and allow for general industry, manufacturing, storage, and related activities that typically require separation or isolation from other types of land uses, or need extensive outdoor storage or activity areas, and to provide sites for sexually oriented business uses that require separation or isolation from other types of land uses. All general industrial uses will be subject to performance standards and buffering requirements to minimize potential impacts. Accessory office uses and some small freestanding offices are allowed. The GI District generally implements the "Industrial/Economic Development" land use designation in the LACP. (Ord. 0-2006-68 § 4; Ord. 0-2001-78 § 1 (part))

15.03.060 Planned unit development ("PUD") districts.

A. Purpose and Intent. The PUD District is intended to encourage innovative land planning and site design concepts that conform with community quality of life benchmarks and that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, high-quality development, and other community goals by:

1. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots;
2. Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
3. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, densities, and/or supporting commercial uses in residential PUDs;
4. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
5. Encouraging quality urban design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

In return for flexibility in site design and development, PUDs are expected to include exceptional design that preserves critical environmental resources, provide above-average open space and recreational amenities, incorporate creative design in the layout of buildings, open space, and circulation, assure compatibility with surrounding land uses and neighborhood character, and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

B. PUD Districts/Specific Purposes/Allowed Uses/Density. The following PUD districts are authorized. Please refer to Section 15.02.060G of this Development Code for general provisions addressing the establishment of these PUD districts (i.e., PUD districts that may be established through annexation or rezoning versus PUD districts that may be applied as an overlay district over the standard base zoning districts):

1. PUD-R Residential Planned Unit Development.

a. Specific Purpose. To establish areas for high-quality residential development in compliance with the LACP, where development and use standards are flexible in order to achieve superior innovation in land use, neighborhood compatibility, high-quality architectural design, and environmental design. PUD-R Districts are also intended to provide opportunities for creative integration of resident-serving commercial uses within residential neighborhoods.

b. Allowed Uses. In PUD-R Districts established through initial zoning or through rezoning, the following uses are allowed as appropriate and approved in the PUD plan:

i. Principal permitted, limited, conditional, or accessory uses allowed in the R1, R2, and R3 Districts;

ii. Commercial uses, including retail and service uses, provided such uses satisfy the following criteria:

(A) The commercial uses are secondary to the principal permitted residential uses,

(B) The commercial uses satisfy the "Neighborhood Center" criteria identified in the LACP,

(C) The commercial uses are designated to serve primarily the residents of the PUD, and

(D) The PUD integrates and connects the commercial uses with adjacent residential development through local street connections, sidewalks, trails, and similar features;

iii. Other residential and supporting uses expressly approved as part of the planned unit development.

c. Density. For PUD-R Districts established through initial zoning or rezoning, residential density shall be established by the land use designation on the LACP. At the decision-making body's discretion, additional density may be approved as stated in Section 15.03.060E.5. below.

2. PUD-C Commercial Planned Unit Development.

a. Specific Purpose. To establish areas for planned commercial centers and grouping of consumer-oriented commercial uses that incorporate high-quality architectural design. To allow development of tracts of land large enough to accommodate well-planned and rational connections between structures, people, and automobiles through the use of planned parking access, pedestrian walkways, courtyards, malls, and landscaped open space. Additionally, to allow and encourage mixed residential and commercial developments.

b. Allowed Uses. In PUD-C Districts established through initial zoning or through rezoning, the following uses are allowed as appropriate and approved in the PUD plan:

i. Principal permitted, limited, conditional, or accessory uses allowed in the C or CR Districts;

ii. Multi-family residential uses (including urban dwelling units) as part of a mixed-use development where the residential use is located in the same building as a principal non-residential use or in a freestanding building, where the residential component comprises fifty percent or less of the total development floor area unless the decision-making body approves additional residential development as part of the PUD; and

iii. Other supporting uses expressly approved as part of the planned unit development.

c. Density.

i. For PUD-C Districts established through initial zoning or rezoning, the maximum density applicable to residential uses in the district shall be twenty-five units per acre, unless the decision-making body approves greater density as part of the PUD (residential uses shall also count toward any established maximum FAR for the development).

ii. The decision-making body shall establish maximum allowable FAR for non-residential uses in the PUD-C Districts using the land use designation on the LACP, the FAR of existing comparable development, and comparable base zoning districts as guides.

iii. At the decision-making body's discretion, additional density or FAR may be approved as stated in Section 15.03.060E.5. below.

3. PUD-I Industrial Planned Unit Development.

a. Specific Purpose. To establish areas for planned office and industrial parks that incorporate well-planned access and parking areas, adequate fire and safety controls, landscaped open space areas, and high-quality architectural design. To allow mixed residential and light industrial uses, where residential uses comprise fifty percent or less of the total development floor area.

b. Allowed Uses. In PUD-I Districts established through initial zoning or through rezoning, the following uses may be allowed as appropriate and approved in the PUD plan:

- i. Principal permitted, limited, conditional, and accessory uses allowed in the BLI, MI, and GI Districts;
- ii. Urban dwellings as part of a mixed-use project where the residential use is located in the same building as a principal non-residential use and is fifty percent or less of the total development floor area; and
- iii. Other supporting uses expressly approved as part of the planned unit development.

c. Density.

- i. For PUD-I Districts established through initial zoning or rezoning, the maximum density applicable to residential uses in the district shall be twenty-five units per acre, unless a greater density is specifically approved as part of the PUD (residential uses shall also count toward any established maximum FAR for the development).
- ii. For PUD-I Districts established through initial zoning or rezoning, the decision-making body shall establish maximum allowable FAR for non-residential uses in the PUD-I Districts using the land use designation on the LACP, the FAR of existing comparable development, and comparable base zoning districts as guides. At the decision-making body's discretion, additional density or FAR may be approved as stated in Section 15.03.060E.5. below.

4. PUD-MU Mixed Use Planned Unit Development.

a. Specific Purpose. To establish areas facilitating the integration of residential, commercial, and light industrial development, incorporating high-quality architectural design, on parcels of sufficient size to support a self-sustaining project.

b. Allowed Uses. In PUD-MU Districts established through initial zoning or through rezoning, the following uses are allowed as appropriate and approved in the PUD plan:

- i. Principal permitted, conditional, limited, or accessory uses allowed in the C and BLI Districts.
- ii. Residential uses.
- iii. Multi-family dwelling units (including urban dwelling units) may be constructed in the same building as a permitted non-residential use provided separate access to the dwelling units is provided.
- iv. Other supporting uses expressly approved as part of the planned unit development.

c. Density.

- i. For PUD-MU Districts established through initial zoning or rezoning, residential density shall be established by the land use designation on the LACP, as appropriate.
- ii. The decision-making body shall establish maximum allowable FAR for non-residential and residential uses, as appropriate, in the PUD-MU Districts using the land use designation on the LACP, the FAR of existing comparable development, and comparable base zoning districts as guides.
- iii. At the decision-making body's discretion, additional density or FAR may be approved as stated in Section 15.03.060E.5. below.

5. PUD Overlay Districts.

a. Allowed Uses. In a PUD district established as an overlay to an existing residential, commercial, or industrial zoning district, principal permitted, conditional, limited, and accessory uses of the underlying zoning district are allowed, subject to appropriate criteria, and as appropriate and approved in the PUD plan.

b. Development Standards. For PUD Overlay Districts, the development standards of the underlying zoning district are the recommended standards (including but not limited to lot size, setbacks, and building/structure height), unless the decision-making body approves alternative standards for a creative design that meets the intent of the PUD district and the underlying zoning district. In the case of any conflict between the development standards applicable in the underlying zoning district and the restrictions, controls, and incentives stated in an approved PUD development plan, the PUD plan shall apply and control in the overlay area.

c. Density. For PUD Overlay Districts, the allowable number of residential dwelling units per acre or maximum allowable floor area ratio (FAR) shall be established by the underlying zoning district designation, unless the decision-making body approves a bonus density under Section 15.03.060E.4. below.

C. Applicant's Statement of Intent. Each application for approval of a PUD district shall include a statement by the applicant describing how the proposed development departs from the otherwise applicable standards of this Development Code and how the proposed PUD, on balance, is an improvement over what would be required under otherwise applicable development regulations.

D. Review and Approval Procedures. The review and approval procedures for PUD districts are set out in Section 15.02.060G above.

E. Standards of General Applicability. The standards of this subsection shall apply to all PUD districts unless otherwise expressly provided.

1. Allowed Uses. Allowed uses are subject to any use regulations applicable in the subject PUD District (see subsections B.1. through 5. above) and to applicable specific use regulations stated in Chapter 15.04 (Use Regulations) of this Development Code.

2. Minimum Size.

a. Except as stated in this subsection or as waived by the decision-making body under subsection E.2.c. below, a PUD District shall contain a minimum of ten contiguous acres of land for annexation or rezoning of non-infill properties, or twenty contiguous acres of land for annexation or rezoning of infill properties.

b. There shall be no minimum size for PUD districts when approved as overlays.

c. The decision-making body may waive the minimum size requirement based on a finding that creative site planning through zoning to a PUD district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

3. Common Open Space.

a. Minimum Requirements. Except for PUDs located in the Longmont Central Business District (as that term is defined in Chapter 15.10 of this Development Code) or PUD overlay districts in the base CBD Zoning District, all PUDs shall provide common open space according to the following schedule:

Table 15.03-A

TABLE INSET:

PUD District	Minimum Common Open Space (% of Gross Land Area Devoted to PUD District or Specified Use)
PUD-R	
All portions containing one-family and two-family dwelling units	20%
PUD-R	
All portions containing dwelling units other than one-family or two-family dwelling units	30%
PUD-C	20%
PUD-I	20%
	Non-residential portions: 20%
PUD-MU	Residential portions: Same as required for dwelling in a PUD-R District

b. Compliance with Other Open Space Standards. All common open space in PUD districts shall comply with the standards stated in Section 15.05.040, "Open Space," including locational and design standards and provision of pocket parks as part of the set-aside common open space. In addition, residential PUDs shall comply with all applicable public park reservation, dedication, or in-lieu fee requirements stated in Section 15.05.040 of this Development Code.

4. Density or FAR Bonuses. The decision-making body may increase residential density or non-residential FAR as stated in the following paragraphs.

a. Maximum Bonus Allowed.

i. For PUD districts approved as overlay zoning districts, cumulative residential density increases from the bonuses listed in Table 15.03-B below shall not exceed twenty-five percent of the permitted maximum in the underlying zoning district.

ii. For PUD districts established through initial zoning or through rezoning, cumulative residential density increases from the bonuses listed in Table 15.03-B below shall not exceed twenty-five percent of the permitted maximum for the land use designation in the LACP for PUD districts.

iii. Cumulative FAR increases from the bonuses listed in Table 15.03-B below shall not exceed fifty percent of the permitted maximum FAR in the underlying base zoning district, as applicable.

b. Bonuses for Amenities. The decision-making body shall calculate the allowable density increase based on the sum of those items contained in Table 15.03-B below that are determined to be applicable to the proposed PUD. The amenities or public improvements listed in Table 15.03-B below are illustrative of the kinds of factors that are eligible for density bonuses. The decision-making body may allow bonuses for other, similar items that contribute to the public interest by providing a higher-quality project. Table 15.03-B shall be reviewed and updated periodically to reflect the changing priorities and goals of the city. No density bonus will be approved for any PUD development

unless the total calculated increase, as shown in Table 15.03-B below, meets or exceeds five percent.

c. Bonus Density/FAR Table 15.03-B.

Table 15.03-B

TABLE INSET:

Maximum Amount of Density or FAR Increase	Amenity or Public Improvement Provided In Excess of What is Otherwise Required by this Development Code
[1] 5 percent	5% additional land dedicated, improved, and developed for pedestrian trails or bikeways
[2] 5 percent	10% additional common open space and/or landscaped area or 25% additional plant materials
[3] 1 percent	Proper solar orientation
[4] 5 percent	Active or passive solar design
[5] 1 percent	50% additional accessible parking spaces for the physically disabled in a non-residential or multi-family development
[6] 5 percent	25% additional streetscape landscaping or additional investment in streetscape amenities (lighting, furniture, etc.)
[7] 5 percent	25% additional landscaping used instead of fences for perimeter screening, privacy, or buffering purposes
[8] 2 percent	Joint use (shared) parking in mixed-use PUDs
[9] 10 percent	Constructing pedestrian overpass/underpass
[10] 10 percent	Parking structure or underground parking
[11] 5 percent	Public or common open space improved for active recreation purposes (e.g., tennis courts, pools, playground equipment, skate park) and built to City Standards
[12] 5 percent	Additional fire protection techniques, such as sprinkler systems for individual units in a one-family housing development
[13] 5 percent	Design features to create safe neighborhoods, such as a majority of homes with usable front porches (at least 60 square feet), neighborhood parks bounded on at least two sides by local streets, narrower local streets, implementation of traffic calming techniques (roundabouts, neck downs, and the like), and similar features.
[14] 25 percent increase in FAR only	Mixed-use developments in a PUD-R, PUD-C, or PUD-I District
[15] 5 percent	Minimum 25% of total dwelling units in residential development are built to be accessible to the physically disabled. All community amenities and open space areas must be accessible to the physically disabled.
[16] 5 percent	All residential dwellings are constructed according to the Homebuilders Association of Metropolitan Denver's "Built Green Colorado" Standards.
[17] 2 percent	Landscaping designed and installed according to the xeriscape landscaping standards in § 15.05.090.H, "General Landscaping Requirements for All Areas."

d. Limits on Density/FAR Increases. The decision-making body may prohibit or limit an increase in density or FAR to avoid any of the following:

- i. Inconvenient or unsafe access to the PUD;
- ii. Unmitigated traffic congestion in the streets that adjoin the PUD;
- iii. An excessive burden on parks, recreation areas, public utilities, schools, police, fire protection, and other public facilities that serve or are proposed to serve the PUD.

e. Schedule Required. If a density or FAR increase is granted under the provisions of this section, the applicant shall complete the amenities or improvements according to a development schedule contained in the PUD development plan, site plan, or annexation agreement.

5. Clustering Encouraged. Clustering of dwelling units, commercial uses, and industrial uses is strongly encouraged provided buffers, common open space, and emergency access are adequately planned. Buffers are required to separate different uses in order to eliminate or minimize potential interference and nuisances on adjacent properties. The size of the buffer shall be determined through the PUD review process, based on its ability to achieve appropriate separation.

6. Protection of Significant Scenic Views. To the maximum extent feasible, the PUD is sited to allow identified significant scenic views across and through the development parcel, as viewed from adjacent public rights-of-way, including trails, and from public open space or parks.

7. Limits on Lot Coverage. In any PUD with one- and two-family dwellings, the maximum lot coverage on a lot for one- or two-family dwellings shall be fifty percent, and the decision-making body may not modify this standard unless adequate compensating design and mitigation measures are included in the PUD development plan.

8. Setbacks.

a. Generally. The decision-making body may allow setbacks less than the standards required or recommended in this subsection, provided the reduced setback allows for and accommodates an innovative design objective integral to the entire PUD, such as increased contiguous open space in common areas or clustering of dwellings to preserve sensitive environmental areas.

b. PUD Overlay Districts. For PUD districts approved as overlay zoning district, setbacks shall comply with the underlying zoning district standards, unless another minimum setback is approved as part of the PUD plan approval.

c. PUD Districts Approved Through Initial Zoning or Rezoning.

i. Residential Uses--Garage Setback. A minimum setback of twenty feet shall be provided between front-facing garage doors and the back of the sidewalk or property line, whichever is closer to the garage doors. This twenty-foot setback shall apply to residential units on corner lots with garage doors facing the side street.

ii. Residential Uses--Corner Lots--Side Setbacks--General. For corner lots, all sides of the lot with street frontage shall be required to meet the applicable front yard setback.

iii. Residential Uses--Setback for Alley-Loaded Garages. Garages loaded from an adjacent rear alley shall be set back a minimum of four feet from the edge of the alley right-of-way, provided the alley right-of-way is paved and is a minimum twenty feet wide and provided adjacent primary access streets allow on-street parking.

iv. Residential Uses--Side Setbacks--Recommendations. The decision-making body shall consider the following as recommended starting points for determining applicable side setbacks for residential uses in the PUD zoning districts:

(A) Recommended Minimum Side Setback: Five, seven and one-half, or ten feet depending on the following recommended separation;

(B) Recommended Separation between Principal Residential Buildings on Adjoining Lots:

(1) Ten feet between one-story dwellings,

(2) Fifteen feet between two-story dwellings or a two-story dwelling and a one-story dwelling,

(3) Twenty feet between three-story dwellings or a three-story dwelling and a one- or two-story dwelling.

v. Residential Uses--Rear Setbacks--Recommendations. The decision-making body shall consider the following as recommended starting points for determining applicable rear setbacks for residential uses in the PUD zoning districts:

(A) Recommended minimum rear setback for residential uses that back onto other residential uses: Twenty feet for principal buildings;

(B) Recommended minimum rear setback for residential uses that back onto local streets: Twenty feet for principal buildings;

(C) Recommended minimum rear setback for residential uses that back onto collector or arterial streets: Thirty feet for principal buildings.

vi. Setbacks Not Addressed on PUD Plans. If a PUD development plan does not specify a setback, the city shall determine an appropriate setback by referring to the dimensional standards in Tables 15.05-A (residential zones) and 15.05-B (non-residential zones) of this Code, and applying the setback required in the most comparable standard zone district.

d. Setbacks from Adjoining Residential Uses. All PUDs shall comply with any applicable standards that require minimum setbacks or buffers from adjoining residential developments or zoning districts.

9. Circulation and Pedestrian Linkage. All PUDs shall comply with the circulation, access, and pedestrian linkage standards stated in Section 15.05.060 of this Development Code, and the decision-making body may not modify these standards unless adequate compensating design and mitigation measures are included in the PUD development plan.

10. Adequate Public Facilities. All PUDs shall comply with the adequate public facilities standards stated in Section 15.05.150 of this Development Code.

11. Environmental Protection Standards. All PUDs shall comply with the environmental provisions stated in the following sections and the decision-making body may not modify these standards unless compensating design and mitigation measures are included in the PUD development plan:

a. Section 15.05.020, "Protection of Rivers/Streams/ Wetlands"

b. Section 15.05.090H.3, "Preservation of Existing Trees and Vegetation"

c. Section 15.05.030, "Habitat and Species Protection."

12. Operational and Performance and Outdoor Lighting Standards. All PUDs shall comply with the operational and performance standards stated in Section 15.05.160 and the outdoor lighting standards stated in Section 15.05.140 of this Development Code, and the decision-making body may not modify these standards unless adequate compensating design and mitigation measures are included in the PUD development plan.

13. Design Standards. All PUDs shall establish and provide design standards as part of the preliminary and final PUD development plan application. At a minimum, the design standards shall address building architecture (including design, materials and colors), signs (including design, materials and colors), lighting, landscaping and other amenities, and pedestrian and bicycle access. In addition, all PUDs shall comply with the applicable residential and non-residential design standards stated in Section 15.05.110, "Residential Design Standards," and Section 15.05.120, "Non-Residential Design Standards," of this Development Code, and the decision-making body may not modify these standards unless adequate compensating design and mitigation measures are included in the PUD development plan.

14. Signs. Unless otherwise expressly provided in this Development Code, PUDs are subject to the sign regulations of Chapter 15.06. Master sign plans are required for all PUDs (see Section 15.06.060D, "Signs for Planned Unit Developments"). The decision-making body may not modify these standards unless adequate compensating design and mitigation measures are included in the PUD development plan.

15. Landscaping. Unless otherwise expressly provided in this Development Code, PUDs are subject to the landscaping and buffer regulations of Section 15.05.090. The decision-making body may not modify these standards unless adequate compensating design and mitigation measures are included in the PUD development plan.

16. Perimeter Buffers.

a. Where a PUD district is adjacent to a public right-of-way or to an existing lower-density residential use or lower-density residential zoning district boundary, a landscaped buffer at least twenty feet in width, or the required landscape buffer width, whichever is greater, shall be established along the abutting perimeter property line(s). The buffer shall not include any portion of private yards.

b. The decision-making body may modify the width of the perimeter buffer based on the proposed buffer's ability to mitigate potential adverse impacts on adjacent properties and rights-of-way.

c. The required buffer shall be landscaped according to the standards stated in Section 15.05.090C.3.c. (buffer landscaping for non-residential uses in non-residential zones).

d. Up to one hundred percent of the perimeter buffer area may be credited towards satisfying the common open space requirements stated in subsection E.3. above, if the decision-making body finds that the buffer area substantially meets the locational and design criteria for open space stated in Section 15.05.040 of this Development Code.

17. Parking. Unless otherwise expressly provided in this section and Code, PUDs shall be subject to the off-street parking and loading standards of Section 15.05.080. The decision-making body may not modify these standards unless adequate compensating design and mitigation measures are included in the PUD development plan.

18. **Street Standards and Modification.** The design of public streets within a PUD shall comply with all applicable city standards. Modification of existing city standards may be allowed under the review criteria in Section 15.02.090I, "Exceptions to Street/Road and Access Standards." In addition to the criteria stated in Section 15.02.090I, right-of-way, pavement widths, and street widths may be reduced through the PUD review process where it is found that:

- a. The development plan for the PUD provides for adequate separation of vehicular, pedestrian, and bicycle traffic;
- b. Access for emergency service vehicles is not substantially impaired;
- c. Adequate off-street parking is provided for the uses proposed; and
- d. Adequate space for public utilities is provided within the right-of-way.

19. **All Other Zoning and Development Standards and Modifications.**

a. **Modification Allowed.** Unless otherwise expressly limited by this section, the decision-making body may allow modification of all other applicable zoning district, general development, and subdivision standards within a PUD district, provided that adequate compensating design and mitigation measures are included in the PUD development plan. See Section 15.02.060G. for applicable PUD review procedures and criteria for approval.

b. **Applicability Continues If No Waiver.** Except where this subsection states a specific standard or the decision-maker modifies an otherwise applicable standard, all development in a PUD District shall comply with all applicable standards stated in Chapters 15.04 (Use Regulations), 15.05 (Development Standards), and 15.07 (Subdivision and Improvements Standards).

20. **Development Assurances.** The decision-making body may require adequate assurance, in a form and manner that it approves, that the common open space, amenities, and public improvements shown in the final PUD development plan will be provided and fully developed. (Ord. 0-2006-68 § 5; Ord. 0-2001-78 § 1 (part))

15.03.070 P Public Zoning District.

A. **Purpose.** To establish and preserve areas in the city for public, quasi-public, and limited private facilities and uses.

B. **Allowed Uses.** See Section 15.04.010J, "Table 15.04-A, Table of Principal Uses by Zoning District." (Ord. 0-2006-68 § 6; Ord. 0-2001-78 § 1 (part))

15.03.080 MD-O Medical Overlay District.

A. **Purpose.** To establish and preserve existing areas for health-care or complementary uses, often in close proximity to a hospital or major medical center, or convenient to senior housing or other pockets of residents with special need for proximity to medical and health care services. This district also promotes community-based health provision by allowing the development of medical offices, labs, and clinics in close walking or driving proximity to the city's residential neighborhoods. The MD-O District allows health-care related uses in addition to those permitted in the underlying zoning districts.

B. **Where Permitted.** Subject to city approval of a rezoning application (see Section 15.02.060C.), the MD-O District is allowed as an overlay district in the following base zoning districts:

1. R2, R3, MH, RLE, and RMD residential zoning districts;
2. C and CBD commercial districts; and
3. BLI and MI industrial zoning district.

C. Allowed Uses.

1. When Table 15.04-A, Table of Principal Uses, states that a specific use is allowed in the underlying zoning district, that use is allowed in the MD-O District subject to the same level of review (e.g., a use allowed only as a conditional use in the R3 District would be allowed in a MD-O District subject also to conditional use review).
2. When a specific use is not allowed in the underlying zoning district, but the same use is listed in Table 15.04-A as allowed in the MD-O District, the use is allowed in the MD-O District subject to the listed level of review (e.g., medical offices smaller than fifteen thousand square feet are not allowed in the R3 District, but are allowed in a MD-O District as a "L" use; therefore, in a MD-O District overlaid on a R3 base district, medical offices are allowed, subject to limited review).

D. Special Development Standards.

1. General Rule/Conflicting Provisions. Except as stated in this subsection, development in a MD-O District shall comply with the zoning and development standards applicable in the underlying base zoning district. If the MD-O special development standards stated in this subsection conflict with the provisions of any other chapter or section of this Development Code, or with any other applicable land development regulation, the special development and design provisions in this subsection shall apply.
2. Traffic Impacts. When a MD-O District is proposed to overlay a base residential zoning district, the applicant shall submit a transportation impact study for all proposed development according to Section 15.05.150F.
3. Compatibility with Adjacent Residential Uses. In order to assure protection of and compatibility with adjacent residential properties, the decision-making body may condition approval of development within a MD-O District on its compliance with any of the following:
 - a. Section 15.04.020B.24, "Residential Protection Standards;"
 - b. Modifications of building height to more closely match adjacent residential properties, including requiring the facade of a building to step back above a certain height or to step down in height to match the height of an adjacent residential building;
 - c. Parking area and building setbacks greater than otherwise required in this Development Code (e.g., require front building setbacks greater than the minimum to match the prevailing front setback pattern on the same block face as the proposed use);
 - d. Additional perimeter landscaping or fences and walls to ensure an adequate buffer next to residential properties;
 - e. Exterior building materials similar to those used on the adjacent residential buildings; and
 - f. Other similar building design or site planning features intended to assure compatibility with the adjacent residential properties. (Ord. 0-2006-68 § 7; Ord. 0-2001-78 § 1 (part))

15.03.090 SE-O Scenic Entryway Overlay District.

A. Purpose. To enhance the character and to convey a uniform sense of history, community, and design at Longmont's key entryways. To achieve these purposes, district standards rely on urban design requirements such as consistent building setbacks, landscaping, consistent and high-quality signage, restrictions on parking area location, and limits on the number of access points. These requirements will "overlay" or supplement the applicable standards found in the underlying commercial, industrial, or residential zoning districts, while in most cases not affecting allowed uses. Public improvements, such as consistent public signage and street lighting, will also be a key component to achieving the purposes of this district.

B. Applicability and Other Provisions.

1. Applicability. This section is applicable to all development located within a Scenic Entryway Overlay Zoning District, as such zoning districts are shown on the Official Zoning Map. The SE-O District standards shall apply to all lots within five hundred feet either side of a highway or primary street designated with a SE-O District.

2. Entryway Standards as Supplement. The entryway standards stated in this section supplement and are in addition to the development standards stated in Chapter 15.04 (Use Regulations), Chapter 15.05 (Development Standards), and Chapter 15.06 (Signs) of this Development Code.

3. Conflicting Provisions. If the entryway standards stated in this section conflict with the provisions of any other chapter or section of this Development Code, or with any other applicable land development regulation, the entryway development and design provisions in this section shall apply.

4. Modifications. In the case of infill development, redevelopment or change of use where strict compliance with the standards stated in this section is not possible or practical, the standards may be modified subject to the provisions of Section 15.01.040B, and the following guidelines (subsections B.4.a. through B.4.d. of this section).

a. The scenic entryway standards will be consistent with the scope of the project, depending on the type of use proposed and extent of site changes.

b. Potential adverse impacts on surrounding properties and neighborhoods along the arterial, state or federal highway right-of-way will be mitigated with the use of landscaping or other improvements.

c. The intent, purpose and spirit of this section is maintained to provide gateway entrances to the city that are attractive and provide an enhanced sense of community.

d. The development will mitigate a modified standard in the scenic entryway by providing a higher quality or otherwise more desirable landscape improvement.

C. Allowed and Prohibited Uses.

1. Allowed Uses. Except for the uses listed in subsection C.2. of this section, principal permitted, limited, conditional, and accessory uses allowed in the underlying zoning district may be allowed in the SE-O Overlay District.

2. Uses Prohibited. The following uses are prohibited in the SE-O Overlay District:

a. Sexually oriented (adult) businesses;

b. Outdoor storage uses, except as accessory to the principal use that complies with all standards regarding location and screening;

c. Outdoor retail sales, except as outdoor display areas accessory to principal indoor retail uses that comply with all standards regarding location and screening;

- d. Freestanding wireless telecommunication facilities or transmission or receiving facilities for data, radio, television or other broadcasting studios and facilities;
- e. Outdoor commercial recreation facilities;
- f. Water/wastewater treatment plants.

D. Special Development Standards. The following special development standards apply to all development in the SE-O Overlay District, unless otherwise expressly excepted:

1. Building Setback from Primary Street or Highway Right-of-Way Designated Within a SE-O District (Including But Not Limited to Highways 119, 287, and 66).
 - a. A minimum of fifty feet or greater, providing significant view corridors are preserved; or
 - b. Where more than fifty percent of the same or facing block front is already developed, and the applicant has demonstrated that significant view corridors will not be affected by the proposed development, the setback may be a distance equal to the average setback of existing buildings located on the same block front or, if no buildings exist on the same block front, the facing block front.
2. Landscaping of the Building Setback from Primary Street or Highway Right-of-Way Designated with a SE-O District. The required building setback shall be landscaped according to Section 15.05.090D. of this Development Code. Where applicable, existing trees and vegetation shall be preserved and may be used to meet these landscaping requirements to the extent they satisfy all other provisions of this section and Section 15.05.090H.3, "Preservation of Existing Trees and Vegetation."
3. Structures Allowed Within Building Setback from Primary Street or Highway Right-of-Way Designated with a SE-O District. No buildings, structures, frontage or access roads, or parking areas shall be erected or developed within the required front building setback, except for the following:
 - a. Permitted on-premises signs, subject to the requirements of subsection D.9. of this section;
 - b. Required street lighting facilities;
 - c. Approved small-scale, mass transit facilities such as bus shelters or bus stops; and
 - d. Approved pedestrian gathering spaces.
4. Building Orientation and Design.
 - a. Building Entrances.
 - i. Retail, Office, Financial, Restaurant and Hotel Establishments. Retail, Office, Financial, Restaurant and Hotel establishments located in the SE-O Overlay Zoning District shall comply with the primary entrance design standards stated in Section 15.05.120B, "Design Standards for Retail, Office, Restaurant and Hotel Establishments," of this Development Code.
 - ii. Other Non-residential Development. Unless the decision-making body determines that an alternative design would be more appropriate, given the layout of the development, each principal non-residential building on a site shall have a highly visible customer or user entrance facing a primary street or highway (including but not limited to Highways 66, 287, and 119). Such entrance shall be clearly defined architecturally (e.g., distinguished by a peaked roof form or raised parapet) and shall be recessed or framed by a sheltering element such

as an awning, arcade, or portico in order to provide shelter from summer sun and winter weather.

b. Building/Structure Design. Buildings and other structures shall be designed with high quality architectural features that preserve, protect, and enhance the character of the community and the surrounding natural landscape, including but not limited to building materials and colors, facade planes, roof and parapet forms, entry features, window and door placement, and pedestrian access and plazas and other architectural and design features.

c. Building Materials.

i. Natural building materials, such as stone or brick, shall be utilized as the primary building materials within the SE-O District for non-residential and multi-family developments, unless the decision-making body determines that alternative building materials or more variety of materials would be more appropriate given the location, context and design of the proposed development.

ii. Glazed areas shall not exceed sixty percent of the exterior of a building and shall have a maximum fifteen percent outside visual light reflectivity value.

d. Other Applicable Design Standards. Buildings within the SE-O District shall comply with the applicable residential and non-residential design standards in addition to the standards in this section. See also Section 15.05.110, "Residential Design Standards," and Section 15.05.120, "Non-residential Design Standards," of this Development Code.

5. Access.

a. Pedestrian access within the SE-O District shall comply with the requirements of Section 15.05.060 and Section 15.05.120. In addition, there shall be direct pedestrian access (a minimum eight-foot-wide concrete path) from each lot fronting a highway or primary street designated with a SE-O District to the pedestrian/bike path within the adjacent highway or primary street right-of-way. For lots with more than three hundred feet of highway frontage, there shall be a pedestrian connection for every three hundred feet, or portion thereof, of frontage.

b. Access for developments with the SE-O District shall comply with city access standards. Access to state or U.S. highways shall also be subject to applicable highway access standards.

c. To the maximum extent feasible, provisions for direct connections, motor vehicle access, and safe street crossings to adjacent land uses shall be provided. This may be achieved through coordinated or shared parking systems to minimize curb cuts along the primary street, and to minimize the amount of automobile turning movements on public streets accessing individual establishments. (See Section 15.05.080I, "Alternative Parking Plans," regarding shared parking provisions.)

6. Off-Street Parking Area Standards.

a. Location. Parking areas for buildings shall be distributed around a building to the maximum extent practicable. No more than fifty percent of the required amount of off-street parking shall be located between the facade of the principal building facing the primary street or highway and the street or highway, unless the decision-making body determines that the applicant has provided a more appropriate design or demonstrated that it is not practical to distribute the parking in this manner and the applicant has provided additional parking area landscaping or other amenities to mitigate a concentration of parking area(s).

b. Landscaping. All off-street parking areas shall be landscaped according to the requirements stated in Section 15.05.090C.6. of this Development Code.

7. Streetscape Requirements.

a. Crosswalk Pavings. Crosswalk pavings shall contrast with the adjacent street paving through changes in materials, striping, color, or texture, and should be coordinated with other crosswalk pavings used in the city within the SE-O District. Crosswalks provide locations where pedestrians may cross a street or parking drive safely and also encourage slower traffic in densely populated or used areas.

b. Street/Parking Area Lighting. New development shall provide street lamps and pedestrian lighting according to the specifications and standards adopted by the city. Street and parking area lighting fixtures should express local character in design and materials. All exterior lighting shall comply with the outdoor lighting standards stated in Section 15.05.140.

8. Signs.

a. Sign Types Allowed. Permitted signs types shall generally be limited to wall signs and freestanding monument signs that are of a compatible design, materials, and color and are consistent and compatible with the design of buildings and other structures and features of the development. A master sign plan is required for new signs or sign replacement within the SE-O District. The maximum number of signs for a single use or multiple use development shall be restricted as allowed in this section and Chapter 15.06 (Signs), whichever is more restrictive.

b. Wall Signs. All wall signs are subject to the standards of this section and the applicable standards in Chapter 15.06 (Signs), whichever is more restrictive. Wall signs within the SE-O District shall comply with the sign design standards and master sign plan approved by the city.

i. Sign Size/Area. Signs shall be proportional in size and area to the dimensions of the walls on which the signs are attached. The sign area allowance for any use shall be based on the linear frontage of a maximum of two approved wall areas. For developments in non-residential zoning districts the maximum sign area on any approved wall area shall not exceed one square foot of sign area for each linear foot of approved wall, up to a maximum of three hundred square feet of sign area for business/use identification signs and two hundred square feet of sign area for project identification signs. The sign area on an approved wall area may be increased up to twenty-five percent for building walls three hundred feet or more away from the property line the sign is facing, subject to city approval based on a finding that the scale and design of the sign is appropriate. Other types of signs in non-residential zoning districts and all signs in residential zoning districts shall be limited to the maximum sign area allowed in Chapter 15.06 (Signs).

ii. Sign Height/Placement. The maximum sign height shall generally not exceed twenty-five feet. Signs shall be placed in appropriate locations on a building wall taking into consideration building design and architecture.

iii. Number of Signs. A maximum of two wall signs is generally allowed for any use, with one sign per approved wall area. Signs shall be located on approved wall areas.

iv. Sign Color/Materials/Design. Wall signs shall be designed to be compatible with the building to which the sign is attached, in terms of

sign colors, materials and design. Generally, signs with individual letters attached to a building or sign raceway are the only type of wall signs allowed in the SE-O District. Box/cabinet signs are not allowed, unless specifically approved by the city as part of a master sign plan. Exposed LED and neon lighting is prohibited on all wall signs.

v. Modifications to Wall Sign Standards. As part of a master sign plan and subject to approval by the city, the height of wall signs may be modified to place the signs in appropriate locations on a building wall taking into consideration building design and architecture. In addition, the number and location of wall signs may be modified, provided that the total sign area allowance for the use shall not be exceeded. Modifications approved as part of a master sign plan shall demonstrate a design that is appropriate and consistent with the building(s) architecture and site design, and the intent of the SE-O District.

c. Freestanding Monument Signs. All freestanding monument signs are subject to the standards of this section and the applicable standards set forth in Chapter 15.06 (Signs), whichever is more restrictive. Freestanding signs within the SE-O District shall comply with the sign design standards and master sign plan approved by the city.

i. Sign Types. Project and joint identification signs are generally the only types of signs allowed in the SE-O District, except that individual business/use signs are allowed for single uses on individual lots that are not part of a planned unit development (PUD) or a multiple use development. Project identification signs include the name of the development and joint identification signs include both the name of the development and the names of tenants or other uses within the development. In addition, menu board signs, non-advertising directional signs, real estate signs, construction signs, and other non-advertising temporary type signs may be allowed as approved as part of the master sign plan and as allowed in Chapter 15.06, whichever is more restrictive.

ii. Sign Area/Number of Faces. The sign area of a business/use and project or joint identification freestanding sign in a non-residential zoning district shall not exceed the following allowances based on building size:

(A) Thirty-five square feet of sign area (single use) or fifty square feet of sign area (project or joint identification) for building area up to twenty-five thousand square feet in area;

(B) Fifty square feet of sign area (single use) or sixty-five square feet of sign area (project or joint identification) for building area between twenty-five thousand and one hundred thousand square feet in area;

(C) Sixty-five square feet in sign area (single use) or eighty square feet of sign area (project or joint identification) for building area over one hundred thousand square feet in area.

The sign area of other types of signs in non-residential zoning districts and all signs in residential zoning districts shall be limited to the maximums allowed in Chapter 15.06 (Signs). Signs shall have no more than two faces and the faces shall be parallel to each other.

iii. Number of Signs. No more than one freestanding sign shall be allowed along any highway or primary street frontage designated with a SE-O District, except that one additional freestanding project or joint identification sign may be allowed for planned unit developments (PUDs) and multiple use developments with a minimum frontage of one

thousand five hundred feet. No more than one freestanding sign shall be allowed along other street frontages. In addition, restaurants with drive-up facilities may have one menu order board that does not exceed the size limits specified in Chapter 15.06, is consistent with the building architecture in terms of design, materials and colors, and the sign's visibility from the adjacent streets is minimized.

iv. Sign Height and Length. The height of a freestanding sign shall not exceed six feet in height, for signs up to fifty square feet in area, and eight feet in height for signs greater than fifty square feet in area.

The length of a freestanding sign shall not exceed twenty feet for the sign face, and thirty feet for the overall length including the base structure.

v. Sign Setback. Signs shall be set back a minimum of twenty-five feet from the property line along any highway designated with a SE-O District and equal to the sign height along other property lines.

vi. Spacing Between Signs. The minimum spacing between freestanding signs on the same street frontage shall be one thousand two hundred feet. The minimum spacing between freestanding signs on different street frontages shall be three hundred feet as measured in a straight line between signs. In addition, freestanding signs along a street that is not a highway or primary street designated with a SE-O District shall be no closer than three hundred feet from the edge of the closest right-of-way that is designated with a SE-O District.

vii. Sign Color/Materials/Design. Freestanding signs and monument bases shall be constructed of brick, stone, wood, metal, or other quality material that is compatible and consistent with the primary building(s) materials, colors, and design. Colors shall be predominantly natural or earth tones. Signs shall be of a quality design. Signs that include individual letters attached to the sign are preferred. Signs that include cabinet/box type designs are generally not allowed unless the city determines that the sign design and location are appropriate and meet the intent of the SE-O District. Neon and LED lighting is prohibited on freestanding signs.

viii. Landscaping of Sign Base. The base of a freestanding sign shall be landscaped with a mixture of evergreen and deciduous shrubs and/or flowering ground cover.

ix. Modifications to Freestanding Sign Standards. As part of a master sign plan and subject to approval by the city, the area, height, length, and spacing standards for freestanding monument signs may be modified no more than twenty percent from the above limits for a design that is appropriate and consistent with the building(s) architecture and site design, and the signs meet the intent of the scenic entryway overlay district.

d. Illumination.

i. The source of light for external illumination of signs shall be screened or shielded in such a manner that the source is not visible.

ii. All advertising signs shall include lighting setbacks so that the sign lighting is turned off or minimized when the business is not open.

iii. Illumination of signs located within or adjacent to residential uses or residentially-zoned properties shall be located, shielded, and screened to prevent direct light or glare onto such adjacent use or property and shall also comply with the standards of Section 15.06.060M.

- iv. Illumination of signs shall not exceed a brightness standard of six hundred candela per square meter.
 - v. Signs with LED (light-emitting diodes) displays and exposed neon are prohibited within the SE-O District.
- e. Prohibited Signs. See Section 15.06.100 for prohibited signs. (Ord. 0-2006-68 § 8; Ord. 0-2005-92 § 1; Ord. 0-2001-78 § 1 (part))

15.03.100 C-O Conservation Overlay District.

A. Purpose. To conserve residential neighborhoods and areas in the City of Longmont that retain the character of earlier periods of development, to stabilize and improve property values in such areas, and to promote new construction that is compatible with the character of such areas. These requirements will "overlay" or supplement the applicable standards found in the underlying zoning districts, while not affecting permitted uses.

B. Minimum Criteria for Designation of a C-O District. The following shall be the minimum standards and requirements for zoning an area as a C-O District:

1. At least seventy-five percent of the land area within the proposed district, not including streets and other rights-of-way, is developed.
2. As of the date of application for designation, at least fifty percent of the developed lots shall contain principal structures that are more than fifty years old.
3. Prior to the first public hearing on the zoning designation before city council, the applicant submits written evidence that record owners of more than fifty percent of the included properties, excluding public rights-of-way, agree to the C-O District zoning.

C. Findings Required. In addition to compliance with the review criteria for rezonings stated in Section 15.02.060C of this Development Code, the city council may zone an area as a C-O District only if the area meets the minimum criteria stated in subsection B above and only if the city council finds that:

1. The district retains the general character and appearance of its original period of development;
2. The district evidences on-going maintenance of existing older buildings and/or there is potential for rehabilitation of existing buildings in the district;
3. There is potential or existing pressures for redevelopment and new infill development in the district; and
4. The district exhibits a significant degree of continuity in terms of the built environment (i.e., few gaps), including both sides of facing block fronts.

D. Allowed Uses. Principal permitted, limited, conditional, and accessory uses allowed in the underlying zoning district are allowed in the C-O District.

E. Special Development Standards. All development in a C-O District shall comply with the following development standards. In the case of conflict between these C-O District development standards and any other provision of this Development Code (including those contained in Chapter 15.05 (Development Standards)), these C-O District development standards shall govern and apply.

1. Average Front Setbacks.
 - a. When more than fifty percent of the existing front setbacks on the same and facing block faces (both sides of the street) are less than the minimum required by the underlying zoning, applicants shall use an average front setback rather than the minimum front setback for the underlying zoning

district stated in Section 15.05.010, "Dimensional Standards and Density and Intensity of Use."

b. The average front setback is the average of the existing front setbacks of buildings located on the same and facing block faces as the proposed development.

c. For purposes of subsections E.1.a. and E.1.b. above, only lots with similar uses to the use proposed for development are included in the calculations.

d. If lots on the same or facing block face are vacant, the setback that "exists" on such vacant lots is the minimum front setback required by the underlying zoning.

2. Contextual Building Heights. Notwithstanding the maximum height requirement required in Section 15.05.010 for the underlying zoning district, applicants shall use a "contextual" height standard.

a. The "contextual" height may fall at any point between the maximum height limit and the height of existing buildings on either or both lots adjacent to the subject lot.

b. If lots on either side of the subject lot are vacant, the height that "exists" on such vacant lots shall be interpreted as the maximum height limit allowed by the underlying zoning.

3. Residential Lot Coverage Limits. The lot coverage of a proposed residential dwelling shall be at least seventy-five percent and no more than one hundred twenty-five percent, of the average lot coverage of other dwelling units located on the same or facing block face (both sides of the street).

4. Appearance. New construction in a C-O District shall be generally compatible with the design and appearance of other existing structures on the block. At least three of the following features of the new construction must be substantially similar to the majority of other buildings on the same or facing block face (both sides of the street):

a. Roof pitch;

b. Roof material;

c. Roof overhang;

d. Exterior building material;

e. The shape, size, and alignment of windows and doors; or

f. Front porches or porticos.

5. Preservation of Special District Features. To the maximum extent feasible, best efforts shall be applied to preserve historic, culturally significant, and unique structures in the district.

6. Specific Neighborhood Design Standards. The city council may adopt written neighborhood design standards specific to a proposed C-O District, and all new construction and development in the C-O District shall comply with those standards. In the case of conflict between such adopted neighborhood design standards and any other provision of this Development Code (including Chapter 15.05 (Development Standards)), the specific neighborhood design standards shall apply. (Ord. 0-2006-68 § 9; Ord. 0-2001-78 § 1 (part))

15.03.110 FF-O Floodway and Floodway Fringe Overlay Districts.

The Floodway Overlay Zoning District and the Floodway Fringe Overlay Zoning District are established to implement the floodplain regulations adopted by the City of Longmont and codified as Title 20 of the Longmont Municipal Code (LMC). Please refer to LMC Section 20.01 et seq. for use and development regulations applicable to property located within the Floodway or Floodway Fringe Overlay Zoning Districts. (Ord. 0-2001-78 § 1 (part))

15.03.120 AIZ-O Airport Influence Overlay Zoning District.

- A. Purpose. The purposes of the Airport Influence Overlay Zoning District are:
1. To protect the ongoing ability of the airport to serve the city's air transportation needs and protect the public investment in the airport;
 2. To minimize risks to public safety and minimize hazards to airport users;
 3. To protect property values and restrict incompatible land use; and
 4. To promote appropriate land use planning and zoning in the area influenced by the airport.
- B. Application of Special AIZ Regulations.
1. Applicability. This section is intended to regulate the following:
 - a. The construction or establishment of any new building or use;
 - b. The addition or expansion to an existing structure, when such addition is greater than one thousand square feet or ten percent of the structure area or massing;
 - c. The moving or relocation of any building or structure to a new site or new location; and
 - d. The change from one use to another of any building, structure or land.
 2. Conflicting Provisions. If the AIZ regulations stated in this section conflict with the provisions of any other chapter or section of this Development Code, or with any other applicable land development regulation, the AIZ regulations in this section shall apply.
- C. Site Plan or Development Plan Review Required. A site plan (including conditional or limited uses) or development plan is required for all applicable development to ensure compliance with this section's special AIZ regulations. See Section 15.02.090F. for applicable site plan review procedures.
- D. Special AIZ Regulations. The following provisions shall apply to all property within the AIZ-O Overlay Zoning District:
1. Use Restrictions. No use shall create any electrical interference with navigational signals for radio communications between the airport and the aircraft, make it difficult for pilots to distinguish airport lights from others, result in glare for pilots using the airport, impair visibility in the vicinity of the airport or otherwise in any way create a hazard or endanger the landing, take-off, or maneuvering of aircraft using the airport.
 2. Height Limitations. No structure or object of natural growth shall be erected, altered, allowed to grow, or be maintained at a height that intrudes into the Federal Aviation Regulation (FAR) Part 77 surfaces for the Vance Brand Airport.
 3. Nonconforming Uses--Hazard Marking and Lighting. The owner of any existing nonconforming structure or object of natural growth shall permit the installation, operation, and maintenance of markers and/or lights as shall be deemed necessary by the airport manager, to indicate to the operators of aircraft the presence of such airport hazards.

4. Other Uses--Hazard Marking and Lighting. Any building permit or development application approval granted may include conditions that require the owner to install, operate, and maintain markers and lights on structures or objects of natural growth as may be necessary to indicate to flyers the presence of an airport hazard.
5. No Permits If Hazard Will Be Created or Intensified. No permit shall be granted that would allow an existing use to become a hazard or become a greater hazard to air navigation.
6. Procedure When Nonconforming Uses Are Abandoned or Destroyed. Whenever the chief building official of the City of Longmont determines that a nonconforming structure has been abandoned for a period of one hundred eighty consecutive days or has physically deteriorated as defined in the adopted Building Code, no permit shall be granted that would allow such structure to deviate from the regulations of this section, except that the city may grant a permit for demolition and removal of the nonconforming structure. (Ord. 0-2006-68 § 10; Ord. 0-2001-78 § 1 (part))

15.03.130 A Agricultural Zoning District.

- A. Purpose. To establish and preserve areas in the city for agricultural, rural residential, open space, or other related uses. The A Zoning District is consistent with the "parks, greenway and open space" land use designation on the LACP.
- B. Allowed Uses. See Section 15.04.010J, "Table 15.04-A, Table of Principal Uses by Zoning District." In addition, uses that legally exist at the time of annexation may continue, subject to the provisions of the annexation ordinance or annexation agreement, as applicable. (Ord. 0-2005-13 § 2)

15.03.140 TL-O Terry Lake Overlay District.

- A. Purpose. To implement the Highway 66 Mixed Use Corridor Framework Master Plan and Design Guidelines (August 30, 2006) (the "Guidelines") as incorporated into, and made a part of, the Longmont Area Comprehensive Plan by reference. The intent of the guidelines is to facilitate the development of a mixed use area that is unique to Longmont, one that has a special "sense of place." It will be a place that has a balanced mix of uses (entertainment, retail, residential, employment, civic, recreation) and a strong pedestrian orientation with frequent outdoor gathering spaces. This mix of uses will have uses that are destination anchors as well as those that are neighborhood-oriented. The mixed use corridor will incorporate well-planned access and parking areas, landscaped areas, and high-quality architectural design.
- B. Application.
 1. This section is intended to apply to property within the Terry Lake neighborhood planning area that has a mixed use corridor land use designation on the Comprehensive Plan Map.
 2. The guidelines shall be utilized in reviewing any development plan within the overlay zone district. Where the guidelines are less restrictive than the requirements of the Development Code, the guidelines shall be given considerable weight in determining any variances or exceptions from the Code requirements. Where the guidelines are more restrictive than the Code, the provisions of the guidelines shall be followed.
 3. A certified copy of the guidelines is on file in the office of the city clerk and may be inspected by any interested person between eight a.m. and five p.m., Monday through

Friday, holidays excepted. Copies of the guidelines are available for purchase by the public in the office of the city planning director and are also available on the City of Longmont website. (Ord. 0-2007-07 § 2)