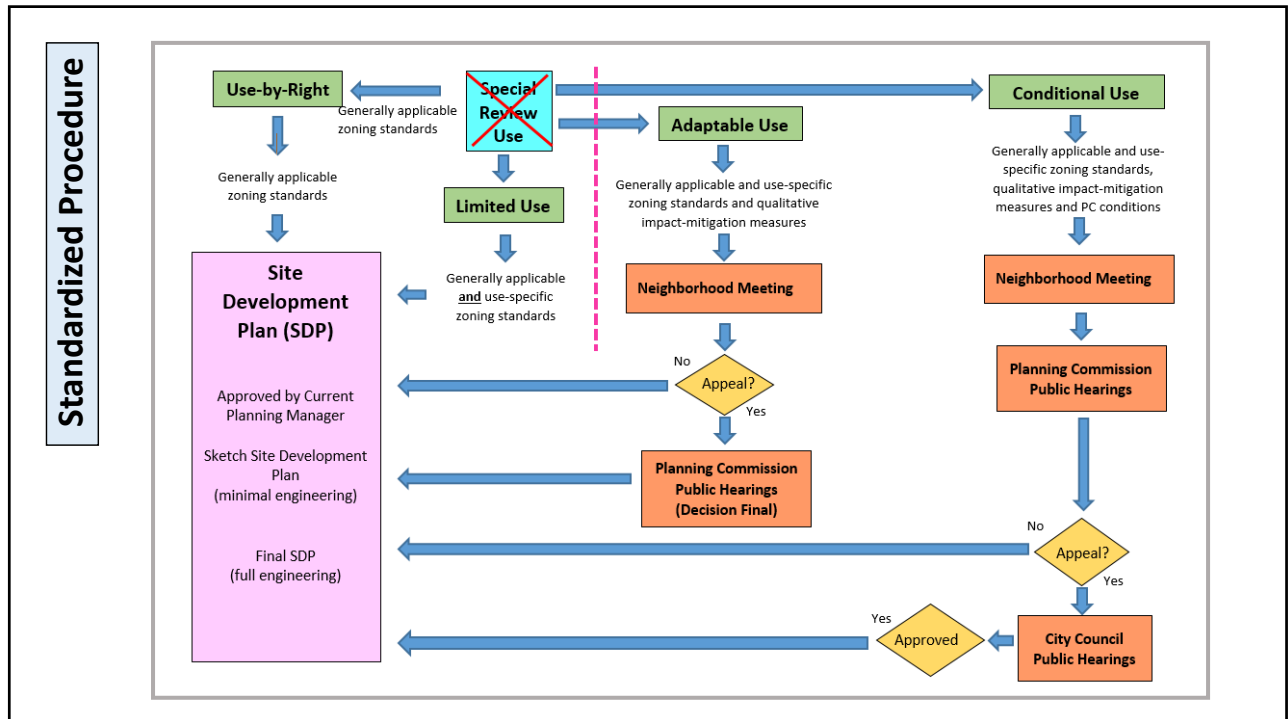


UNIFIED DEVELOPMENT CODE

First Draft

Loveland Utilities Commission

February 21, 2018

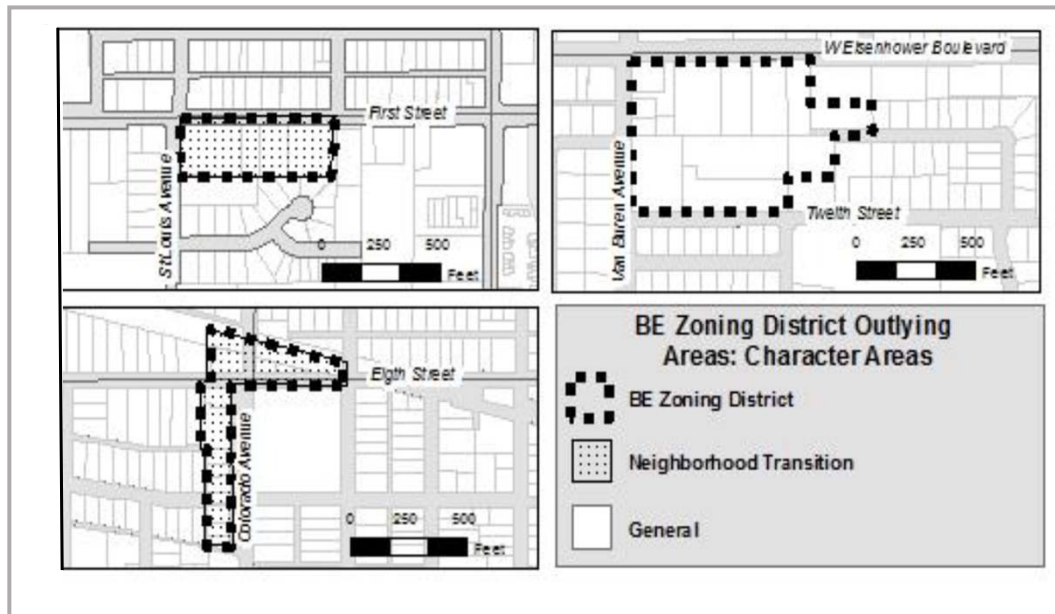


Land Use Tables

Table 18.02.305
Commercial Land Use by Zone

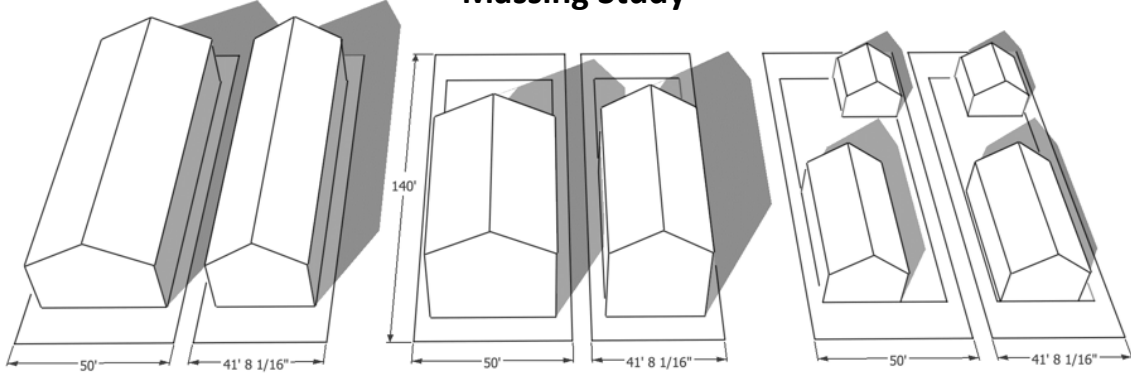
Land Use	Zones												Standards Reference ¹	
	Residential					Mixed-Use			Industrial	Parks and Resource				
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR		
Key: "R" = Allowed Use; "L" = Limited Use; "A" = Adaptable Use; "C" = Conditional Use														
TABLE NOTES:														
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").														
² This use is allowed in the neighborhood activity center of a complete neighborhood.														
³ Type of review may vary based on scale of new construction. See Sec. 18.02.401, Scale Thresholds in DT and Residential Zones.														
General Commercial														
Business Services ²	-	-	-	-	-	L ³	R	R	R	R	-	-	-	§ 18.02.405
Convenience Lending	-	-	-	-	-	L ³	R	R	R	L	-	-	-	§ 18.02.405
Liquor Store	-	-	-	-	-	L ³	R	R	R	-	-	-	-	§ 18.02.405
Office, General ²	-	-	-	L ³	L ³	L ³	-	R	R	L	-	-	-	§ 18.02.405
Office, Medical ²	-	-	-	L ³	L ³	L ³	L	R	R	-	-	-	-	§ 18.02.405
Pawnbroker	-	-	-	-	-	L ³	-	R	R	L	-	-	-	§ 18.02.405
Personal Services ²	-	-	-	L ³	L ³	L ³	L	L	L	L	-	-	-	§ 18.02.405
Recording or TV Studio	-	-	-	-	-	L ³	R	R	R	-	-	-	-	§ 18.02.405
Retail Sales and Services ²	-	-	-	-	-	L ³	R	R	R	L	-	-	-	§ 18.02.405
Veterinary and Domestic Animal Uses														
Commercial Equestrian Facilities	A	-	-	-	-	-	-	-	-	-	L	-	-	§ 18.02.405
Kennel (Indoor) or Pet Store ²	-	-	-	-	-	L ³	L	L	L	L	L	-	-	§ 18.02.405
Kennel (Outdoor)	-	-	-	-	-	-	A	-	-	A	L	-	-	§ 18.02.405
Veterinarian (Large Animal)	-	-	-	-	-	-	-	-	A	R	-	-	-	§ 18.02.405
Veterinarian (Small Animal) ²	-	-	-	-	-	L ³	R	R	R	R	-	-	-	§ 18.02.405

Downtown (DT) Zone



Residential Zones

Massing Study

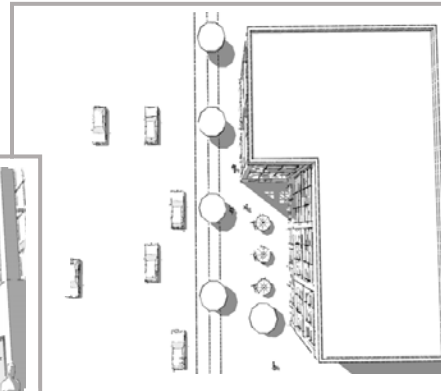
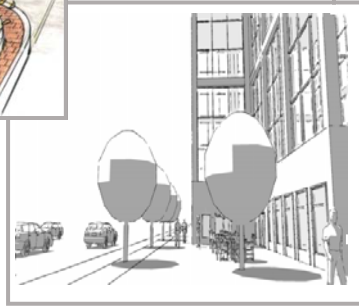


DEVELOPMENT POTENTIAL IS NOT EVEN CLOSE TO EXISTING DEVELOPMENT IN MOST CASES:
 Existing R3e Zoning allows for construction from setback line to setback line. On a typical 50 ft. x 140 ft. near-downtown lot, that's a 40 ft. x 110 ft. (4,400 sf.) floor plate (440 sf. less if height increases to 35 ft., due to increased side setbacks for the increased height). That allows for massive 2.5 to 3 story buildings with nearly 12,000 sf. above ground.

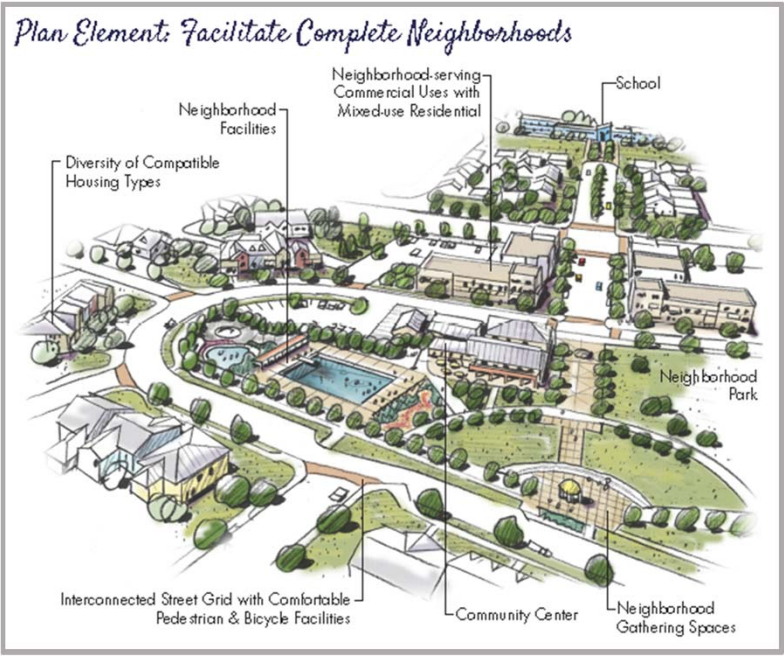
RESTRICTION OF BUILDING COVER REDUCES IMPACT OF BUILDING MASS:
 Proposed urban single-family lot standards in the housing palette would allow 35 percent building coverage. That means that not all the area within the setbacks can be occupied by buildings. Reducing the City's current 35 ft. height limit (buildings shown are 35 ft. in height, measured to the midpoint of the sloped roof) would further reduce the impact of building mass.

TYPICAL EXISTING BUILDINGS ARE MODEST
 Typical existing single-family residential buildings in R3e are modest 1, 1.5, and 2-story buildings, usually with detached garages. They do not occupy all of the available land within the setbacks, nor do they reach 35 feet in height.

Standards for Development Along Loveland's Highway Corridors



Complete Neighborhoods



Neighborhood Activity Center

<p>Land Use Mix</p> <ul style="list-style-type: none"> Residential <ul style="list-style-type: none"> • Single-family detached homes, including patio and cottage-type developments • Single-family attached homes, including townhomes and duplexes • Four-plexes and eight-plexes • Condominiums and apartments compatible with area character Recreational <ul style="list-style-type: none"> • Parks, plazas & private commons Civic <ul style="list-style-type: none"> • Churches • Schools Commercial <ul style="list-style-type: none"> • Retail & services compliant with NAC 	<p>Transportation</p> <ul style="list-style-type: none"> Highest Priority Mode <ul style="list-style-type: none"> • Wide detached sidewalks with amenities like benches, planters, gathering places; connections to transit stops Priority Mode <ul style="list-style-type: none"> • Streets comfortable for biking with slow vehicle speeds & bike lanes on collectors; off-street trail system Priority Mode <ul style="list-style-type: none"> • Enhanced transit stations on adjacent collector & arterial network for local & regional bus service Non-prioritized Mode <ul style="list-style-type: none"> • Slow speeds 	<p>Zoning Compliance</p> <ul style="list-style-type: none"> • Underlying zoning will vary. <p>Form</p> <ul style="list-style-type: none"> • Highly connected transportation network • Places for neighborhood activity encouraged • Links to parks / open space • Average density: 8 units / acre • Street Pattern: Grid • Block Length: 350' maximum • Front Yard Setbacks: 0' - 25' • Building Height: 1 - 3 stories
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CREATE LOVELAND
CHAPTER 3 | 40

Housing Palette

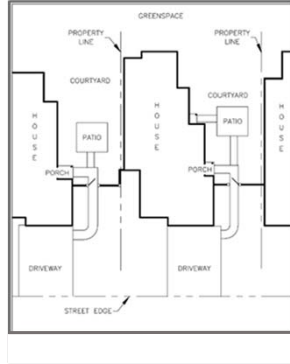
Over-Under Duplexes



Micro Homes



Lot Line Homes



Cluster Development



Housing Palette

Table 18.04.203.A.
Single-Family Detached Lot and Building Standards

Lot Type	Vehicular Access	Minimum						Maximum Height ¹
		Lot Area	Lot Width	Front Setback (Building / Garage Door)	Interior Side Setback	Street Side Setback	Rear Setback (Principal Building / Garage)	
Urban	Alley	3,500 sf.	35 ft.	10 ft. / N/A	5 ft.	8 ft.	15 ft. / 0 ft. ²	26 ft.
	Street	3,500 sf.	35 ft.	15 ft. / 20 ft.	5 ft.	8 ft.	15 ft. / 15 ft.	26 ft.
Large Urban	Alley	4,500 sf.	45 ft.	10 ft. / N/A	5 ft.	8 ft.	15 ft. / 0 ft. ²	30 ft.
	Street	4,500 sf.	45 ft.	15 ft. / 20 ft.	5 ft.	8 ft.	15 ft. / 15 ft. ²	30 ft.
General	Any	5,500 sf.	50 ft.	15 ft. / 20 ft.	5 ft.	8 ft.	15 ft. / 0 ft. ²	35 ft.
Suburban	Any	7,000 sf.	65 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. ²	35 ft.
Large Suburban	Any	10,800 sf.	80 ft.	15 ft. / 20 ft.	6 ft.	10 ft.	15 ft. / 0 ft. ²	35 ft.
Estate	Any	18,500 sf.	100 ft.	30 ft. / 30 ft.	10 ft.	20 ft.	25 ft. / 0 ft. ²	35 ft.
Large Estate	Any	2.5 ac.	300 ft.	30 ft. / 30 ft.	30 ft.	30 ft.	30 ft. / 0 ft. ²	35 ft.

TABLE NOTES:

¹ Maximum height (and maximum building coverage) may vary based on the zone in which the subject property is located. See Sec. 18.02.302, Residential Land Use by Zone and Sec. 18.02.402, Residential Standards.

² 0 ft. standard applies to alley-loaded garages, subject to Sec. 18.04.403, Setbacks Along Alleys, Trail or Access Easements, Ditches, and Waterbodies. Garages that are accessed across front or side lot lines are subject to the same setbacks as the principal building.

Clustered Housing Types

Table 18.04.208 Clustered Housing Types Site and Building Standards		
Standard	Location of Housing Cluster	
	Complete Neighborhood	All Other Locations ¹
Cluster Size		
Min. Number of Dwelling Units (see subsection B, above)	4	2
Max. Number of Dwelling Units (see subsection B, above)	14	12
Land Area and Open Space		
Min. Width of Subject Property	75 ft.	75 ft.
Min. Open Space Ratio	35%	35%
Setbacks (from subject property boundaries to individual buildings)		
Front	15 ft.	15 ft.
Street Side	10 ft.	10 ft.
Interior Side	10 ft.	10 ft.
Rear	15 ft.	15 ft.
Parking Setbacks (from subject property boundaries to parking aisle or spaces)		
Front	15 ft.	15 ft.
All Other	5 ft.	5 ft.
Building Height and Spacing		
Max. Building Height (Dwelling Units)	1.5 stories	1.5 stories
Max. Building Height (Common Building)	26 ft.	26 ft.
Min. Building Spacing (Sides)	10 ft.	10 ft.
Min. Building Spacing (Front and Rear)	18 ft.	18 ft.
TABLE NOTES:		
¹ Except manufactured home parks. For manufactured home parks and manufactured home subdivisions, see Sec. 18.04.207, Manufactured Homes and Micro Homes in Manufactured Home Parks and Manufactured Home		

Standards to Improve Land Use Compatibility

- A. Fueling, Charging, or Service Station.** Fueling, charging, or service station uses shall comply with the following standards, in addition to all other applicable standards in the UDC:
1. *Special Provisions for DT Zone.*
 - a. The use is an Adaptable Use in the General Character District within the DT zone.
 - b. The use is not allowed in the Core, Neighborhood Transition, and Fourth Street Character Districts within the DT zone.
 2. *Reverse-Mode Design Standards.* Reverse-mode designs, if used, shall incorporate a pedestrian route to the entrance to the principal building that is accessible from the street-facing side of the building, and shall provide transparency along street-facing building elevations such that not less than 25 percent of the building elevation between a height of two feet and seven feet above adjacent grade is occupied by windows or glass doors.
 3. *Location.* Fueling, charging, or service station uses shall be located along arterials or major collectors. On a corner lot, access to the subject property shall be provided from adjacent properties or service roads if feasible, rather than directly from the adjoining streets.

Standards to Improve Land Use Compatibility

4. *Canopy Design.*
 - a. Canopies and all other accessory structures shall be architecturally comparable to the principal building by use of the same or complementary materials, design motif, and colors.
 - b. Total canopy height shall not exceed 17 feet 6 inches unless the roof structure has a pitched form that matches the principal building. Canopy fascia width shall not exceed 3 feet.
5. *Bufferyards.* Parking lot buffers shall be required along all street frontages.
6. *Adjacency to Residentially Zoned Property.* The following standards shall apply to sites that are adjacent to property zoned ER, R1e, R3e, R1, R2, and R3 (“Residentially Zoned Property”):
 - a. Delivery and vendor vehicles, including fuel delivery trucks and refuse pick-up trucks shall be on site only during the hours of between 9 am to 5 pm.
 - b. No part of the canopy shall be illuminated, other than permitted back-lit signage.
 - c. A constrained Type C bufferyard shall be provided along the zone boundary, unless a larger bufferyard is required by Section [18.08.303, Zone Boundary Bufferyards](#). The bufferyard shall include a noise barrier.

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Questions
and
Comments

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