		Tentative UDC Outline	- subject to c	change	
Chapter 11-1	Genera	al Provisions	Chapter 11-3	Residen	 tial Zoning Districts
11-1-	11-1-1 Purpose		11-3-1 Residential Districts Established		
11-1-2 Title, Effective Date, and Archived Regulations			11-3	3-2 Purpose	s
11-1-	-3 Author	ity	11-3	3-3 Standar	ds Applicable to All Residential Zoning
11-1-	-4 Applica	ability	Dist	ricts	
	(A)	Generally	Sum	nmary Dime	nsional Table for Staff Review
	(B)	Compliance Required	11-3	3-4 Residen	tial Estate (RE)
	(C)	City Exemption		(A)	Purpose
	(D)	Effect of Comprehensive Plan		(B)	Permitted Uses
11-1-	-5 Legal P	rovisions		(C)	Development and Dimensional
	(A)	Minimum Standards			Standards
	(B)	Consistency with Other City		(D)	District Specific Standards
		Requirements	11-3		n Residential (SR)
	(C)	Relationship to Other State, Federal		(A)	Purpose
		and Local Provisions		(B)	Permitted Uses
	(D)	Private Restrictions		(C)	Development and Dimensional
	(E)	Severability			Standards
11-1-		ional Provisions	11-:		esidential (MR)
	(A)	Intent and Applicability		(A)	Purpose
	(B)	Existing Development Approvals		(B)	Permitted Uses
	(C)	Applications in Progress		(C)	Development and Dimensional Standards
	(D)	No Applications Submitted	11 3	7 Mixed N	Aedium Residential (MM)
	(E)	Lapsing	11-3		
	(F)	Violations under Prior Code		(A) (B)	Purpose Permitted Uses
Chapter 11-2 Zoning Districts and Official Zoning Map			(B) (C)	Development and Dimensional	
11-2-	-1 Genera	•		(C)	Standards
	(A)	Applicability	11-3	3-8 Mixed H	ligh Residential (MH)
	(B)	Permitted and Special Uses		(A)	Purpose
	(C)	Dimensional Standards and Density		(B)	Permitted Uses
11-2-	-	Districts Established		(C)	Development and Dimensional
	(A)	Generally		()	Standards
	(B)	Districts to Regulate Development and Implement the Comprehensive	Chapter 11-4	Mixed-U	Jse and Commercial Districts
		Plan	11-4	4-1 Mixed U	Ise and Commercial Districts
11-2	-3 Zoning		Esta	ablished	
	(A)	Official Zoning Map Adopted	11-4	4-2 Standar	ds Applicable to All Mixed-Use and
	(B)	Force and Effect	Con	nmercial Dis	stricts
	(C)	Status of the Zoning Map		(A)	Civic Space
	(D)	Interpreting the Zoning Map			immary for Staff Review
11-2-4 Dimensional Standards and Adjustments			11-4	-	orhood Office (NO)
Applicable to All Zoning Districts				(A)	Purpose
	(A)	Density		(B)	Permitted Uses
	(B)	Height Exceptions		(C)	Development and Dimensional
	(C)	Landscaping Adjustments			Standards
	(D)	Setback Exceptions	11-4		orhood Commercial (NC)
	(E)	Setback Averaging		(A)	Purpose

(B)

Permitted Uses

Sight Distance Triangle

(F)

	(C)	Development and Dimensional	Chapter 11-8	Ove	rlay Zoning Districts
		Standards	Chapter 11-9	Plan	nned Unit Development (PUD)
11-4-5 Mixed Center (MC)			11-9-3	1 Purp	pose
	(A) Purpose		11-9-2	2 App	licability
	(B)	Permitted Uses	11-9-3	3 Use	S
	(C)	Development and Dimensional		(A)	Permitted Uses
		Standards		(B)	Prohibited Uses
11-4		n Center (TC)	11-9-4	4 Reg	ulations for PUD District
	(A)	Purpose	Chapter 11-10	Use	Regulations
	(B)	Permitted Uses	11-10	-1	Use Table
	(C)	Development and Dimensional		(A)	Use Table
	7.0	Standard	11-10	-2	Use Regulations Applicability and
11-4		mercial Services (CS)	Spacing		
	(A)	Purpose		(A)	Applicability
	(B)	Permitted Uses		(B)	Spacing Requirements
	(C)	Development and Dimensional	11-10	-3	Adult Businesses
Chamber 14 5	F	Standards		(A)	Findings of Fact
Chapter 11-5	-	loyment Districts		(B)	Purpose
Distr		dards Applicable to All Employment Zone		(C)	Applicability
		imensional Table for Staff Review		(D)	Separation Distances
		ness Park (BP)		(E)	Building Occupancy
11-5	-2 Busii (A)	Purpose	11-10	-4	Automotive-Oriented and Convenience
	(A) (B)	Permitted Uses			Buildings
	(B) (C)			(A)	Purpose
	(C)	Development and Dimensional Standards		(B)	Applicability
11-5	-3 Offic	e Park (OP)		(C)	Separation from Residential Zoning
11 0	(A)	Purpose			Districts
	(B)	Permitted Uses		(D)	Criteria for Review of Special Use
	(C)	Development and Dimensional		(=)	Authorization
	(0)	Standards		(E)	Automobile Rental, Sales and Leasing
11-5	-4 Indu	strial Park (IP)		(F)	Automobile/Vehicle Repair, Minor or Major
	(A)	Purpose		(G)	Car Wash/Vehicle Washing
	(B)	Permitted Uses		(H)	Convenience Markets (With or
	(C)	Development and Dimensional		()	Without Fuel Sales)
		Standards		(I)	Drive-Through Uses
Chapter 11-6	Publi	ic and Open Space Districts		(J)	Gas Stations (Service Stations)
11-6	-1 Oper	n District (O1)	11-10		Dumpsters and Trash Storage
	(A)	Purpose		(A)	Purpose
	(B)	Permitted Uses		(B)	Applicability
	(C)	Development and Dimensional		(C)	Location
		Standards		(D)	Screening
Chapter 11-7 Special Use Districts			(E)	Sight Distance Triangle	
11-7	-1 Dow	ntown Westminster		(F)	Parking
11-7	-2 West	tminster Station	11-10		Medical Facilities
11-7-3 Church Ranch		-	A)	Purpose	
11-7-4 Brookhill			в)	Patient Entrances	
11-7-5 North I-25		(.,		

Gray = Carryover Existing W.M.C. provisions

(C)	Emergency Room Access	11-10-14	Satellite Earth Stations
(D)	Storage of Liquid Chemicals and Bulk	(A)	Purpose
	Materials	(B)	Installation Permit Required
(E)	Heliports	(C)	Restrictions on Satellite Earth
11-10-7	Industrial Uses		Stations Installed in Residential
(A)	Purpose		Zoning Districts
(B)	Generally	(D)	Restrictions on Satellite Earth
(C)	Exception		Stations Installed in Nonresidential
11-10-8	Mobile Home Parks		Zoning Districts
(A)	Purpose	(E)	Inspection
(B)	Mobile Home Parks	(F)	Exterior Display or Storage
(C)	Fences	(G)	Penalty
11-10-9	Oil and Gas Regulations	11-10-15	Temporary Uses and Structures
(A)	Purpose	(A)	Temporary Construction and Sales Trailers
(B)	Applicability	(B)	Temporary Structures and Uses
(C)	Definitions	Chapter 11-11 Signs	
(D)	Generally		Layout and Structure Design Standards
(E)	Development Standards	11-12-1	Site Planning: Districts and Large
(F)	Compliance with State Environmental	11-12-1	Subdivisions
	Requirements	(A)	Applicability
(G)	Abandonment and Plugging of Wells	(B)	Infrastructure
(H)	Seismic Operations	(C)	Transitions
(I)	Signs	(U) (D)	Sustainable Site
(J)	Reclamation	(-)	Design/Environmental Design
(K)	Floodplain Regulations	(E)	Block and Lot Layout
(L)	Access Roads	(F)	Placemaking
(M)	Wildlife Impact Mitigation	11-12-2	Site Planning: Small Subdivisions and
(N)	Emergency Response Costs		Lots
(O)	Enforcement	(A)	Applicability
(P)	Severability	(B)	Site Layout
11-10-10	Outdoor Storage	(C)	Circulation
(A)	Purpose	(D)	Public Spaces
(B)	Permitted Locations	(E)	Sustainable Site
(C)	Approval		Design/Environmental Design
(D)	Screening	(F)	Lot/Site Considerations
11-10-11	Residential Use	(G)	Building Placement and Orientation
(A)	Purpose	(H)	Parking Location
(B)	Permitted Use	11-12-3	Site Design Standards
(C)	Adjacent Land Use Restrictions	(A)	Applicability
(D)	Model Homes	(B)	Topography
(E)	Caretaker's Quarters	(C)	Publicly Accessible Areas
11-10-12	Accessory Structures and Uses	(D)	Public Art
(A)	Accessory Structures & Uses	(E)	Surface Parking and Improvements
(B)	Accessory Dwelling Units (ADUs)	(F)	Bicycle Parking and Storage
(C)	Home Occupations	(G)	Location and Screening of
11-10-13	Telecommunications Facilities		Trash/Service Areas and Utilities
	Regulations	(H)	Fences and Screening
arryover Evict	ing WMC provisions		

		<i>i</i>	
(1)	Mixed Use Development	(D)	Public Street Connectivity
11-12-4	Building Design Standards	11-14-6	Pedestrian Circulation
(A)	Applicability	(A)	Sidewalks Required
(B)	Location and Orientation	(B)	On-Site Pedestrian Connections
(C)	Street Frontage	11-14-7	Bicycle Circulation
(D)	Building Typologies	(A)	Required Bicycle Access
Chapter 11-13 Land	lscaping and Buffering	(B)	Bike Lanes Required
11-13-1	Applicability	Chapter 11-15 Parki	ng and Loading
(A)	New Development	11-15-1	Purpose
(B)	Infill and Redevelopment	11-15-2	Applicability
(C)	Existing ODP or Other Approval	(A)	Off-Street Parking Required
(D)	Proportionate Compliance Adjustment	(B)	Prior Requirements
11-13-2	Required Landscaping	11-15-3	Calculation of Required Off-Street
(A)	Streetscape		Vehicle Parking
(B)	Alley	(A)	Required Parking
(C)	Parking Lot	(B)	Calculation of Required Parking
(D)	Buffering Requirements	(C)	Minimum Off-Street Parking
(E)	Common Area and Entrance	(D)	Accessible Parking Spaces
(-)	Landscape	(E)	Maximum Number of Parking Spaces
(F)	Single Family Detached Residential	11-15-4	Parking Credits and Adjustments
(G)	Stormwater Infrastructure	(A)	Parking Reductions
11-13-3	Existing Vegetation and Preservation	(B)	Reduction Allowed by Administrative
(A)	Protected Trees	(-)	Adjustment
(B)	Credit for Existing Trees	(C)	Alternative Parking Plans
(C)	Surety	11-15-5	Bicycle Parking
(C) (D)	Mitigation	(A)	Bicycle Parking Requirements,
11-13-4	Design	. ,	Location and Design
(A)	General	11-15-6	Vehicle Parking Location and Design
(B)	Planting Design	(A)	Location
(C)	Hydrozones	(B)	Nonconformities
(C) (D)	Irrigation	(C)	Construction and Maintenance
(D) 11-13-5	Construction and Maintenance		Standards
		(D)	Parking Structures with Active Uses
(A)	Construction	(E)	Electric Vehicle Charging
(B)	Maintenance	Chapter 11-16 Public	c Improvements
(C)	Landscape and Private Improvements Agreement	11-16-1	Purpose
Chapter 11-14 Mob	ility and Connectivity	11-16-2	Applicability
11-14-1		11-16-3	General Provisions
	Purpose	11-16-4	Public Roadways, Easements, and
11-14-2	Applicability		Lands for Public Improvements
11-14-3	Multimodal Transportation System	11-16-5	Dedication of Property for Public
11-14-4	Developer Responsibility		Purposes
(A)	On-Site Circulation	11-16-6	Undergrounding of Electric and
(B)	Off-Site Circulation		Communication Lines
	eets, Alleys, and Vehicular Circulation	11-16-7	Public and Private Improvement
(A)	Compliance with City Standards		Agreements and Surety
(B)	Layout and Design		Requirements
(C)	Circulation Plan		

Gray = Carryover Existing W.M.C. provisions

11	-16-8	Design and Construction of	
		Improvements	
11	-16-9	Local Improvement Districts	
11	-16-10	Procedures for the Establishment and	
		Recovery of Participation Costs	
Chapter 11-1		Resources and Environmentally	
_	Sensitiv		
	-17-1	Purpose	
	-17-2	Applicability	
11	-17-3	General Requirements	
11	-17-4	Wildfire Standards	
11	-17-5	Wildlife Habitat Protection	
11	-17-6	Natural Resources	
11	-17-7	Floodplain Regulations	
Chapter 11-1	8 Historic	Preservation	
11	-18-1	Declaration of Policy and Purpose	
11	-18-2	Definitions	
11	-18-3	Historic Landmark Board Created;	
		Powers and Duties	
11	-18-4	Criteria for Designation	
11	-18-5	Procedures for Nomination of Historic	
		Landmarks and Districts	
11	-18-6	Revocation of Designation	
11	-18-7	Special Duties and Obligation of	
		Owners of Historic Properties	
11	-18-8	Certificate of Historic	
		Appropriateness	
	(A)	Action of Board Upon Denial of	
		Certificate of Historic	
	10.0	Appropriateness	
	-18-9	Relocation of a Historic Landmark	
	-18-10	Demolition of a Historic Landmark	
11	-18-11	Exemptions	
	(A)	Hardship	
_	(B)	Unsafe or Dangerous Conditions	
11		City Council Review of Designation,	
		Alteration, Removal, and Demolition	
		Enforcement and Penalties	
Chapter 11-1		stration and Procedures	
	-19-1	Decision-Making Authority Char	ote
	-19-2	Summary Table of Review and	
	cision-Makin	-	
11	-19-3	Commonly Applicable Procedures	
	(A)	Pre-Application Meeting	
	(B)	Application Outreach Meetings	
	(C)	Application Submittal and Fees	
	(D)	Application Review	

(H)	Post-Decision Actions		
(1)	Extension and Lapsing of Approvals		
11-19-4	Administrative Decision, No Public		
Hearing Requi	red		
(A)	Administrative Adjustment		
(B)	Alternative Compliance		
(C)	Administrative Permit		
(D)	Code Interpretation		
(E)	Conditional Use Review		
(F)	Final Plat		
(G)	Minor Official Development Plan Amendment		
(H)	Minor Subdivision		
(1)	Official Development Plan –		
	Administrative Approval		
(L)	Plat Correction		
11-19-5	Planning Commission, City Council		
	oard of Zoning Appeals Decision - Public		
Hearing May I	be Required		
(A)	Annexation		
(B)	Appeal of an Administrative		
	Determination		
(C)	Comprehensive Plan Adoption		
(D)	Comprehensive Plan Amendment		
(E)	Major Official Development Plan Approval or Amendment		
(F)	Permit or Approval Revocation		
(G)	Preliminary Development Plan		
(H)	Rezoning		
(1)	Right-of-Way and Easement Vacation		
(L)	Special Use Authorization		
(К)	UDC Text Amendment		
(L)	Variance		
(M)	Vested Property Right		
ter 11-20 Nonco	nformities		
11-20-1	Purpose		
11-20-2	Applicability		
11-20-3	Nonconforming Uses		
11-20-4	Nonconforming Structures		
11-20-5	Nonconforming Lots		
11-20-6	Nonconforming Site Improvements		

Abandonment and Destruction

(E)

(F)

(G)

11-20-7

Status

Requirements

Complete Applications with Changed

Public Notice and Public Hearing

Recommendation and Decision

11-20-8	Substantial Conformance	Chapter 11-22 Measurements and Definitions		
	Improvement Plan	11-22-1	General Rules of Interpretation	
Chapter 11-21 Violati	ions and Enforcement	11-22-2	Measurements	
11-21-1	General Provisions	(A)	Site Measurements	
11-21-2	Violations	(B)	Structure Measurements	
11-21-3	Penalties	11-22-3	Definitions	
11-21-4	Enforcement Procedures			