

AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
WORK SESSION
Rev 3/4/11

DATE: THURSDAY, MARCH 10, 2011
TIME: 7:00 P.M.
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

7:00PM **I. LAND DEVELOPMENT CODE UPDATE – REVIEW OF WAIVERS AND SECTIONS ONE THROUGH THREE**

TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at www.cityofgunnison-co.gov. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Steve Westbay
DATE: March 10, 2011
RE: Draft Waiver Provisions

The staff has been working on a draft set of waiver provisions for Section 4 (Development Standards) and Section 5 (Natural Resource Protection Standards) of the Draft *Land Development Code*. The first part of the work has been to identify all the specific standards in the *LDC*, which generally includes all statements with the term “shall,” “must,” or other related verb. In conjunction with compiling this list all sections that had a waiver provision were identified.

Next, the staff has made a preliminary assignment of who should have the authority for a waiver. Waivers were assigned to Council, P&Z, Zoning Board of Adjustment and Appeals (ZBAA), Public Works Director or Community Development Director. Any waiver provision associated with a subdivision review was assigned to City Council with a recommendation by P&Z. Waivers that have a relation to a dimensional standard were assigned to the ZBAA. Waivers that seemed to be administrative in context were assigned to either the Public Works Director or Community Development Director. The P&Z was assigned to waivers that are development related but may impact adjacent property owners.

The following is draft language that may be considered for inclusion into the *LDC*. Sections 4 and 5 will contain narrative that directs the reader of the *LDC* to Section 8 (Variances); it is proposed that Section 8 be renamed to *Variances and Development Standard Waivers*.

§ 4.12 DEVELOPMENT STANDARDS WAIVER

In order to provide flexibility in the administration of this *LDC* by the City certain development standards contained in this Section 4 may be considered for a waiver pursuant to the directives established in Section 8.10 of this *Land Development Code*.

§ 5.5 NATURAL RESOURCE PROTECTION STANDARDS WAIVER

In order to provide flexibility in the administration of this *LDC* by the City certain natural resource protection standards contained in this Section 5 may be considered for a waiver pursuant to the directives established in Section 8.10 of this *Land Development Code*.

§8.10 DEVELOPMENT AND NATURAL RESOURCE PROTECTION STANDARDS WAIVERS

- A. **Purpose.** This Section defines the procedures and required showing to obtain waivers from the standards established in Section 4 (Development Standards) and Section 5 (Natural Resource Protection Standards). Waivers are authorizations to differ from the literal terms of established standards that would not be contrary to the public interest in cases, where the literal application from the standards are warranted by site factors, or where alternative designs are proposed that meet the purposes of this *Land Development Code*. A waiver shall not be granted solely because the alternative design is more cost effective to implement.
- B. **Applicability.** Waivers may be granted pursuant to the development and natural resource protection list found in Appendix D. Waivers shall not be authorized for standards that are subject to a variance review. Where a standard is determined in either section 4 or 5 that is not

contained in the list, the Community Development Director may make an administrative determination or at the Director's discretion forward the waiver application to the Planning and Zoning Commission.

C. Decision Making Body and Development Review. The decision making body for waivers of specific standards is assigned in Appendix D and pursuant to the following guidelines.

1. Waivers assigned for City Council consideration are related to major and minor subdivision reviews and will be considered in conformance with the subdivision review process. Waivers from subdivision related standards must be submitted at preliminary plan application and pursuant to Section 11.6.B. 25. Waivers for subdivision related standards are subject to final plat approval.
2. Waivers that are determined by the Planning and Zoning Commission and/or administratively by City staff are related to Site Development Applications. Waivers considered by the Planning and Zoning Commission are acted upon as an agenda item at a regular meeting. The application follows all of the procedures set forth in Section 8.11.D, with the exception of item 3, Public Notice.
3. Waivers may be approved in conjunction with processing Site Development Applications, Land Use Development applications, to include subdivision applications, as defined in Section 6.2.A of this *LDC*.

D. Procedures

An applicant requesting a waiver shall follow the stages of the City of Gunnison land development process outlined below.

1. **Preapplication Conference.** Attendance at a preapplication conference is optional, but recommended, for an applicant intending to submit an application for a waiver.
2. **Submit Application.** The applicant shall submit a complete application to the Community Development Director containing those materials listed in §8.10.E, Application Contents.
3. **Staff Review.** The Community Development Director shall review the application to determine whether it is complete, as specified in §6.6 A., Completeness Review. The Community Development Director shall either forward a report to the decision making body or in the case of staff authorized determination, take action on the application after an assessment of relevant review criteria (Section 8.10.F) has been completed.
4. **Public Notice.** If a waiver request is part of a subdivision or any other Land Use Development Application as defined in Section 6.2.A (Development Review Categories), the waiver shall be considered in conjunction with the public hearing and public notice of the decision making body.
5. **Action by Decision Making Body.** The decision making body, as established by Appendix D may approve, approve with conditions, or deny the application or remand it to the applicant with instructions for modification or additional information or action. The decision making body shall deny any application that does not demonstrate compliance with all relevant review criteria set forth in §8.10.F (Review Criteria).

6. **Actions Following Approval.** The applicant may apply for a Site Development Plan in conjunction with, or following approval of the waiver request and the filing and, if applicable, recordation of any documents required by the waiver approval.

E. Additional Application Materials

In addition to the application contents required by Section 6.5.C of this *LDC*, the waiver application shall include the following information.

1. Cite the specific section and subsection which contains the standards for which the waiver is being requested. Include the specific language of the related standard.
2. Define the alternative, if applicable, which is being proposed for the waiver.
3. Cite the reasons, site conditions or issues with the required standard and how an alternative design meets the purposes of the *LDC*.
4. Include any engineering or site plan design data that graphically or analytically depicts the alternative standards to be applied, and provides justification for the waiver request.

- F. Review Criteria.** All waiver applications shall be found to be in compliance with the General Criteria (Section 8.10.F.1) and the criteria established for the relevant code sections applicable to the waiver request.

1. General Criteria

- a. Consistent with the City of Gunnison Master Plan
- b. Approval of the waiver will not jeopardize the community's health safety and welfare.
- c. The developer is responsible for the all development costs.
- d. No waiver shall be approved that is in conflict with any prevailing State or Federal law or regulation.
- e. Granting of a waiver will not diminish the use and enjoyment of an adjacent lot.
- f. Other properties with similar physical conditions and constraints will be afforded the same waiver opportunity.

2. Adequate Public Facilities (Section 4.1)

- a. The design, materials, and construction methods are equal or superior to existing standards.
- b. The long term maintenance and facility design-life will not be diminished by approval of the waiver.
- c. The level of service provided by the waiver is consistent with existing standards.

3. Road Construction Standards (Section 4.2)

- a. The design, materials, and construction methods are equal or superior to existing standards.

- b. The long term maintenance and utility/facility design-life will not be diminished by approval of the waiver.
 - c. The level of service provided by the waiver is consistent with existing standards.
 - d. Adequate rights-of-way and easements are established for the installation and maintenance of public utilities and services.
 - e. Transportation system functions will be efficient and safe.
 - f. The resulting streetscape will provide adequate light, air area for landscaping and buffers.
 - g. The development of pedestrian circulation facilities will not be diminished by approval of the waiver.
- 4. General Site Access (Section 4.3)**
- a. Waivers from general site access standards shall not create an unsafe design for the ingress or egress of vehicles and non-motorized transportation functions.
 - b. Waivers on all highways will not be granted if a State Highway Access Permit is required, unless they are in conjunction with a CDOT permit approval.
 - c. Waivers shall not be approved if the result requires vehicles to back onto arterial or collector streets.
 - d. Waivers will not diminish the function of sidewalks, accessways or multi-use trails.
 - e. Waivers will not result in a situation that precludes access to an adjacent property.
- 5. Off-Street Parking and Loading (Section 4.4)**
- a. Any waiver requesting a reduction of the number of parking spaces shall be based on established demand factors from the Institute of Traffic Engineers or reliable data collected from uses or combination of uses that are comparable with the proposed development.
 - b. Waivers shall not be approved that reduce the minimum requirements for disabled accessibility.
 - c. Waivers that affect the location of parking and reduce the required buffer setback shall only be allowed if an alternative landscape design provides adequate buffering, or the use of the property is significantly diminished without a waiver.
 - d. Waivers will not diminish the function of sidewalks, accessways or multi-use trails.
- 6. Pedestrian Circulation Facilities (Section 4.5)**
- a. The waiver is needed because the physical characteristics of the property or other circumstances including but not limited to topography, protecting wetlands and/or critical habitat.
 - b. Alternative design, specifications and layout provide safe, efficient and functional pedestrian circulation.

- c. The waiver precludes the extension of major sidewalk systems and multi-use trails designed in the *City of Gunnison Trails Master Plan*.
- d. The waiver is not contrary to requirements established by the American with Disabilities Act.

7. Landscaping, Buffer and Screening (Section 4.6)

- a. Alternative design, specifications and layout are set forth in a detailed landscape plan that satisfies the purpose and intent of the landscape, buffering and screening standards.
- b. Reductions from the required buffer setbacks shall only be allowed if an alternative landscape design provides adequate buffering, or the use of the property is significantly diminished without a waiver due to rights-of-way width, road section constraints or lot dimensions.
- c. Waivers from buffer dimensional standards that protect residential property from non-residential property are not permitted unless it is found that the denial of the waiver would render the property undevelopable.
- d. The waiver is necessary for the placement of public utilities, public ditches, or stormwater facilities, and in which case an alternative buffer/landscape plan is proposed that fulfills the requirements to the maximum extent feasible.
- e. Waiver from plant species types do not permit or create situations causing the proliferation of noxious weeds.
- f. Waivers that preclude required site restoration or revegetation of disturbed areas shall not be granted.
- g. Waivers from fences and walls shall not interfere with street or driveway site distance requirements required by the *LDC*.
- h. Fence and wall waivers shall not result in the use of plywood or sheet metal.
- i. Waivers from service area screening shall not create a visual detriment to adjacent residential uses or from view of any public street.

8. Outdoor Storage and Display (Section 4.7)

- a. Waivers shall not impede ingress, egress or access for fire and emergency response personnel.
- b. Waivers shall not impede access and circulation or reduce the required number of parking spaces.
- c. Outdoor displays on the required landscape areas shall not result in the damage of vegetation.
- d. Waivers shall not interfere with intersection site distance requirements established in the *LDC*.

- e. Waivers shall not permit the display or storage of any feature in the public rights-of-way.
- f. Waiver of outdoor storage and display within the front yard setback shall not permit the display or storage of any feature exceeding 15 feet in height.

9. Outdoor Lighting (Section 4.10)

- a. Waivers shall not be granted if it will result in an illumination that interferes with the use or enjoyment of any lot in a residential district.
- b. The maximum light trespass shall be 0.5 foot-candles of light at a point 25 feet from the property line of any residential district.
- c. Unique security or public safety may warrant approval of a waiver, but mitigating impact to any adjacent residential lots must be provided.

10. Large Scale Retail (Section 4.11)

- a. Any waiver associated with a single building site development plan shall meet the intent statements found in section 4.11.C of the *LDC*.
- b. Any waiver associated with multiple building site development plan shall meet the intent statement found in section 4.11 D of the *LDC*.

11. Stormwater Management (Section 5.1)

- a. There is adequate area for construction and long-term maintenance of stormwater management facilities.
- b. The waiver results in a system of facilities that adequately reduce runoff volumes, slows runoff velocity and provides water quality treatment meeting State and Federal water quality standards.
- c. The waiver will not jeopardize channel stabilization.
- d. The waiver does not violate State or Federal laws.
- e. The waiver is the minimum necessary and does not jeopardize the community's health, safety or welfare.

12. Slope Protection Standards (Section 5.2)

- a. The application of the ridgeline standards renders the site undevelopable.
- b. Application of the ridgeline standard will result in substantial economic hardship and the economic hardship is not created by the applicant or otherwise self imposed.
- c. The development conforms to the other development, site design and environmental standards set forth in the *LDC*.

13. Grading and Erosion Control (Section 5.3)

- a. Waivers that increase the limit of natural grade change shall not create unstable slopes or slopes prone to excessive erosion.

- b. Waivers that increase the limit of natural grade change shall only occur if it is determined that adequate emergency access is provided.
- c. Waivers that increase the limit of natural grade change shall not be in conflict with slope protection standards unless application of grading standards renders the site undevelopable.
- d. Waiver from erosion control standards shall only be allowed if alternative construction best management practices are proposed that mitigate erosion and stormwater runoff impacts to the maximum extent feasible.
- e. Waivers from the Limits of Disturbance shall include a program for the complete restoration of the disturbed area in a timely manner.

14. Wetland and Stream Corridor Protection (Section 5.4)

- a. Waivers from wetland and stream corridor protection standards shall not be in conflict with wetland protection regulations promulgated by the Army Corps of Engineers and Floodplain Protections Standards adopted by the City.
- b. Waivers from ditch setbacks are subject to written approval of all ditch owners.
- c. Waivers from buffer and setback areas shall only be approved if it is determined that application of a buffer/setback standard renders the site undevelopable.

G. Decision Making Body Authorized to Impose Conditions. The decision making body may impose restrictions and conditions on approvals, as determined required to prevent or minimize adverse effects from the proposed waivers on neighboring land and on the general health , safety and welfare of the City. All conditions shall be set forth in the granting of such waiver.

H. Expiration of Approved Waiver

1. **Time Limit.** All waivers shall expire 12 months from the date of waiver approval.
2. **Extension.** Upon written request, the decision making body may grant extension of the waiver for a period of six months for good cause shown. No request for an extension shall be considered unless a written application requesting the extension is submitted to the Community Development Director prior to the date the waiver is to expire.

§4.1 ROAD CONSTRUCTION STANDARDS		
§4.1. C. General Requirements		
§4.1.C.1. Approval Conditioned Upon Adequate Public Facilities		
§4.1.C.2.b Minimum Level of Service		
§4.1. D. Sewage Disposal	All development shall meet established LOS standards	C.C. w/ P&Z Rec
§4.1D.1 Level of Service	All development served per Chapter 12.10 (Sewer System)	No Waiver
§4.1D.3 Minimum Approval Requirements	All necessary are services are in place at the time of issuance of any building permit.	No Waiver
§4.1E. Water		C.C. w/ P&Z Rec
§4.1E.1 Level of Service	All development served per Chapter 12.20 (Water Works System)	C.C. w/ P&Z Rec
§4.1.E.2 Minimum Approval Requirements	All necessary are services are in place at the time of issuance of any building permit.	No Waiver
§4.1.F. Drainage/Water Quality		
§4.1.F.1 Level of Service	All development served per <i>Stormwater Mang. Plan</i>	C.C. w/ P&Z Rec
§4.1.F.2 Minimum Approval Requirements	All necessary are services are in place at the time of issuance of any building permit.	No Waiver
§4.1.G. Fire Protection		
§4.1.G.1 Level of Service	All development served per Chapter 12.20 (Water Works System) and International Fire Code	No Waiver
§4.1.G.2 Minimum Approval Requirements	All necessary are services are in place at the time of issuance of any building permit.	No Waiver
§4.1.H. Transportation		
§4.1.H.1.a Level of Service-General Standard	developments must demonstrate there will be no significant adverse impact on existing transportation levels of service, access and vehicular movement on any arterial or collector street or intersection within one-quarter mile of the site	C.C. w/ P&Z Rec
§4.1.H.1.a Level of Service-Waiver		Waiver Provision
§4.1.H.1.c. Access to Development in all Districts	All development shall have safe and adequate access to the nearest paved road.	C.C. w/ P&Z Rec
§4.1.H.3.a –e Traffic Impact Analysis Contents.	The TIA shall contain the following information	CD Director
§4.1.H. 4. Minimum Approval Requirements.	At a minimum, the City shall require that at the time of final plat or development plan approval, all necessary transportation facilities and services to meet the applicable level of service are required.	Revise this sentence
§4.1.H.5. Pedestrian Circulation		
§4.1.H.5.a. Level of Service.	All development shall provide adequate and functional circulation facilities for non-motorized transportation	No Waiver
§4.1.H.5.b. Criteria for New Development or Redevelopment.	Any development or redevelopment within the City shall meet current standards defined in §4.5 of this <i>LDC</i> .	C.C. w/ P&Z Rec
§4.1.H.5.c. Minimum Approval Requirements.	Adequate walkways, accessways, and multi-use trails shall be available concurrently with the impact of development.	C.C. w/ P&Z Rec
§4.1.I. Electricity		
§4.1.I.2. Criteria for New Development.	The development shall be served by the City and shall meet current standards defined in Chapter 12.30 (Electrical System) of the <i>City of Gunnison Municipal Code</i> , as it may be amended.	C.C. w/ P&Z Rec
§4.1.I.3. Minimum Approval Requirements	All necessary services are in place at the time of issuance of any building permit.	No Waiver
§4.1.J. Irrigation System		
§4.1.J.2. Criteria for New Development.	Improvements in all new subdivisions shall include an irrigation ditch system serving all proposed lots. Proposed developments will	Existing Waiver by staff:

	include the installation of an irrigation ditch system unless it is waived by City staff.	may only be granted if the extension of the irrigation is impractical
§4.1.J.3. Minimum Approval Requirements.	The irrigation system shall be designed to be compatible with adjacent irrigation systems, and shall comply with the <i>City of Gunnison Construction Standards</i> . The developer shall provide sufficient capacity in existing ditches or additional right-of-way as required by the City	C.C. w/ P&Z Rec
§4.2 ROAD CONSTRUCTION STANDARDS		
§4.2 A. General Road Construction Standards		
§4.2 A.4. Other Standards of Construction.	All required improvements shall be constructed in accordance with the <i>City of Gunnison Construction Standards (Construction Standards)</i> , Title 14, <i>Municipal Code</i> (Technical Codes), the <i>City of Gunnison Stormwater Management Plan</i> , and the American Disabilities Act (ADA).	C.C. w/ P&Z Rec
§4.2 .A.5. Construction Approval.	Construction plans for subdivisions shall be approved in conjunction with final plat approval.	C.C. w/ P&Z Rec
§4.2 .A.6. Typical Cross-Sections.	Road construction shall conform to the typical cross sections as portrayed in Figure 7 and Figure 8 and Code Standards	C.C. w/ P&Z Rec
§4.2 .A.8. Street Designations.	Local, Collector, et al. streets shall be in accordance with the <i>City of Gunnison Master Plan</i> as it may be amended	C.C. w/ P&Z Rec
§4.2 .A.9. Modifications and Waivers.	The Public Works Director, or designee, shall have authority to grant modifications and/or waive standards set forth in this Section in conjunction with a site specific development plan. NOTE: This should be CC and P&Z decision	The Public Works Director, or designee, shall have authority to grant modifications and/or waive standards
§4.2 .B. Streets		
§4.2 .B.1. Street Construction and Design Specifications.	All new development or subdivisions shall comply with the street construction and design specifications contained herein.	C.C. w/ P&Z Rec
§4.2 .B.2. Sub-local Streets.	Sub-local streets are subject to development review by the Planning and Zoning Commission	C.C. w/ P&Z Rec
§4.2 .B.3. Street Sections and Rights-of-Way Width	Table 4-1 Defines ROW and surface widths standards	C.C. w/ P&Z Rec
§4.2 .B.4. Shoulders	Shoulders on streets without curb and gutter shall have a minimum of three inches of compacted road base that matches finished grade.	PW Director
§4.2 .B.5. Bike Lanes	Arterial and collector streets shall require bike lanes in each travel direction, which shall be a minimum of six feet in width,	C.C. w/ P&Z Rec
§4.2 .B.6. Street Sub-Grade and Asphalt Standards	All streets, whether public or private, shall be constructed in accordance with the geometric design standards herein and standards cited in the <i>City of Gunnison Construction Standards</i>	P W Director, allow a design professional engineer registered report
§4.2 .B.8. Private Streets.	private streets are used, they shall meet all design and construction standards of this Article, including right-of-way widths, surfaced widths, and engineering material design and construction.	C.C. w/ P&Z Rec
§4.2 .C. Cul-de-sacs & dead end streets		
§4.2 .1. Where Allowed.	Cul-de-sacs and dead end streets shall only be allowed where the terrain, streams, wetlands or other natural features preclude the connection to a grid or modified grid street system layout.	C.C. w/ P&Z Rec
§4.2 .C.2. Length.	The maximum length of a cul-de-sac or dead-end street shall be 400 feet	C.C. w/ P&Z Rec
§4.2 .C.3. Number of Vehicle Trips per Day.	A cul-de-sac or dead-end street may provide access for uses not generating more than 250 vehicle trips per day.	C.C. w/ P&Z Rec
§4.2 .D. Street Intersections	Whenever possible, streets shall intersect at right angles. Minimum centerline offset shall be 150 feet. Edge	C.C. w/ P&Z Rec

§4.2 .D.1. Curb Radii.	Minimum Required Radii per Table 4-2	C.C. w/ P&Z Rec
§4.2 .D.2. Sight Distance.	Intersection sight distance standards in Table 4-3	C.C. w/ P&Z Rec
§4.2 .D.3. Intersection Grade Standards.	Maximum street grade at intersection must be less than four percent for a distance of at least 50 feet approaching all intersections	C.C. w/ P&Z Rec
§4.2 .E. Street Vertical Alignment		
§4.2 .E.2. Street grades	Street grades shall be more than one percent but less than six percent for local and sub-local streets and less than seven percent for collector and arterial streets.	C.C. w/ P&Z Rec
§4.2 .E.3. Street grade Changes	Grade changes shall be connected by curves of such length to provide for the following minimum stopping site distance	C.C. w/ P&Z Rec
§4.2 .F. Street Horizontal Alignment		
§4.2 .F.1. Horizontal alignments shall	Horizontal alignments shall be directed in large measure by the intended or existing land use of adjacent properties.	C.C. w/ P&Z Rec
§4.2 .F. 2. Minimum radii of curvature	Minimum radii of curvature: Table 4-4	
§4.2 .F. 3. Clear visibility measure	visibility measure along the center line shall be provided for at least 200 feet on collector and at least 150 feet on local and sub-local streets	C.C. w/ P&Z Rec
§4.2 .F. 4. Reverse curve Tangent	Curves shall be separated by tangent sections as follows: Local and sub-local streets 50 feet; Arterial and collector streets 100 feet	C.C. w/ P&Z Rec
§4.2 . G. Cross Slope. All street pavement sections shall	All street pavement sections shall have a normal crown with a typical cross slope of two (2) percent.	C.C. w/ P&Z Rec
§4.2 . H. Curb and Gutter.	When curb and gutter is proposed it shall be required on both sides of the street	C.C. w/ P&Z Rec
§4.2 . I. Street Dedication		
§4.2 .I.1. dead-end street dedicated to the property line	All dead-end streets shall be dedicated to public use to the property line.	C.C. w/ P&Z Rec
§4.2 .I.2. Street construction and right-of-way will connect to adjoining properties.	All subdivisions shall provide for street construction and right-of-way connections to adjoining properties.	C.C. w/ P&Z Rec
§4.2 .I.3. Rights-of-way abutting unincorporated property.	Rights-of-way unincorporated Gunnison County shall be established in accordance with all City standards	C.C. w/ P&Z Rec
§4.2 .J. Acceptance of Public Dedicated Streets and Other Public Utilities		
§4.2 .J.1. Acceptance timing & Season	The City shall not accept street and utility improvements for maintenance between November 1st and May 1s	P.W. Director
§4.2 .K. Partial-Width Street.	Partial-width street, require 50 feet ROW dedication along and adjacent to a boundary of the subdivision	C.C. w/ P&Z Rec
§4.2 .L. Additional Rights-of-Way.	A public need, such as instances were geometric road design, utilities, trail alignments, irrigation ditches, shall require additional ROW	C.C. w/ P&Z Rec
§4.2 .M. Street Paving and Signs.	The subdivider shall install and pave all streets in accordance with design and construction requirements established by the City	C.C. w/ P&Z Rec
§4.2 .O. Erosion Control.	An erosion control plan sheet shall be required with the construction plan for subdivision or development.	C.C. w/ P&Z Rec
§4.2 .P. Clustered Mail Box.	The developer will coordinate with the Postal Service to ensure that clustered mailboxes shall be within street rights-of- way, where possible, or on private property.	C.C. w/ P&Z Rec
§4.3 GENERAL SITE ACCESS		
§4.3. A. Access to Public Roads	All new lots, however created, shall have access to a dedicated public road.	No Waiver
§4.3.B. Driveway Access - General Standards		
§4.3.B.1. Limits on Number of Driveway Curb Cuts		
§4.3.B.1.b. No driveway openings on State Highways	No driveway openings or curb cuts shall be allowed on State Highways except with an approved access permit	CD Director
§4.3.B.1.c Arterial street-one driveway opening per lot.	Direct access onto arterial streets shall be permitted only when no other reasonable access is available	ZBAA
§4.3.C. Backing Prohibited.	All multifamily and nonresidential off-street parking spaces shall be accessible without backing into a public right-of-way.	ZBAA
§4.3.D. Shared Driveways		

§4.3.D.5. Multi-family Access Threshold	Multi-family developments. Each driveway may provide access for not more than 120 vehicle trips per day.	Consider revising this standard
§4.3.E. Corner Lots.	A driveway or curb cut on a corner lot shall be setback	ZBAA
§4.3.F. Property Lines.	Curb cut on a corner lot shall be setback a minimum of 15 feet	ZBAA
§4.3.H. Driveway Opening Requirements.	Driveways opening shall comply with Table 4-6	CD Director
§4.3.I. Driveway Spacing.	following driveway spacing requirements shall apply.	CD Director
§4.3.I.1. Arterial Streets	To the maximum extent feasible, all driveways shall be spaced at least 250 feet	CD Director
§4.3.I.2. Collector Streets	To the maximum extent feasible, all driveways shall be spaced at least 150 feet from the pavement edge	CD Director
§4.3.I.3. Local and Sub-Local Streets	Residential driveways shall be spaced at least 20 feet	CD Director
§4.3.I.3.a. Residential Drive Spacing	Driveways shall be setback a minimum of four feet from property line	ZBAA
§4.3.I.3.b. Driveways for 20+ parking spaces	Driveways serving 20 or more parking spaces shall be paved, designed and constructed meeting the standards applicable to a public street.	CD Director
§4.3.J. Driveway Design Standards		
§4.3.J.1. Surface Material Standards		
§4.3.J.1.a. Surface Material Type	All driveways serving four or more parking spaces shall be paved	ZBAA
§4.3.J.1.b. Driveways construction for 20+ parking spaces	All driveways serving 20 or more parking spaces shall be paved, designed and constructed meeting the standards applicable to a public street.	CD Director
§4.3.J.1.c. Apron Length	Where garages are used to satisfy parking requirements, the driveway apron shall be at least 20 feet in length	CD Director
§4.3.J.2. Geometric Design Standards		
§4.3.J.2. a.	Residential driveways shall have a maximum grade of eight percent	CD Director
§4.3.J.2. b.	Driveways serving nonresidential uses shall have a maximum grade of six percent.	CD Director
§4.3.J.2. c.	Driveway grades within 20 feet of any intersection with streets and roads shall not exceed six percent	CD Director
§4.3.J.2. e.	Non-residential driveways shall have unobstructed stacking space to accommodate four vehicles.	P&Z
§4.3.J.3. Other Driveway Construction Standards		
§4.3.J.3.a.	Any portion of a driveway that is not on the subject property shall be contained within the area between the street and the subject property.	ZBAA
§4.3.J.3.c.	Driveway openings shall be graded and drainage facilities provided where necessary to prevent stormwater from ponding	CD Director
§4.3.J.3.d.	All driveways shall be constructed in a manner that shall not cause water to enter onto the street	CD Director
§4.3.J.3.e.	Where curbs exist, or are required, driveways shall be paved for their full width from curb to property lines.	PW Director
§4.3.J.3.f.	Where curb and gutter exist, a concrete pan shall be provided to carry the flow line.	PW Director
§4.3.J.3.g.	Where a single-family driveway crosses a sidewalk, the sidewalk shall be a minimum depth of four inches of concrete.	CD Director
§4.3.J.3.h.	Where a multi-family or commercial driveway crosses a sidewalk, the sidewalk shall be increased to a minimum of four inches of concrete.	CD Director
§4.3.J.3.i.	Driveways crossing a drainage ditch, require a culvert	PW Director
§4.3.J.3.j.	Sidewalks removed shall be replaced	CD Director
§4.3.J.3.k.	Curbs are removed shall be replaced	PW Director
§4.3.J.3.m.	Gated access shall have adequate staking distance	ZBAA
§4.3.J.4. Intersection and Driveway Visibility		
§4.3.J.4. a. Intersection.	Intersections and driveways shall maintain unobstructed safe visibility No fence, wall hedge landscaping, sign or other material or structure that will obstruct vision	CD Director No Waiver

§4.3.J.4. b. Driveway Sight Visibility.	No fence, wall, hedge, landscaping, sign or other material or structure that will obstruct vision	CD Director may waive if visibility is not restricted
§4.3.J.4. c.	Driveways serving 20 or more parking spaces shall have not less than 250 feet of visibility	
§4.4 OFF-STREET PARKING AND LOADING		
§4.4.C. Parking Calculation Provisions		
§4.4.C. 1.	Developments containing more than one use shall provide parking spaces in an amount equal to the total of the requirements for all uses.	ZBAA or CD Director if 20% reduction is OK
§4.4.D. Minimum Off-Street Parking	The following minimum schedule establishes the minimum number of off-street parking spaces to be provided for the use categories Table 4-7	ZBAA or CD Director if 20% reduction is OK
§4.4.D.1.a Disabled Access Parking	Parking spaces for disabled persons shall be provided per the following schedule:	No Waiver
§4.4.D.1.b Disabled Access Parking	All spaces designated as being for the disabled shall have a raised standard identification sign.	No Waiver
§4.4.D.2. Maximum Requirement and Shared Use Reduction		
§4.4.D.2.a.	No use shall provide more than 110 percent of the required parking	ZBAA
§4.4.D.4. Parking Stall and Aisle Dimensions.	Standard parking spaces shall conform to the dimensions shown on Table 4-9	CD Director
§4.4.E. Location		
§4.4.E.1.	Required off-street parking spaces shall be located on the same lot or parcel as the principal use	Expetions allow for shared parking
§4.4.E.2.	In all nonresidential districts except the Industrial district, off-street parking shall not be located within the required yard setback area.	ZBAA
§4.4.E.3.	Off-street parking for multi-family developments may encroach on the rear yard only.	ZBAA
§4.4.E.6.	Off-street parking areas shall be separated from the street edge by a street buffer area	ZBAA
§4.4.F. Design Standards		
§4.4. F. 1.a Dimensions	The maximum grade permitted for any required parking shall not exceed six percent.	CD Director
§4.4. F. 1.b.	Alternative parking spaces design may be approved	Parking facility design, subject to a determination by the Director
§4.4. F. 2. Surfacing.	Where off-street facilities are provided for parking or any other vehicular use area, they shall be surfaced with asphalt bituminous, concrete or other dustless material	No Waiver
§4.4. F. 3.a Curbs and Wheel Stops	All landscaping in or adjacent to a vehicular use area shall be protected from vehicular damage	CD Director
§4.4. F.3.b.	Areas adjacent to parking areas shall be landscaped	ZBAA
§4.4. F.4. Separation from Walkways and Streets.	In the event any parking area abuts an accessway, sidewalk, or street, the parking area shall be separated	ZBAA
§4.4. F.7. Backing Prohibited.	All multifamily and nonresidential off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way	ZBAA
§4.4. F.8. Tandem Parking.	Tandem parking (one vehicle parking directly behind another) shall not be permitted and shall not be credited toward meeting any	CD Director

	off-street parking requirement for this Article, except for single family or duplex residential	
§4.4. F.9.a Snow Storage Area.	A minimum area of 15 percent of the total required off-street parking	ZBAA
§4.4. F.9.b. Storage in Parking Spaces Prohibited.	Snow shall not be stored within required parking spaces, except on an emergency basis	CD Director
§4.4. F.9.d. Drainage.	Adequate drainage shall be provided for the snow storage area to accommodate snow melt.	CD Director
§4.4. F.10. Bicycle Racks.	For premises requiring twenty (20) or more vehicular parking spaces, bicycle racks facilitating locking shall be provided to accommodate one bicycle per twenty parking	CD Director
§4.4.G. Prohibited Uses of Required Spaces		
§4.4.G.1.	Off-street parking spaces shall be available for the parking of operable automobiles of the residents, customers, and employees of the designated use. Prohibited use of required spaces shall be as follows:	No Waiver
§4.4.H. Space for Customer Drop-Off of Shopping Carts.	Large scale retail establishments shall plan and develop shopping cart drop-off locations within the parking lots. At least one cart drop-off location (9' x 19.5') shall be included for every 70 parking spaces	P&Z
§4.4.I. Off-site and Shared Parking Standards		
§4.4.I.1. On-Street Parking.	The Director may approve on-street parking spaces located immediately abutting the subject parcel, entirely within the extension of the lot lines into the roadway, and not within any required clear sight triangle	The Director may approve
§4.4.I.2. Off-Site Parking.	The Director may approve the location of required off-street parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards.	CD Director
§4.4.I.3. Shared Parking.	The Director may allow a reduction of up to 25% of required parking for shared parking facilities if the design complies with the all of following standards.	CD Director Waiver
§4.4.J. Vehicle Stacking Requirements.	The vehicle stacking requirements of this subsection shall apply unless otherwise expressly approved by Staff.	CD Director
§4.4.J.2. Design and Layout.	Required stacking spaces are subject to the following design and layout standards: a. Size; b. Location; c. Design.	ZBAA
§4.4.K. Off-Street Loading Requirements		
§4.4.K.1. Off-Street Loading Schedule.	Off-street loading docks shall be proved in accordance with the off-street parking schedule. See Table 4-11	CD Director
§4.4.K.1.a. Loading Dock Dimensions		
§4.4.K.2. Location and Layout		
§4.4.K.2.a. Loading Dock Dimensions	i. Type A: 10 foot minimum width, 20-foot minimum length and 10 foot minimum vertical clearance. ii. Type B: 12 foot minimum width, 35-foot minimum length and 14 foot minimum vertical clearance.	ZBAA
§4.4.K.2.b.	A loading area shall not be located in required setback	ZBAA
§4.4.K.2.c.	No loading bay may intrude into any portion of required parking spaces parking aisles or access dimension.	CD Director
§4.4.K.2.d.	Loading areas shall be screened	ZBAA
§4.4.K.2.e.	A required loading dock shall be accessible without backing a truck across a street property line	No Waiver
§4.4.K.2.f.	An occupied loading dock shall not prevent access to a required off-street parking space, or obstruct pedestrian movement on public sidewalks, public roads, or designated fire lanes	No Waiver
§4.5 PEDESTRIAN CIRCULATION FACILITIES		
§4.5.A. Applicability		
§4.5.A.1	All new development, including new subdivisions and new nonresidential construction on previously approved lots, shall provide pedestrian facilities and pedestrian access in accordance with the requirements of this Section.	CC
§4.5.B. Types of Pedestrian Circulation Facilities	N.A.	
§4.5.C. Pedestrian Linkage Requirements		

§4.5.C.1.	All Land Use Development Applications and Site Development Applications (see §6.2) shall, to the maximum extent feasible, include the design and developments of interconnections with existing or planned streets and pedestrian, sidewalks, accessways and multi-use trail systems on adjoining properties in accordance with the criteria 2 and 3 cited below, <i>City of Gunnison Master Plan</i> and <i>Trails Master Plan</i> , unless the City Zoning Board of Adjustment	ZBAA
§4.5.C.2.	All subdivisions established after the adoption of this LDC shall provide pedestrian circulation improvements.	CC
§4.5.C.3.	If a lot abuts an arterial street, sidewalks shall be provided for public access and connection to adjacent properties. Arterial and Collector street sidewalks shall be configured according to §4.5 C.3.	CC Subdivision or ZBAA site plan review
§4.5.D. Pedestrian Circulation Amenities.	All developments that are subject to pedestrian circulation facilities. This sentence makes no sense	.
§4.5.D.2.	In all residential districts sidewalks at least four feet wide shall be provided on both sides of any rights-of-way. Multi-family districts (RMU and R-3) are subject to the provisions of §4.5C.3.	P&Z
§4.5.D.3.	Unless otherwise specified, sidewalks are required according to one of the following placement alternatives:	CD Director
§4.5.D.3a. Attached Facilities.	In the Commercial, CBD, and Multi-Family districts sidewalks placed against the back of curb or directly adjacent to the road shoulder shall have a minimum width of six feet.	CD Director
§4.5.D.3b. Detached Six Foot Minimum.	Sidewalks with a minimum six foot maintained green space between the back of curb and the inside edge shall have a four foot minimum width on local streets and a minimum six foot width on collector and arterial streets.	CD Director
§4.5.E. Design and Construction Standards		
§4.5.E.1.	Sidewalks and multi-use trails shall be placed within the rights-of-way	CC
§4.5.E.2.	The slope, curve, vertical clearance, pedestrian crossing, under walk drains and other design elements shall be in accordance with the <i>City of Gunnison Construction Standards</i> .	PW Director
§4.5.E.3.	All pedestrian facilities shall be designed in accordance with <i>American Disabilities Act (ADA)</i> regulations and the requirements of this <i>LDC</i> , whichever is safer for pedestrians.	No Waiver
§4.5.E.4.	The emphasis shall be to develop detached pedestrian facilities from the road shoulder or edge. The alignment will be determined on a case-by-case basis to account for unique natural features, buried utilities, irrigation ditches, stormwater facilities and similar features. In some instances, sidewalks and multi-use trails may be located outside of an existing right-of-way, and in such cases public easements shall be dedicated to the City of Gunnison.	CD Director
§4.5.E.6.	Where separated sidewalks and accessways are required, the planting area, or that portion of the right of way between the curb and the sidewalk, shall be landscaped and maintained	No Waiver
§4.5.E.8.	In order to provide safe and adequate access on City sidewalks, all sidewalks shall meet minimum clear width of at least two feet around all obstructions, natural or manmade.	CD Director
§4.5.E.9.	All sidewalks and accessways must be constructed concurrently with the street or, if the street is already constructed, prior to construction of any improvements adjacent to such street.	PW Director
§4.5.F. Multi-Use Trails Design Standards		
§4.5.F.1.	All new subdivisions and exempt subdivision plats shall be required to dedicate and install trails where trail alignments, as depicted in the <i>City of Gunnison Trails Master Plan</i>	CC P&Z Rec
§4.5.F.2.	In the case of new subdivisions and common interest community plats, dedication of a minimum 15 foot wide easement to the City may be required if the development site is on a designated trail alignment defined by the <i>Trails Master Plan</i> .	CC or CD Director
§4.5.F.3.	Design and construction of multi-use trails shall be in accordance with the specifications defined in the <i>Trails Master Plan</i> , as it may be amended.	PW Director
§4.6 LANDSCAPING, BUFFERING AND SCREENING		

§4.6.B. Applicability.	These landscape and buffer standards shall apply to subdivisions created after the adoption of this <i>LDC</i> , and to all development where development plan review is required by Section 6.	P&Z or CD Director if applicable
§4.6.C. Approval of Landscaping and Buffering Plan		
§4.6.C.1.	No development plan required under this Code shall receive final approval unless a landscaping and buffering plan meeting the requirements	P&Z
§4.6.C.2.	Alternatives to the specifications concerning minimum plant sizes and quantities set forth in this Section may be authorized by the City, provided that the applicant submits a detailed landscaping plan and that the City determines that the proposed landscaping satisfies the purpose and intent of this Section.	CD Director
§4.6.C.3.	No certificate of occupancy shall be issued unless the following criteria are fully satisfied with regard to the approved landscaping and buffering plan:	CD Director
§4.6.C.3.b.	Such plan, which cannot or will not be implemented immediately because of seasonal conditions or phasing, has, however, been guaranteed by an improvement agreement (or included in an approved development agreement) in a form agreeable to the City and secured by a letter of credit, cash escrow or other instrument acceptable to the City, in an amount equal to 115 percent of the cost of materials and labor	CD Director
§4.6.D. Landscaping Design Standards and Guidelines.	The following minimum standards shall apply to all landscaped areas developed under the requirements of this Section.	P&Z or CD Director if applicable
§4.6.D.1. Aesthetic Enhancement Guidelines.		
§4.6.D.2. Plant Materials		
§4.6.D.2.a. Use of Native or Adaptive Plant Materials.	Refer to Appendix A for lists of plant materials considered native or appropriate. In order to further water conservation and to assure adequate growth and survival of new plantings, all landscape plans shall be comprised entirely of native or adapted plants	CD Director
§4.6.D.2.b. Existing Plant Materials.	Healthy, existing trees, grasses and shrubs shall be incorporated into the landscape	CD Director
§4.6.D.2.b.iii. Root Zones.	Design of the landscape shall take existing trees and shrubs into consideration with an adequate area provided around each tree that is free of impervious material to allow for infiltration of water and air.	CD Director
§4.6.D.2.d. Plant Sizes.	At the time of installation, plants shall be no smaller than the following: i. Deciduous trees: minimum of two-inch caliper. ii. evergreen trees: a) Fifty percent (50 percent) of amount on site: six feet tall. b) Fifty percent (50 percent) of amount on site: four feet tall. iii. All shrubs: two-gallon.	CD Director
§4.6.D.3. Location and Arrangement of Required Landscaping		
§4.6.D.3.a.	The selection and arrangement of new plantings shall be planned to create visual appeal, to provide effective screening,	CD Director
§4.6.D.3.b.	All required landscaping elements shall be located on the property they serve.	P&Z
§4.6.D.3.c.	All required landscaping shall be located outside of any adjacent right-of-way unless it is associated with a street buffer.	CD Director
§4.6.D.3.d.	Trees shall be planted to allow for normal growth in height and shape without the need for excessive pruning.	CD Director
§4.6.D.3.e.	Trees shall be planted no closer than seven feet from any structure and shall be installed with at least 55 square feet of non-paved area around the trunk.	CD Director
§4.6.D.3.f.	No trees shall be planted within five feet on either side of water or sewer main lines	No Waiver
§4.6.D.3.g.	Plantings with a mature height of more than 25 feet shall not be planted under utility lines.	No Waiver
§4.6.D.3.h.	Plantings that will exceed six inches in height shall not be planted within three feet of a fire hydrant.	No Waiver
§4.6.D.3.i.	No trees shall be located within 25 feet of street intersections or 10 feet from fire hydrants and utility poles.	No Waiver
§4.6.D.4. Restoration and Revegetation of Disturbed	All portions of the site where existing vegetative cover is damaged or removed, that are not otherwise covered with new	CD Director

Areas.	improvements, shall be successfully revegetated with species identified in Appendix A	
§4.6.D.5. Irrigation	All newly installed landscapes shall include a properly functioning watering system.	CD Director
§4.6.E. Landscaping Requirements for all Districts.		
§4.6.E.1	The following minimum number of trees and shrubs shall be provided per required landscaped area in zone districts (See Table 4-12)	P&Z
§4.6.E.2	The landscape area in all zone districts except the CBD and Industrial districts must contain living plant materials. Living materials shall comprise no less than 50 percent of the required landscape area.	P&Z
§4.6.E.3	The 10 percent landscaped area in the Industrial District, as required by Table 2-4 must be covered by a combination of xeriscape plants, mulch, permeable surface used for stormwater discharge control, planters, planting pots or other coverage approved by the Director.	C.D. Director Approval
§4.6.F Buffer and Screening		
§4.6.F.2 Waivers	A waiver from these buffer and screening standards may be granted by the Planning and Zoning Commission. A waiver application shall include a site plan showing the building footprint, driveways, parking, landscaping and utility lines.	Waiver by P&Z
§4.6.F.3 District Boundaries	A landscaped buffer shall be planted on the boundary between the zoning districts set forth below, unless the abutting property is determined by Staff to be unbuildable or visually separated by topographic features.	Staff Waiver
§4.6.F.4 Street Frontage Buffer		
§4.6.F.4.b	The following shall be exempt from these street frontage buffer requirements: ii. all development in the CBD district; and iii. development in the Industrial district fronting on a local street	Not Applicable
§4.6.F.4.d Buffer Width	The buffer width shall be measured from the back edge of the curb or road shoulder and shall meet minimum dimensional standards shown on Figure 13.	Not Applicable
§4.6.F.4.e Arterial and Collector Street Frontage Buffers		
§4.6.F.4.e.i	All development on property abutting an arterial and collector street shall provide a landscaped buffer with a minimum width of 25 feet	P&Z
§4.6.F.4.e.ii	One tree shall be planted for each 25 lineal feet of street frontage and one shrub for each 20 lineal feet of street frontage	P&Z
§4.6.F.4.f. Local Street Frontage	One tree shall be planted for each 50 lineal feet of street frontage and one shrub for each 20 lineal feet of street frontage.	P&Z
§4.6.F.4.g. No Development in Street Frontage Buffer	Within the street frontage buffer, there shall be no development, parking or drives, except for access to the portion of the site not in the buffer,	P&Z
§4.6.F.6.Responsibility for Buffering.	Buffering shall be the responsibility of new development.	Not Applicable
§4.6.G. Parking Lot Landscaping		
§4.6.G.2.a. Applicability	All parking lots containing four or more spaces shall provide perimeter landscaping pursuant to the General Requirements	ZBAA
§4.6.G.2.b. General Requirements (Figure 15)	i. All parking areas shall be at least 25 feet wide on arterial streets and by a planting area at least 15 feet wide on other street property lines; ii. All parking areas shall be separated from side and rear property lines by a planting area at least eight feet wide; iii. All parking lots or areas shall be separated from the high water mark of all river banks by a minimum setback of 50 feet. iv. Perimeter landscaping shall provide a semi-opaque screen during the winter season.	ZBAA
§4.6.G.2.d. Walls/Fences.	Where walls or fences are used, a minimum of one evergreen tree or three shrubs is required for every 40 linear feet of wall or fence	P&Z
§4.6.G.2.e. Perimeter Planting Requirements	i. one tree per 20 lineal feet and one shrub per 10 lineal feet shall be planted along the perimeter adjacent to an arterial or collector	P&Z

	street. One shrub per 10 lineal feet shall be planted along the perimeter of local streets (see Figure 15). ii. Side or rear lot line-one tree per 30 lineal feet and one shrub per 10 feet	
§4.6.G. 3. Parking Lot Interiors		
§4.6.G. 3.a Applicability	All parking lots with 30 or more parking places shall comply with these interior parking lot landscaping requirements.	ZBAA
§4.6.G. 3.b. Minimum Requirement	A minimum of five percent of the total interior parking lot area shall be landscaped with planted islands. A minimum of one tree and two shrubs must be planted in interior islands for every 2,500 square feet of parking lot	ZBAA
§4.6.G. 3.c. Landscaped Islands	i. islands shall include a minimum of one tree, a reliable water source and raised concrete curbs or other design needed for storm water system function. ii. Landscaped islands shall be at least 100 square feet in size, with the smallest dimension being six feet; iii. Islands shall be arranged to maximize shading; iv. Plantings shall be arranged so as not to interfere with driver vision, vehicle circulation or pedestrian circulation.	CD Director
§4.6.H. Fences and Walls		
§4.6.H. 1. Materials		
§4.6.H.1.a	Fences or walls shall be constructed of wood, stone, brick, decorative concrete block, wrought iron (or products created to resemble these materials), a combination of any of these materials or other materials, as approved by the Director	CD Director
§4.6.H.1.b	In all non-residential districts except the Industrial, all fencing shall be finished on all sides that are visible from off-site	CD Director
§4.6.H.1.c.	Plywood, particle board, sheet metal, concrete slabs, concrete barriers or similar materials shall not be used for fencing or walls intended to provide screening or buffering.	No Waiver
§4.6.H.1.d.	Chain-link fencing shall not be used for screening or buffering purposes. Chain link fencing may be allowed for security purposes under the provisions of this Section. No slats shall be allowed with chain-link fencing.	No Waiver
§4.6.H.1.e.	Barbed-wire and similar fence materials may only be used in conjunction with a permitted agricultural use or in conjunction with the permitted keeping of horses or livestock or security fencing needs.	No Waiver
§4.6.H.2.a	A fence or wall in any required front yard shall not exceed four feet in height.	No Waiver
§4.6.H.2.b	Fence greater than 8' must be constructed in conformance with the adopted <i>International Building Code</i> .	No Waiver
§4.6.H.2.c	Excluding lots in the Industrial District not abutting another zone district, all fences and walls greater than six feet shall comply with the setback requirements	No Waiver
§4.6.H.2.d	The construction and maintenance of fences and walls shall comply with §4.3 J.4, Intersection and Driveway Visibility.	No Waiver
§4.6.H.2.e	Permitted fences and walls adjacent to alleys shall contain an offset section or other provision deemed appropriate by the City for trash containers located on the property	PW Director
§4.6.H.2.f	Fences or walls located on public property are subject to a license agreement	No Waiver
§4.6.H.2.g	Walls shall have a maximum continuous length and uninterrupted plane of 100 feet. Wall breaks shall be provided through the use of columns, landscaped areas	PW Director
§4.6.H.2.h. Plantings in Conjunction with Fences/Walls	Where opaque or solid fencing/walls continue for more than forty feet along a buffer zone, the buffer requirements shall be located between the fence/wall and the area to be buffered.	No Waiver
§4.6.I. Screening		
§4.6.I.1.a	Drive-thru windows and lanes placed adjacent to the right-of-way and/or alley shall comply with parking lot separation distance requirements	ZBAA
§4.6.I.1.b	Screening shall be a continuous hedge or other type of dense foliage.	CD Director
§4.6.I.1.c	No drive-thru window shall be permitted on the side of a building adjacent to any residential district	ZBAA

§4.6.I.2. Service Areas		
§4.6.I.2.a	trash collection, trash compaction, recycling collection and other similar service areas shall be located on the side or rear of the building and shall be effectively screened from view	CD Director
§4.6.I.2.b	Enclosures shall be fully screened by six foot high opaque walls or solid fences	No Waiver
§4.6.I.2.c	All service areas shall be limited to the area shown on an approved site plan.	No Waiver
§4.6.I.2.d	All service areas shall be located a minimum of 50 feet away from any residentially zoned property	ZBAA
§4.6.I.3. Loading Areas		
§4.6.I.3.a	Provide a minimum 100 percent year-round screen of all Type B loading areas	CD Director
§4.6.I.3.b	This screen shall consist of berms, walls, fences, plant material or combination totaling eight feet in height at installation or completion of construction	CD Director
§4.6.I.3.c	All Type B loading docks not in the Industrial district shall be located at the side or rear of buildings	P&Z
§4.6.I.4. Mechanical Equipment		
§4.6.I.4.a	All mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from view from residential properties or public rights-of-way	CD Director
§4.6.I.4.b	Roof-mounted mechanical equipment shall be shielded from view on all sides	CD Director
§4.6.I.4.c	Wall or ground-mounted equipment screening shall be constructed of: i. planting screens; ii. brick, stone, reinforced concrete, or other similar masonry materials; or iii. redwood, cedar, preservative pressure treated wood, or other similar materials.	CD Director
§4.6.I.5. Utilities	Required accessways to these utilities are exempt from the screening provisions.	Not Applicable
§4.6.I.6. Trash Receptacles	Screening shall be provided for all trash receptacles of two cubic yards in volume or greater.	CD Director
§4.6.J. Maintenance Requirements		
§4.6.J.1. Maintenance Required	Required landscaping shall be maintained in a healthy, growing condition at all times.	CD Director
§4.6.J.2. Maintenance of Landscape Structures	Where walls, fences or other structures are an integral part of the landscape plan, such structures shall be maintained in good repair	CD Director
§4.6.J.3. Replacement	a. Deciduous trees and shrubs that fail to produce leaves on more than fifty percent of the plant by July 1st of the calendar year. b. Evergreen trees and shrubs with needle loss or browning over more than 50 percent of the tree. c. Damaged plant materials that have split trunks, loss of major branch structure, loss of leader shoot or other damage that a certified nurseryman confirms will ultimately cause the premature death of the plant. d. Diseased, insect-infested or parasite-infested plants that cannot be adequately treated to prevent premature death or to prevent contamination of other plant materials. e. Removal and replacement shall occur during the same growing season in which plant material exhibits at least one of the above conditions. Where seasonal or adverse weather conditions make replanting or replacement within such a time period impractical, Staff may grant an extension and may require adequate fiscal assurance, if needed, from the Applicant or owner to assure replacement.	CD Director
§4.6.J.4. Enforcement.	All plantings shall be subject to period inspections to ensure compliance with this regulation and the approved landscape plan. Failure to comply with the Maintenance Plan shall be a violation of this <i>LDC</i>	CD Director
§4.7. OUTDOOR STORAGE AND DISPLAY		
§4.7.A. Applicability	1. Any merchandise, material or equipment stored outside of a fully-enclosed building shall be subject to the requirements of this section. 2. Vehicles for sale, lease or rent as part of a properly permitted use (including boats and manufactured housing) shall not be considered merchandise, material or equipment.	Not Applicable
§4.7.B.3. Outdoor Display	In order to protect the health, safety and welfare of citizens, outdoor display shall not impede any ingress or egress from the	No Waiver

	building or access for fire and emergency personnel.	
§4.7.B.3.a	Outdoor display shall be permitted adjacent to the primary façade and shall extend no more than eight feet from such façade.	P&Z
§4.7.B.3.b	Outdoor display shall be located no closer than six feet from any public entrance.	No Waiver
§4.7.B.3.c	Outdoor display shall occupy no more than 30 percent of the horizontal length of the façade.	P&Z
§4.7.B.3.d	Outdoor display shall not impair the ability of pedestrians to use the accessways or parking areas.	No Waiver
§4.7.B.3.e	The display area shall not encroach upon or interfere with on-site access, parking, circulation, or required landscaping.	P&Z
§4.7.B.3.f	The display area shall, at all times, be kept neat, clean, and free of litter and debris.	CD Director
§4.7.C. Outdoor Storage		
§4.7.C. 2.a Limited Outdoor Storage	Limited outdoor storage shall be defined as the overnight outdoor storage of vehicles awaiting repair (includes the storage of vehicles at self-storage facility), merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, shopping carts, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material or equipment	Not Applicable
§4.7.C.2.c	Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view Exempt Indust. Dist	P&Z
§4.7.C.2.d	All limited outdoor storage shall be located at least 15 feet from the back edge of the curb and any abutting residential use or residentially-zoned district.	P&Z
§4.7.C.2.e	Limited outdoor storage shall comply with the Intersection and Driveway Visibility Standards	No Waiver
§4.7.C.2.g	Limited outdoor storage may be located to the side of a building, provided it is not located within the side yard.	P&Z Waiver
§4.7.C.2.h	Vehicles awaiting repair may be stored up to 14 days within the required screened storage area.	CD Director
§4.7.C.3. General Outdoor Storage	General outdoor storage shall be defined as salvage yards, vehicle storage yards, overnight outdoor storage of shipping containers, lumber, pipe, and steel, junk and other similar merchandise, material or equipment.	Not Applicable
§4.7.C.3.b.	General outdoor storage shall only be permitted in the Industrial district	P&Z
§4.7.C.3.c.	General outdoor storage shall be screened by 100 percent opaque, eight foot high visual barrier or screen	P&Z
§4.7.C.3.d.	All general outdoor storage shall be located at least 15 feet from the back edge of the curb and any abutting residential use or residential district.	P&Z
§4.7.C.3.e.	No general outdoor storage shall be permitted adjacent to a street right-of-way or otherwise forward of the front building line.	P&Z
§4.7.C.4. Outdoor storage for Industrial Use Categories.	The following standards shall apply to all outdoor storage yards that abut an arterial street, a residential use	No Waiver
§4.7.C.4.a	Such uses shall be screened with a solid (100 percent opaque) wall or fence with a minimum height of eight feet.	P&Z
§4.7.C.4.b	No outdoor storage area shall be placed or maintained within a required building or yard setback.	P&Z
§4.7.C.4.c	Stored items shall not project above the fence or wall	P&Z
§4.7.C.4.d	Stored vehicles, excluding farm equipment, shall have current license plates and registration.	P&Z
§4.8. Signs - Signs Standards are omitted from this review		
§4.10 OUTDOOR LIGHTING		
§4.10.A Applicability		
§4.10.A.2	If an existing building is enlarged in gross floor area or impervious area on the site by 10 percent or 2,000 square feet, whichever is less, outdoor lighting as specified in this Section shall be provided.	No Waiver
§4.10.A.3 Exemption	The following shall be exempt from the outdoor lighting requirements of this section: a. Fixtures (luminaries) utilizing incandescent lamps (bulbs) with less than 1,000 initial lumen output. b. Public recreational playfield lighting; and c. Lighting with more than 1000 initial lumen may be allowed with an active or activated motion sensor.	Not Applicable

§4.10.B. Prohibited Light Sources.	The following light fixtures and sources shall not be used within the City where the direct light emitted is visible from adjacent areas: 1. low-pressure sodium and mercury vapor light sources; 2. cobra-head-type fixtures having dished or drop lenses or refractors which house other than incandescent sources; and 3. searchlights and other high-intensity narrow-beam fixtures.	P&Z
§4.10.C. Design Requirements.		
§4.10.C.1 Fixture (Luminaire)	all lighting fixtures shall be full cutoff fixtures.	P&Z
§4.10.C.2 Fixture Height.	Lighting fixtures shall be a maximum of 20 feet in height	P&Z
§4.10.C.3 Light Source (Lamp).	Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used.	P&Z
§4.10.C.4 Mounting.	Fixtures shall be mounted in such a manner that the cone of light is contained on-site	P&Z
§4.10.C.5 Limit Lighting to Periods of Activity.	The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the Director to conserve energy, provide safety and promote compatibility between different land uses.	CD Director Determination
§4.10.D Specific Standards.		
§4.10.D.1 Street Lighting.	A street light standard of 25 feet mounting height shall be installed at all street intersections,	CC
§4.10.D.2 Security Lighting	a. Building-mounted security light fixtures shall not project above the fascia or roof line of the building and shall be shielded. b. Security fixtures shall not face a residential property. c. Security fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.	P&Z
§4.10.D.3 Accent Lighting.	Only lighting used to accent architectural features, landscaping or art may be directed upward. Add USA & Colorado Flags	Not Applicable
§4.10.D.4 Canopy Area Lighting.	All development that incorporates a canopy area over fuel sales, automated teller machines or similar installations shall use a recessed lens cover flush with the bottom surface of the canopy that provides a cutoff or shielded light distribution.	CD Director
§4.10.D.5 Entrances Exits in Nonresidential and Multifamily Development	a. All entrances and exits to buildings used for nonresidential purposes and open to the general public, along with all entrances and exits in multifamily residential buildings, shall be adequately lighted to ensure the safety of persons and the security of the building. b. Exterior light fixtures shall be mounted no higher than 20 feet above the doorway, deck, walkway, driveway, or other occupied areas, or the highest grade point immediately adjacent to the light fixture.	CD Director
§4.10.D.6 Off-street Parking Area Lighting	a. Off-street parking areas shall be required to provide adequate lighting during nighttime hours of operation. b. Parking and security lighting within 25 feet of the property boundary shall not be greater than 15 feet in height and may be subject to buffering mitigation measures.	CD Director
§4.10.D.1	Lighting within any lot that unnecessarily illuminates and interferes with the use or enjoyment of any other lot is prohibited.	P&Z
§4.10.D.2	The maximum light trespass originating from exterior lighting shall be 0.5 foot-candles of light at a point 25 feet outside the property line	P&Z
§4.10.D.3	Lighting shall not be oriented so as to direct glare or excessive illumination onto streets	P&Z
§4.10.D.4	All lighting, including any exterior floodlights, shall be shielded so that substantially all emitted light falls within the property	P&Z
§4.10.D.5	Illumination using bare illuminated tubing or strings of lights that completely outline or define property lines, sales areas, roofs, doors, windows, signs or similar areas in a manner that is not primarily for safety purposes is prohibited, except for temporary holiday displays.	P&Z
§4.10.D.6	All lighting fixtures used to illuminate an off-street parking area shall be arranged so as to direct or shield the light away from any adjoining residential premises.	P&Z
§4.10.D.7	Lighting used to illuminate commercial sites and parking areas shall be arranged, located or screened to direct light away from any adjoining or abutting residential district	P&Z
§4.11 LARGE SCALE RETAIL		

§4.11 B. Applicability.	The standards of this Section shall apply to all retail uses in structures with more than 50,000 gross square feet, including single or multi-building developments with more than 50,000 square feet of commercial floor area in any one structure	P&Z
§4.11 D. Single Building Site Development Standards		
§4.11 D.1. General.	Site development shall be designed and constructed in accordance with all of the provisions of Section 4. General Development Standards	P&Z
§4.11 D.2. Orientation.	Building wall planes shall be oriented parallel to primary street frontages	
§4.11 D.3. Front Parking.	No more than 50 percent of the required off-street spaces shall be located between the front lot line and a line segment parallel to the entire lot frontage	P&Z
§4.11 F. Multiple Building Site Development Standards	Multiple building layouts shall be completed in accordance with the following requirements.	P&Z
§4.11 F.1. Location Standards.	Pad sites shall be clustered together to define street edges and entry points or to enclose and create community amenities and visual interest between buildings. Pad site building wall planes shall be no more than 100 feet from primary street frontages, major collector streets, or entrance driveway. Isolated pad buildings will be reviewed on a case-by-case basis	P&Z
§4.11 F.2. Orientation.	Buildings shall be oriented parallel or perpendicular to primary street frontages or entrance driveways.	P&Z
§4.11 F.3. Front Parking	No more than 20 percent of the required off-street spaces of any pad site building shall be located between the front lot line and the building's front elevation.	P&Z
§4.11 F.4. Phasing.	If a large retail sales development is built in phases, the phasing shall be established as part of the design review. Site improvements for phased developments including, but not limited to landscaping, circulation, parking, and drainage shall be guaranteed by a development improvement agreement secured by corporate surety bond, irrevocable letter of credit, cash, and/or other means acceptable to the Director	P&Z
§4.11.G. Vehicular Circulation		
§4.11 G.1. Transportation Impact Study Requirements	A detailed Transportation Impact Analysis (TIA) shall be prepared in accordance with §4.1 H. of this <i>LDC</i> .	P&Z
§4.11 G.2. Access to Collector Streets.	Access onto collector streets that serve adjacent residential areas is prohibited unless it can be shown that the site traffic will not have a negative impact on adjacent residential areas	P&Z
§4.11 G.3. Internal Drive Connectivity.	Any building, lot, parcel, or other real property that is intended to serve the general public, and that is designed as part of the development plan for a large scale retail establishment, shall be provided with vehicular access from the internal circulation system	P&Z
§4.11 G.4. Passenger Loading Zones	In addition to passenger loading zones required by the <i>International Building Code</i> as amended and adopted by the city, each large scale retail establishment shall provide at least one pull-up space directly adjacent to the large scale retail establishment main entrance. Specific location shall be coordinated with the City Fire Marshal. The loading zone length shall be a minimum 50 feet	P&Z
§4.11 G.5. Traffic Control.	All accesses shall be designed and constructed with appropriate traffic control and signage conforming to the Federal Highway Administration <i>Manual on Uniform Traffic Control Devices</i> , latest edition.	P&Z
§4.11 G.6. Speed Change Lanes.	Speed change lanes shall be required on collector or arterial roadways when the design hour traffic volume to or from the access will equal or exceed the standards in the <i>Colorado State Highway Access Code</i> .	P&Z
§4.11 G.7. Restricted Turning Movements.	Where a site driveway accesses an arterial roadway, left turning movements into and/or out of the driveway may need to be restricted based on the findings of the approved traffic study. The preferred method for restricting left turns is the construction of a median that limits the driveway to a one-half or three quarter access.	P&Z
§4.11 H. Pedestrian Circulation Facilities		P&Z
§4.11 H.1 Connectivity.	New developments shall be laid out and designed to provide sidewalks, accessways, bikeways, and multi-use trails that connect	P&Z

	with existing or planned sidewalks,	
§4.11 H.2 Easements and Multi-use Trails.	Multi-use trails, where required, shall have a minimum 15 foot wide, public right-of-way or easement dedicated to the Public and a 10 foot wide treadway shall be constructed	P&Z
§4.11 H.3 Multi-Use Trail Location Guidelines.		
§4.11 H.4 Bike Racks.	Bike racks shall be provided at the rate specified in §4.4 F.10.	P&Z
§4.11 H.5 Internal Pedestrian Design Standards.	Unless otherwise modified herein, pedestrian circulation facilities shall comply with §4.5, Pedestrian Circulation Facilities	P&Z
§4.11 H.5.a.	Detached sidewalks at least eight feet in width shall be provided along all lot boundaries that abut public streets.	P&Z
§4.11 H.5.b.	Multi-use trails shall be constructed in accordance with the adopted provisions of the <i>Gunnison Trails Master Plan</i> as amended	P&Z
§4.11 H.5.c.	Continuous internal accessways, no less than eight feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance	P&Z
§4.11 H.5.d.	Snow shedding from roof structures adjacent to sidewalks or accessways is prohibited.	P&Z
§4.11 H.5.e.	Any large scale retail establishment development sharing a common lot line with another nonresidential district parcel shall provide an internal pedestrian walkway to the common property boundary.	P&Z
§4.11 H.5.f.	Any large scale retail establishment development sharing a common lot line with another nonresidential district parcel shall provide an internal pedestrian walkway to the common property boundary.	P&Z
§4.11 H.5.g.	Accessways, no less than eight feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.	P&Z
§4.11 H.5.h.	All internal accessways shall be distinguished from driving surfaces through the use of durable, low-maintenance, surface materials	P&Z
§4.11 I. Central Features and Community Space		
§4.11 J. Residential Protection		
§4.11 J.1 Building Location.	No building shall be erected within 100 feet of the lot line of property that is in a residential zone district or that contains a single-family, attached single-family or duplex use; provided, however, that this provision shall not apply across the street from a residential zone district.	P&Z
§4.11 J.2 Buffering and Landscaping.	Buffers shall provide sufficient landscaping to protect adjacent land uses. Buffers may include walls, fences, and berms. Landscaping and buffering shall comply with the standards of §4.6	P&Z
§4.11 K. Building Design Standards		
§4.11 K. 2. Ground Floor Façades		
§4.11 K. 2.a.	Ground floor façades abutting public streets and/or parking lots shall have arcades, display windows, entry areas, awnings, or other such features. Animating features such as these must total no less than 60 percent of the horizontal length of the façade.	P&Z
§4.11 K.2.b	Liner and pad site buildings shall have separate, exterior customer/resident entrances. Such entrances are preferred on both street and parking lot sides. The street level façade of liner or pad site buildings shall be transparent between the height of three feet and eight feet above the walkway grade	P&Z
§4.11 K.3.a Exterior Wall Plane.	No single exterior wall plane shall constitute more than 60 percent of any primary facade of 100 feet or more in length.	P&Z
§4.11 K.3.b Primary Façades.	Any primary façade shall include projections or recesses (articulation) in accordance with this subsection. i. Buildings of less than 20,000 square feet in floor area shall require one articulation of not less than five feet in depth for every 50 feet in length. Such articulation shall extend at least five feet horizontally. ii. Buildings 20,000 square feet or more in floor area shall require one articulation of not less than 10 feet in depth for every 100 feet in length.	P&Z
§4.11 K.3.c Secondary Façades.	Any façade, other than a primary façade, shall include no less than three of the following elements: i. an expression of architectural or structural bays through a change in plane of no less than 12 inches in width, such as an offset,	P&Z

	reveal or projecting rib, as shown in Figure 221; i. horizontal separation between projecting ribs, reveals and offsets may vary depending on the building wall manufacture specifications, but shall not be greater than 20 feet on center; ii. material module change; iii. color change; or iv. textural change.	
§4.11 L. Architectural Elements.	Primary facades of large scale retail establishments shall have clearly defined architectural detail featuring no less than three of the following: 1. canopies or porticos; 2. overhangs; 3. recesses and projections; 4. arcades; 5. raised, corniced parapets over the door; 6. peaked roof forms; 7. arches; 8. outdoor patios; 9. display windows; 10. architectural details such as tile work, architectural banding, and moldings, which are integrated into the building structure and design; or 11. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.	P&Z
§4.11 M Building Entrances	large scale retail establishments shall have clearly defined, highly visible entrances featuring at least three of the following elements: 1. canopies or porticos; 2. overhangs; 3. recesses and projections; 4. arcades; 5. raised, corniced, parapets over the door; 6. peaked roof forms; 7. arches; 8. outdoor patios; 9. display windows; 10. architectural details such as tile work, architectural banding, and moldings, which are integrated into the building structure and design; or 11. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.	P&Z
§4.11 N. Materials and Colors		
§4.11 N.1	Predominant exterior building materials on all sides shall be of high quality, including the following or other materials of similar appearance and characteristics: brick, sandstone, other native stone; tinted/textured concrete masonry units; brick, stone or native veneer;	P&Z
§4.11 N.2	2. Color shades shall be used to unify the development. Façade colors shall be low reflectance, subtle, neutral, earth tone colors.	P&Z
§4.11 N.4	4. Wall surface materials shall not include smooth-faced concrete block, smooth-faced concrete panels or other similar products, aluminum or vinyl siding, or prefabricated steel panels.	P&Z
§4.11 N.6	6. Use of neon as an architectural building accent is prohibited.	P&Z
§4.11 O. Roofs	Roofs shall comply with the provisions of §4.6.I.4., and shall have no less than two of the following features:	P&Z
§4.11 O.1	parapets, the average height of which shall not exceed 15 percent of the height of the supporting wall,	P&Z
§4.11 O.2	overhanging eaves, extending no less than three feet past the supporting walls;	P&Z
§4.11 O.3	sloping roofs that do not exceed the average height of the supporting walls	P&Z
§4.11 O.4	three or more roof slope planes.	P&Z
§4.11 P Abandoned Buildings.	No certificate of occupancy shall be issued for any new building or space that is subject to the provisions of this Section, without compliance with the following requirements: 1. The building shall remain fully illuminated inside within 100 feet of all public entrances, and outside including all parking lot areas, consistent with the historic practice. 2. Glazing shall not be boarded and broken windows shall be replaced immediately. 3. Vegetated landscaping shall be watered, trimmed and mowed during the growing season. Dead vegetation shall be replaced immediately. 4. Graffiti shall be immediately removed from the site. 5. Painted or stained building surfaces shall be painted or stained at least very three years or when the surface starts to peel, crack, or fade. 6. Snow removal shall occur within 24 hours after all snow storms.	P&Z
§5.1 STORMWATER MANAGEMENT		
§5.1 B. Stormwater Design and Construction Standards		
§5.1 B. 1.	The <i>City of Gunnison Stormwater Management Manual</i> shall be incorporated herein by reference.	C.C. w/ P&Z Rec

<p>§5.1 B. 2.</p>	<p>Design and Construction of all stormwater water facilities shall be in accordance with the <i>City of Gunnison Stormwater Management Manual</i> as it may be amended. See <i>City of Gunnison Stormwater Management Manual</i> Table 3-1 below:</p> <table border="1" data-bbox="838 253 2255 573"> <thead> <tr> <th colspan="3" data-bbox="838 253 2255 285">TABLE 3-1 DRAINAGE REPORT SUBMITTAL REQUIREMENTS</th> </tr> <tr> <th data-bbox="838 285 1311 318">Submittal Type</th> <th data-bbox="1311 285 1784 318">Drainage Submittal Requirements</th> <th data-bbox="1784 285 2255 318">Review Body</th> </tr> </thead> <tbody> <tr> <td data-bbox="838 318 1311 350">Map Amendment</td> <td data-bbox="1311 318 1784 350">Determined by the City Engineer</td> <td data-bbox="1784 318 2255 350">P&Z and City Council</td> </tr> <tr> <td data-bbox="838 350 1311 383">Planned Development PDO or PD</td> <td data-bbox="1311 350 1784 383">Transitional Phase II Drainage Report</td> <td data-bbox="1784 350 2255 383">P&Z and City Council</td> </tr> <tr> <td data-bbox="838 383 1311 415">Development Application</td> <td data-bbox="1311 383 1784 415">Determined by City Engineer</td> <td data-bbox="1784 383 2255 415">Staff</td> </tr> <tr> <td data-bbox="838 415 1311 448">Conditional Use</td> <td data-bbox="1311 415 1784 448">Determined by City Engineer</td> <td data-bbox="1784 415 2255 448">P&Z</td> </tr> <tr> <td data-bbox="838 448 1311 480">Preliminary Subdivision Plat</td> <td data-bbox="1311 448 1784 480">Phase II Drainage Report</td> <td data-bbox="1784 448 2255 480">P&Z</td> </tr> <tr> <td data-bbox="838 480 1311 513">Final Subdivision Plat/Replat</td> <td data-bbox="1311 480 1784 513">Phase III Drainage Report</td> <td data-bbox="1784 480 2255 513">P&Z and City Council</td> </tr> <tr> <td data-bbox="838 513 1311 545">Minor Subdivision</td> <td data-bbox="1311 513 1784 545">Determined by City Engineer</td> <td data-bbox="1784 513 2255 545">P&Z and City Council</td> </tr> <tr> <td data-bbox="838 545 1311 573">Exempt Subdivision</td> <td data-bbox="1311 545 1784 573">Determined by City Engineer</td> <td data-bbox="1784 545 2255 573">Staff</td> </tr> </tbody> </table>	TABLE 3-1 DRAINAGE REPORT SUBMITTAL REQUIREMENTS			Submittal Type	Drainage Submittal Requirements	Review Body	Map Amendment	Determined by the City Engineer	P&Z and City Council	Planned Development PDO or PD	Transitional Phase II Drainage Report	P&Z and City Council	Development Application	Determined by City Engineer	Staff	Conditional Use	Determined by City Engineer	P&Z	Preliminary Subdivision Plat	Phase II Drainage Report	P&Z	Final Subdivision Plat/Replat	Phase III Drainage Report	P&Z and City Council	Minor Subdivision	Determined by City Engineer	P&Z and City Council	Exempt Subdivision	Determined by City Engineer	Staff	<p>See <i>City of Gunnison Stormwater Management Manual</i> Table 3-1</p>
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<p>§5.1 B. 3.</p>	<p>The drainage system shall be designed and constructed so that only historic runoff rates, not including historic irrigation, shall be released from the site. Drainage flows in excess of this amount shall be retained, detained or handled in a storm sewer system. All costs associated with handling runoff generated by a development shall be paid by the developer.</p>	<p>C.C. w/ P&Z Rec</p>																														
<p>§5.1 B. 4.</p>	<p>The drainage system shall comply with applicable state and federal requirements.</p>	<p>No Waiver</p>																														
<p>§5.1 C. Floodplain</p>	<p>Lands within the City limits and located within an adopted 100 year floodplain are subject to the City’s Flood Damage Prevention Regulations found in Chapter 14.60 of the <i>City of Gunnison Municipal Code</i>.</p>	<p>No Waiver</p>																														
<p>§5.2 SLOPE PROTECTION STANDARDS</p>																																
<p>§5.2 A. 1. a.</p>	<p>All Map Amendments proposed after the adoption date of this <i>LDC</i> shall be subject to these Slope Protection Standards.</p>	<p>ZBAA</p>																														
<p>§5.2 A. 1. b.</p>	<p>Non-residential development districts shall be prohibited on slopes greater than 10 percent.</p>	<p>No Waiver</p>																														
<p>§5.2 A. 3.</p>	<p>Notwithstanding the maximum densities permitted by the underlying zoning district, the minimum lot area and front yard dimension for new residential development on parcels containing slopes 10 percent or greater shall be determined by the following factors presented in Table 5-1.</p>	<p>ZBAA</p>																														
<p>§5.2 B. Development Restriction on Steep Slopes</p>																																
<p>§5.2 B. 2. a.</p>	<p>New development proposed to be built on any portion of a site containing a 10 percent or greater shall be subject to review and approval pursuant to Section 6. This provision applies to development that would otherwise be exempt from the development plan review process.</p>	<p>P&Z</p>																														
<p>§5.2 B. 2.b.i.</p>	<p>Site Disturbance shall be minimized to the maximum extent practicable (§5.2 D., Grading Standards).</p>	<p>CD Director</p>																														
<p>§5.2 B. 2.b.ii.</p>	<p>Cuts for utilities and access driveway shall be shared to the maximum extent feasible</p>	<p>CD Director</p>																														
<p>§5.2 B. 2.b.iii.</p>	<p>To the maximum extent feasible, new construction shall not take place on any portion of a parcel that shows evidence of slope instability, landslides, avalanche, flooding alluvial fan or other natural or manmade hazards.</p>	<p>CD Director</p>																														
<p>§5.2 B. 2.b.iv.</p>	<p>The applicant shall demonstrate that the slope’s ground surface and subsurface are not unstable, that the proposed development will not cause instability or increase the potential for slope failure, and that the development of the slope will not increase the degree of hazard both on-site and on adjacent properties.</p>	<p>CD Director</p>																														
<p>§5.2 B. 3. Structure Clearance from Steep Slopes</p>	<p>Structure clearance from ascending or descending slopes greater than 30 percent shall comply with the requirements set forth in the applicable <i>Building Code</i> provisions.</p>	<p>CD Director</p>																														
<p>§5.2 B. 4. Grading, Clearing and Excavation–Slope in Excess of Ten Percent.</p>	<p>Clearing, excavation and grading on slopes greater than 10 percent shall not be allowed, unless expressly approved through a site development application.</p>	<p>CD Director</p>																														

§5.2 B. 5. Roads/Driveway – Slopes in Excess of 10 Percent.	Shared driveway and access to site or lots containing slopes in excess of 10 percent shall be utilized to the maximum extent feasible (also see §4.3, General Site Access).	CD Director
§5.2 C. Ridgeline Protection Standards		
§5.2 C.2. Building/Roof Design for Ridgeline Protection Guidelines.	Development subject to this subsection will be designed and sited to minimize the visible intrusion of building and structures above the designated ridgelines or above existing ridge top trees or vegetation, and thus preserve scenic view across or through the site.	CD Director
§5.2 C.2. Development Plan	All development subject to these ridgeline protection standards shall submit a development plan, including a visual analysis of the proposed development, for staff review and approval. The required visual analysis shall include a photographic simulation of the development from viewpoints as determined by staff.	CD Director
§5.2 D. Staff Waivers for Ridgeline Protection Standards		
§5.2 D. 1.	Staff may grant such waivers or modifications to the ridgeline protection standard only if it finds based on substantial evidence presented by the applicant, that the following conditions are satisfied: a. Application of the ridgeline standard renders the site undevelopable; b. Application of the ridgeline standards will result in substantial economic hardship and the economic hardship is not created by the applicant or otherwise self imposed; and c. The development conforms to all other development, site design and environmental standards set forth in this Section and in all other applicable ordinances and codes.	CD Director
§5.2 D. 2.	In granting a waiver from or modification of the ridgeline protection standards set forth in this section, staff may impose conditions if the effect of the conditions is to reduce the adverse impact of the development, including but not limited to a reduction in a maximum building height below what would otherwise be permitted in the applicable zoning district.	CD Director
§5.3 GRADING AND EROSION CONTROL		
§5.3 B. Grading Plan	The applicant shall submit a grading plan which illustrates the extent of the land disturbance which is to occur on the property. The grading plan shall illustrate existing site features and shall depict existing and proposed contours, using a contour interval of two feet. Where slopes are greater than 20 percent, five foot contours may be depicted.	Subdivision: C.C. w/ P&Z Rec Site Development: CD Director
§5.3 D. Grading Standards		
§5.3 D. 1. Grading Prohibited without Prior Approvals/Permits	No cutting, filling, stockpiling, excavation, or vegetation removal shall be permitted, whether to provide for a building site, for on-site utilities, or services for any roads or driveway, prior to final approval of a grading and excavation plan submitted in conjunction with a site development plan application or the issuance of a building permit.	CD Director
§5.3 D. 2. Limits on Changing Natural Grade	The original, natural grade of a lot shall not be raised or lowered more than 10 feet at any point for construction of any structure or improvement except: a. Foundation walls incorporated into the principal structure to allow the building mass step in response to natural grade; or b. The site's original grade may be raised or lowered to a maximum of twelve feet if a retaining wall or terracing is used to reduce the steepness or manmade slopes, provided that the retaining wall or terracing comply with the requirements set forth in this Section.	CD Director
§5.3 D. 3. Cutting and Creating Benches	Cutting and grading to create benches or pads for additional or larger building sites or lawns shall be avoided to the maximum extent feasible.	CD Director
§5.3 D. 4. Grading For Accessory Building Pads Discouraged.	Separate pad for accessory buildings and structures other than garages, such as tennis courts, swimming pools, outbuildings, and similar facilities, shall be discourage except where the average natural slope is 15 percent or less, as measured from the points with the highest and lowest elevation within five feet of any portion of the proposed accessory building structure or building.	CD Director
§5.3 D. 5. b.	Except as provided below, graded or filled manmade slopes shall not exceed a slope of 30 percent (3:1 slope) unless civil engineering plans incorporating recommendation from a geotechnical report, both of which shall be submitted by an engineer	Subdivision: C.C. w/ P&Z Rec

	licensed in the State of Colorado, is furnished to the Community Development Director. The plans and reports shall include a written statement establishing that the site has been investigated and that, in the opinion of the qualified professionals, a cut at a steeper slope will be stable and not create a hazard to public or private property both on the site and directly adjacent to the affected site.	Site Development: CD Director
§5.3 D. 5. c.	If a steeper slope will result in less overall site disturbance, then graded or filled manmade slopes associated with road construction may exceed a slope of 50 percent (2:1slope), but shall be subject to City review and approval.	Subdivision: C.C. w/ P&Z Rec
§5.3 D. 6. b.	Retaining walls shall be used to provide breaks in manmade slopes exceeding 30 percent and to provide planting pockets.	CD Director
§5.3 D. 6. c.	Retaining walls may be permitted to support steep slopes but shall not exceed six feet in height from the finished grade except for: i. a structure's foundation wall; ii. as necessary to construct a driveway from the street to a garage or parking area; or, iii. as otherwise expressly allowed by this Section.	CD Director
§5.3 D. 6. d.	Any retaining wall or multiple retaining wall design greater than four feet in height shall be designed by an engineer registered in the State of Colorado and the engineer design shall be based on recommendations from a geotechnical engineer soils report. The engineer design shall be submitted to staff for review and approval prior to construction.	No Waiver
§5.3 D. 6. e.	A three foot minimum horizontal terrace shall be required for any multiple retaining walls that are less than four feet in height. A minimum five foot horizontal terrace shall be required for any multiple retaining walls that are four feet or greater in height. Terraces created between retaining walls shall be permanently landscaped with vegetation.	CD Director
§5.3 D. 6. f.	Retaining walls visible from a collector street, arterial street or highway, or from public open areas or parks, shall be screened by vegetation or faced with wood, stone or other earth-colored materials that blend with the surrounding natural landscape.	CD Director
§5.3 D. 6. g.	All retaining walls shall comply with applicable <i>Building Code</i> provisions, except that when any provision of this Section conflicts with any provision set forth in the <i>Building Code</i> , the more restrictive provision shall apply.	No Waiver
§5.3 D. 6. h.	Filling, draining or dredging of water courses, wetlands, gullies, stream beds or stormwater runoff channels is prohibited, except as authorized with a floodplain development permit or with an approved site development plan.	No Waiver
§5.3 D. 6. i.	Where detention basins and other stormwater and erosion control facilities may be required, any diverse visual impact on the natural landscape and topography shall be minimized to the maximum extent feasible.	No Waiver
§5.3 D. 7.a. Follow Natural Contours	All disturbed areas shall be restored as natural-appearing land forms, with curves that blend in with the adjacent undisturbed slopes. Abrupt angular transitions and linear slopes shall be avoided.	No Waiver
§5.3 D. 7.b. Revegetation Required	Areas disturbed by grading shall be contoured so they can be revegetated and shall be revegetated within one growing season after construction using native species seed mix (see Appendix A). Revegetation shall be sufficient to provide erosion control and prevent the invasion of weeds. Plans for revegetation of cut-and fill and graded slopes shall be included as part of the site development plan application.	CD Director
§5.3 D. 7.c. Timeline	Overlot grading projects affecting an area greater than one acre in size that has been wholly or partially grubbed or wholly or partially graded, construction shall commence and shall be continuous within 60 days after grubbing. Should construction or grading not commence or be continuous within the required 60 day period, the site shall be native seeded within 30 days following the expiration of the required 60 day period. When approved by the Community Development Director, a time extension may be granted for conditions beyond the control of the permittee for items such as flooding or discovery of historic artifacts.	CD Director
§5.3 D. 7.d. Surety	In order to insure conformance with the requirement of paragraph c (Timeline) above, a performance bond or other suitable security in an amount of 125% of the cost to accomplish ground preparation, native seeding fertilizer application, and mulching of the site shall be posted prior to the issuance of a grading permit. Any surety provided pursuant to this subsection shall be returned upon completion of an approved final inspection for the building site; the Community Development Director may require up to a 12 month plant establishment period before releasing surety.	CD Director

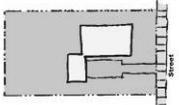
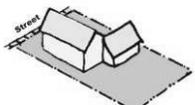
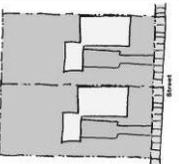
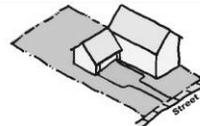
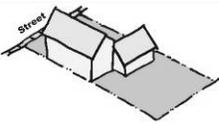
§5.3 D. 7.e. Man-made Slopes Greater than 25 Percent	On man-made slopes of 25 percent or greater, plant materials with characteristics that minimize erosion and reduce surface runoff shall be selected.	CD Director
§5.3 D. 7.f. Man-made Slopes Greater than 50 Percent	On man-made slopes greater than 50 percent stabilization measures such as erosion netting, hydro mulching or other advanced slope stabilization technique shall be utilized.	CD Director
§5.3 D. 7.g. Topsoil Stockpiled	To the maximum extent feasible, topsoil that is removed during construction shall be stockpiled and conserved for later use on areas requiring revegetation or landscaping, such as cut-and-fill slopes.	CD Director
§5.3 D. 8.d.i.	No construction activity including, without limitation, grading excavation or stockpiling or fill material, shall be permitted within the limits of disturbance, whether to provide for a building site, on-site utilities or services or for any roads or driveway, prior to the approval of any required erosion and sedimentation control plan for the development.	CD Director
§5.3 D. 8.d.ii.	To the maximum extent feasible, no development, grading or vegetation removal or alternation shall occur as part of the development project or associated construction activity outside the LOD except as provided in subsection iii.c) below.	CD Director
§5.3 D. 8.d.iii.	Disturbance or construction activity may occur outside the LOD with the written consent of landowner and approval of the Staff for the following limited purposes: a) Mitigation of development activities; b) Restoration of previously disturbed or degraded areas; c) Utility installations and emergency public safety activities when such activities and installations cannot reasonably be contained within the LOD or other nearby developed areas; d) Construction of a trail or pedestrian walkway that will provide public access or education or recreational purposes when such trails or walkway cannot reasonably be contained within the LOD or other nearby developed areas; or e) The enhancement of the habitat values and/or other natural resource values of an identified natural area.	CD Director
§5.3 D. 8.e.	Approved LOD shall be shown on the preliminary and final subdivision grading plan and/or on the development plan for each lot or development site.	C.C. w/ P&Z Rec
§5.3 D. 8.f.	LOD shall be designated in the field prior to commencement of excavation, grading or construction.	CD Director
§5.4 WETLAND AND STREAMS CORRIDOR PROTECTION		
§5.4 C. Other Regulations		
§5.4 C. 1.	This Section does not repeal or supersede any existing federal, state or local laws, easements, covenants or deed restrictions. When this Section imposes a higher or more restrictive standard than found in another applicable ordinance, statute or regulation, this Section shall apply.	C.C. w/ P&Z Rec
§5.4 C. 2.	No person shall engage in any activity that will disturb, remove, drain, fill dredge, clear, destroy or alter any area, including vegetation, within a wetland that falls in the jurisdiction of the federal government and its agencies, except as may be expressly allowed under applicable federal laws or regulations.	No Waiver
§5.4 E. Buffer/Setback Areas		
§5.4 E.1.a.i. Major Ditches	All buildings and accessory structures shall be setback at least 30 feet horizontally (plan view) from the outside edge of adjacent ditch banks. Where defined banks are not readily discernible, the setback shall be measured from the center of the ditch (See Figure 31 Wetland/Stream Setback).	P&Z
§5.4 E.1.a.ii. a)	All buildings and accessory structures shall be setback at least 50 feet horizontally (plan view) from the annual high-water mark of river corridors, or, if not readily discernible, from the delineated floodway.	P&Z
§5.4 E.1.a.ii. b)	All buildings and accessory structures shall be setback at least 30 feet horizontally (plan view) from the annual high-water mark of river corridors or, if not readily discernible, from the defined floodway	P&Z
§5.4 E.1.b. Parking Lot Setbacks	Parking lots shall be setback at least 50 feet horizontally (plan view) from the annual high-water mark of stream or river corridors, or not readily discernible, from the defined floodway of the stream or river.	P&Z
§5.4 E.2.a.	To the maximum extent feasible, wetlands shall not be included as part of a platted development lot.	C.C. w/ P&Z Rec

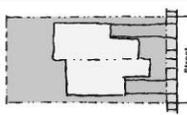
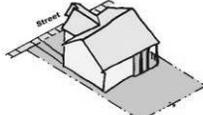
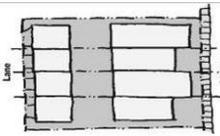
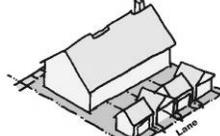
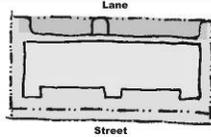
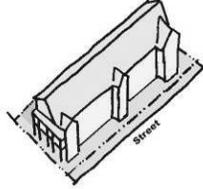
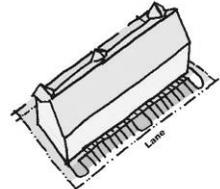
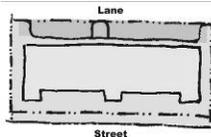
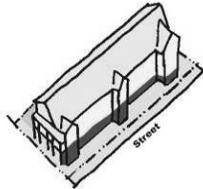
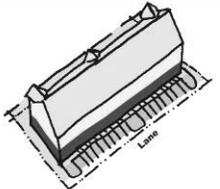
§5.4 E.2.b.	All buildings, accessory structures and parking lots shall be setback at least 50 feet horizontally (plan view) from the delineated edge of a wetland (see Figure 31).	P&Z
§5.4 E.3. Private Open Areas and Landscaping Credit.	All stream corridor and wetland setback areas shall be credited toward any relevant private open areas requirements or landscaping and buffer requirements.	CD Director
§5.4 F. Development Standards		
§5.4 F. 1. Prohibited Activities	No person shall engage in any activity that will disturb, remove, fill, drain, dredge, clear, destroy or alter any area, including vegetation, within stream or river corridors wetlands and their associated buffer/setback areas, except as may be expressly allowed in this Section.	CD Director
§5.4 F. 2. Utilities.	Utilities may be allowed in a buffer/setback area only if the City determines that there is no practical alternative. Any disturbance of the buffer area shall be reclaimed by final grading and revegetation. Provisions for reclamation of the disturbed area shall be included in any development or improvements agreement for the project, with adequate collateral to guarantee that the reclamation will be completed. Utility corridors in buffer/setback areas shall be located at the outside edge of the area and access roads for maintenance of utilities shall be located outside the buffer/setback area. Access for maintenance of utilities in buffer/setback areas should be at specific points rather than parallel to the utility corridor.	CD Director
§5.4 F. 3. Recreation, Education or Scientific Activities	Structures and improvement for recreational, educational or scientific activities such as trails, fishing access and wildlife management and viewing may be permitted in a buffer/setback area provided that a management plan that establishes long-term protection of the buffer/setback area is submitted and approved.	CD Director
§5.4 G. Preservation of Vegetation	All existing vegetation within the stream/river corridor or wetland buffer/setback area shall be preserved, and where necessary to provide adequate screening or to repair damaged riparian areas, supplemented with additional native planting and landscaping.	CD Director
§5.4 H. Wetland Mitigation Requirements		
§5.4 H.1.	Restoration shall be required according to an approved wetland mitigation plan when a wetland or its buffer is altered in violation of law or without specific permission or approval by the Decision-Making Body.	No Waiver
§5.4 H.2.	All approved alterations of wetlands must be mitigated by replacement or enhancement on the site or within the same drainage basin on a one-to-one basis with equivalent or better biologic and hydrologic functions.	P&Z

Land Development Code Revisions – Outstanding Issues to Address – March 4, 2011

SECTION NUMBER	TITLE	OUTSTANDING ISSUES	COMPLETE
1.7 F	Floor Area	Change language to existing LDC language? Yes	C
1.7 G	Height	Review height measure and give example for height calculation. New description and Figure	C
2.3 B	HUD vs UBC Construction Standards		C
2.3	Table 2-2	Designated housing types – Accessory Dwelling Unit added	C
2.4	Principal Use Table	Should there be a Use Standard for each Specific Use? NO...2.4.D addresses...need to cross reference Table 2-3 with standards though.	C
Table 2.5			
2.7	Planned Development District	Re-write standards MOVED to section 9.7	C
2.8 B	Entrance Overlay District	Delete? Strikethrough – needs PZ final approval	I
3.2 A	Household Living	Definition of Household is five unrelated people (differs from Section 15)	C
3.2 B	Congregate Living Characteristics	Need a definition	C
3.3 B 3	Multiple Detached Single Family Units	MOVED to 3.3. C 3	C
3.3 C.4	Multifamily Dwellings	Average building height=sum of the average building height of the buildings under consideration divided by the number of buildings New Height Definition covers this	C
3.3.C.6	Multifamily Dwellings	Talk to Dennis about the storage of propane and gas cans	C
3.3.C.7	Multifamily Dwellings	Trash receptacles shall not be located in the front yard – Steve will look at screening Section 4.6 J 6	C
3.3.F	Townhouses	Needed a definition – cannot be mixed vertically Table 2-2	C
3.4	Public, Civic and Institutional Use Standards	Do we need to list Use Standards for Education and Community Service? Use Standards added	C
3.10 C	Adult Entertainment	Need characteristics, accessory uses, examples, exceptions	C
3.9 A.1	Industrial Use Standards	Feedlots	C
3.9 A.2	Junkyards	Need to discuss some more Not in Prohibited	I
3.9.A.3	NAICS Subsector 324	Change heading to Petroleum and Coal Products Manufacturing? Changed	C
3.9.A.4	NAICS Subsector 331	Change heading to Primary Metal Manufacturing? Changed	C
3.9 B 1.a-d	Outdoor Storage	move 1.a through d to 4.7 Moved	C
3.10 D	Alternative Energy Sources	Need characteristics, accessory uses, examples, exceptions	C
3.10 E	Mining	Need characteristics, accessory uses, examples, exceptions	C
3.11 D	Alternative Energy Sources	need use standards	C
3.11 E	Mining	need use standards	C
3.12	Non-residential Accessory Uses and Structures	Outside Sales and Display – refer to 4.7 and possibly move C.2 and C.4 to 4.7 MOVED	C
3.13	Temporary Uses	Need to review Revised	C
3.14	Complexes	Deleted	C
4.2	Road Standards	70 ft ROW vs 60 ft ROW for Local Street We have both	C
4.2 P	Clustered Mail Box	Developer should coordinate with Postal Service	C
4.3. D.5	Multi-family developments.	Driveways Deleted	C
4.3 D	Shared Driveways	Distance from property line	C
Table 4.7	Off-Street Parking and Loading	Do we need standards for adult entertainment, alternative energy sources and mining?	C

Table 4.7	Off-Street Parking Requirements	Off-street loading group – need to rework in regard to Table 4-11	C
Table 4-7	Off-Street Parking Requirements	Major and Minor Utilities – definition	C
Table 4-7	Off -Street Parking Requirements	Restaurant Parking – should it be increased? Changed from 1 per 100 sqft to 1 per 200 sqft	C
Table 4-7	Off-Street Parking Requirements	Animals (farm animal) breeding or raising (an allowed use – Table 2-3) No parking requirements	C
Figure 15	Parking Lot Landscaping	Cross reference the % of total interior parking lot to be landscaped	C
4.3.I	Driveway Spacing	Rework this section	C
4.3. J 1.c and 2.k and l	Driveway Design Requirements	Define apron	C
4.3 J 3.i	Other Driveway Construction Standards	What is the ditch depth? Min of 18 inches	C
4.3. J.3.1	Other Driveway Construction Standards	Check construction standards on cutting concrete. See proposed new language	C
4.5.A through C	Pedestrian Circulation	Sidewalk extensions Referenced the Trails Master Plan	C
4.6.C.3.	Approval of Landscaping	Enforcement of landscaping requirements. No C/O until completion?	I
4.6.F 4 b i-iii	Street Frontage Buffers - Exemptions	Steve to work on exemptions	I
4.6 F 4 e	Arterial and Collector Street Front Buffers	Add Industrial buffer requirements on Collector Streets	I
4.7 B.	Outdoor Display	Address ingress, egress, fire lanes and safety only Done	C
5.4.D.2	Wetland Boundary	Need a definition	C
5.4.D.3	Mapped Wetlands	Refers to multiple maps, but only one is listed Revised	C
Section 8	Variance	Need a variance for multi-family driveways	I

TABLE 2-2 DESIGNATED HOUSING TYPES			
<p>Single Family Detached or Manufactured Home A detached dwelling unit located on a single lot with private yards on all four sides.</p>			
<p>Zero Lot Line Dwelling A detached dwelling unit located on a single lot with private yards on three sides. The unit has a single side yard on one side comprising the equivalent of two side yards of a single family detached house. A zero lot line development shall be carried out for an entire block, as a row of units, or as a cluster in order to achieve an overall compatibility of design and so zero lot line dwellings are not situated immediately adjacent to traditionally sited dwellings.</p>			

<p>Two-family Dwelling Two attached dwelling units in a single structure on a single lot (often called a duplex). The two units can be located on separate floors or side-by-side.</p>			
<p>Townhouse Two or more attached dwelling units located on separately owned lots or on a single lot. The units are lined up in a row and share side walls. Dwelling units cannot be mixed vertically.</p>			
<p>Multifamily Three or more attached dwelling units in a single structure on a single lot. A multifamily dwelling can vary in height from two to three stories. Dwelling units can be mixed vertically.</p>			
<p>Upper-Story Residential A dwelling unit located on a floor above a nonresidential use.</p>			
<p>Accessory Dwelling Unit A dwelling unit with a floor area between 300 and 700 square feet and is located on the same site as, but have a separate entrance from, a single family dwelling.</p>	