

- “All proposed signage is conceptual and is not approved with this submittal. Future signage will meet the requirements of the City of Longmont Land Development Code and receive approval of a Master Sign Plan.”
- “All lighting fixtures will be full cut off fixtures and meet the requirements of the City of Longmont Land Development Code.”
- “All oil and gas wells existing on the property prior to annexation will be capped at time of development of the lot or block identified on the preliminary plat and or development plan.”
- “Additional easements will be required to provide water service to this development. The easements and their configuration shall be reviewed and approved by the Public Works and Water Utilities Department of the City of Longmont at the time of final plat. Additional easement will be provided to the City of Longmont at no cost.”

B. Permit the following height exceptions in the following areas.

Land Use	Permitted Height	Recommended Height	Exception Required
All Residential Lots	30 feet	30 feet	None
Mixed Use Residential Block 3A	45 feet	45 feet	None
Mixed Use Commercial Blocks 4A, 5A and 6A	45 feet	50 feet (Core Area)	5 feet
	45 feet	45 feet on perimeter	None
Civic and Religious	45 feet	75 feet in two areas not to exceed 150,000 total square feet	30 feet
	45 feet	60 feet in two area not to exceed 100,000 total square feet	15 feet
	45 feet	45 feet for remainder of parcel	None
Architectural features in mixed use and civic and religious areas	45 feet	60 feet	15 feet

C. Approval is subject to City Council approval of the LPA Amendment and Annexation.

This recommendation is reflected in PZR 2007-6B.

- c. Other Height Exceptions. The following items are allowed to exceed the maximum height allowed in the zoning district by no more than 10 feet, unless more strictly limited in the list below, provided the items are adequately screened to mitigate potential adverse visual impacts. All of the following items shall be typically associated with the structure to which they are attached. Applicants may request other exceptions to the height limitations stated in this section according to the height exception procedures in Chapter 15.02 (Development Review Procedures) of this Development Code.
- i. Chimneys, smokestacks or flues that cover no more than five (5) percent of the horizontal surface area of the roof;
 - ii. Cooling towers and ventilators that cover no more than five (5) percent of the horizontal surface area of the roof;
 - iii. Elevator bulkheads and stairway enclosures that cover no more than five (5) percent of the horizontal surface area of the roof;
 - iv. Water towers and fire towers that cover no more than five (5) percent of the horizontal surface area of the roof;
 - v. Utility poles and support structures that cover no more than five (5) percent of the horizontal surface area of the roof; and
 - vi. Belfries, spires, steeples, cupolas, and domes associated with places of worship, provided they are not used for dwelling purposes.
- d. Minimum Height—Basement Structures Dwellings. All dwellings shall be constructed with at least seventy-five (75) percent of the roof surface higher than ten (10) feet from grade.
- e. Fence or Wall Height. The height of a fence or wall is measured as the vertical distance between finished grade on the highest side of the fence or wall to the top of the fence or wall.
- f. ~~Sign Height. Freestanding and wall sign height is measured from the elevation of the sidewalk immediately adjacent to the sign, or where there is no sidewalk, from the lowest point of finished grade located within 50 feet of the sign to the top of the sign structure.~~
4. Street Frontage. Street Frontage is measured between side lot lines along the front lot line abutting the street. On corner lots (which have only one "front lot line"), street frontage also is measured along the side lot line dividing the lot from the street.
5. Lot Area. Lot area is measured as the total area within the property lines of a lot or parcel, excluding adjacent right-of-way.
6. Lot Width. Lot width is measured as the distance parallel to the front lot line measured between side lot lines at a depth equal to the front building setback.
7. Floor Area Ratio (FAR). Floor Area Ratio (FAR) is measured as the ratio of gross floor area divided by gross lot or land area measured in square feet.
- a. "Gross floor area" includes total floor area located within the outside walls of a building including floor area above the ground floor, but exclusive of non-habitable space (excluding areas such as unfinished basements area, cellars, shafts, garages, carports, and porches).
 - b. For mixed-use developments containing residential uses, the residential square footage floor area is added to the commercial development non-residential floor area for a total development FAR.
8. Distance or Spacing. Whenever a regulation requires a proposed use or activity to be located a specified distance from an existing use, zoning district boundary, or activity, such distance or spacing requirement is measured as follows:
- a. When a proposed or existing use is housed located in a structure or building, the required distance is measured to the exterior wall of the structure or building.