

ORDINANCE O-2011-53

A BILL FOR AN ORDINANCE AMENDING SECTIONS 15.03.060.E., 15.03.090.D., 15.03.150.F., 15.05.020.H., 15.05.040, AND 15.05.090 OF THE LONGMONT MUNICIPAL CODE ON LANDSCAPE REGULATIONS

THE COUNCIL OF THE CITY OF LONGMONT, COLORADO, ORDAINS:

Section 1

In this Ordinance, ellipses indicate material not reproduced as the Council intends to leave that material in effect as it now reads.

Section 2

The Council amends section 15.03.060.E. of the Longmont Municipal Code, by adding italicized material and deleting stricken material, to read as follows:

15.03.060. - Planned unit development (PUD) districts.

...

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

...

~~3. Common open space.~~

~~a. Minimum requirements. Except for PUDs located in the Longmont central business district (as that term is defined in chapter 15.10 of this development code) or PUD overlay districts in the base CBD zoning district, all PUDs shall provide common open space according to the following schedule:~~

TABLE 15.03-A

PUD District	Minimum Common Open Space (% of Gross Land Area Devoted to PUD District or Specified Use)
PUD-R	
All portions containing one family and two-family dwelling units	20%
PUD-R	
All portions containing dwelling units other than one family or two-family dwelling units	30%
PUD-C	20%

PUD-I	20%
	Nonresidential portions: 20%
PUD-MU	Residential portions: Same as required for dwelling in a PUD-R District

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

...

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

~~16. Perimeter buffers.~~

~~a. Where a PUD district is adjacent to a public right of way or to an existing lower density residential use or lower density residential zoning district boundary, a landscaped buffer at least 20 feet in width, or the required landscape buffer width, whichever is greater, shall be established along the abutting perimeter property line(s). The buffer shall not include any portion of private yards.~~

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

~~c. The required buffer shall be landscaped according to the standards stated in section 15.05.090(C)(3)(c) (buffer landscaping for nonresidential uses in nonresidential zones).~~

~~d. Up to 100 percent of the perimeter buffer area may be credited towards satisfying the common open space requirements stated in subsection~~

1 | ~~(E)(3) above, if the decision-making body finds that the buffer area substantially~~
2 | ~~meets the locational and design criteria for open space stated in section 15.05.040~~
3 | ~~of this development code.~~

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

9 | 186. Street standards and modification. The design of public streets
10 | within a PUD shall comply with all applicable city standards. Modification of
11 | existing city standards may be allowed under the review criteria in section
12 | 15.02.090(I), "Exceptions to Street/Road and Access Standards." In addition to
13 | the criteria stated in section 15.02.090(I), right-of-way, pavement widths, and
14 | street widths may be reduced through the PUD review process where it is found
15 | that:

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

23 | 197. All other zoning and development standards and modifications.

24 | a. Modification allowed. Unless otherwise expressly limited by this
25 | section, the decision-making body may allow modification of all other applicable
26 | zoning district, general development, and subdivision standards within a PUD
27 | district, provided that adequate compensating design and mitigation measures are
28 | included in the PUD development plan. See section 15.02.060(G) for applicable
29 | PUD review procedures and criteria for approval.

30 | b. Applicability continues if no waiver. Except where this subsection
31 | states a specific standard or the decision-maker modifies an otherwise applicable
32 | standard, all development in a PUD district shall comply with all applicable

standards stated in chapters 15.04 (Use Regulations), 15.05 (Development Standards), and 15.07 (Subdivision and Improvements Standards).

2018. Development assurances. The decision-making body may require adequate assurance, in a form and manner that it approves, that the common open space, amenities, and public improvements shown in the final PUD development plan will be provided and fully developed.

Section 3

The Council amends section 15.03.090.D of the Longmont Municipal Code, by adding italicized material and deleting stricken material, to read as follows:

15.03.090. - SE-O scenic entryway overlay district.

...

D. *Special development standards.* The following special development standards apply to all development in the SE-O overlay district, unless otherwise expressly excepted:

...

~~2. *Landscaping of the building setback from primary street or highway right-of-way designated with a SE-O district.* The required building setback shall be landscaped according to section 15.05.090.D. of this development code. Where applicable, existing trees and vegetation shall be preserved and may be used to meet these landscaping requirements to the extent they satisfy all other provisions of this section and section 15.05.090.H.3., "Preservation of Existing Trees and Vegetation."~~

3. Structures allowed within building setback from primary street or highway right-of-way designated with a SE-O district. No buildings, structures, frontage or access roads, or parking areas shall be erected or developed within the required front building setback, except for the following:

a. Permitted on-premises signs, subject to the requirements of subsection D.9. of this section;

b. Required street lighting facilities;

c. Approved small-scale, mass transit facilities such as bus shelters or bus stops; and

1 d. Approved pedestrian gathering spaces.

2 43. Building orientation and design.

3 a. Building entrances.

4 i. Retail, office, financial, restaurant and hotel establishments.

5 Retail, office, financial, restaurant and hotel establishments located in the SE-O
6 overlay zoning district shall comply with the primary entrance design standards
7 stated in section 15.05.120(B), "Design Standards for Retail, Office, Restaurant
8 and Hotel Establishments," of this development code.

9 ii. Other nonresidential development. Unless the decision-
10 making body determines that an alternative design would be more appropriate,
11 given the layout of the development, each principal nonresidential building on a
12 site shall have a highly visible customer or user entrance facing a primary street or
13 highway (including but not limited to Highways 66, 287, and 119). Such entrance
14 shall be clearly defined architecturally (e.g., distinguished by a peaked roof form
15 or raised parapet) and shall be recessed or framed by a sheltering element such as
16 an awning, arcade, or portico in order to provide shelter from summer sun and
17 winter weather.

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

24 c. Building materials.

25 i. Natural building materials, such as stone or brick, shall be
26 utilized as the primary building materials within the SE-O district for
27 nonresidential and multifamily developments, unless the decision-making body
28 determines that alternative building materials or more variety of materials would
29 be more appropriate given the location, context and design of the proposed
30 development.

31 ii. Glazed areas shall not exceed 60 percent of the exterior of a
32 building and shall have a maximum 15 percent outside visual light reflectivity

1 value.

2 d. Other applicable design standards. Buildings within the SE-O
3 district shall comply with the applicable residential and nonresidential design
4 standards in addition to the standards in this section. See also section 15.05.110,
5 "Residential Design Standards," and section 15.05.120, "Nonresidential Design
6 Standards," of this development code.

7 ~~54.~~ Access.

8 a. Pedestrian access within the SE-O district shall comply with the
9 requirements of section 15.05.060 and section 15.05.120. In addition, there shall
10 be direct pedestrian access (a minimum eight-foot-wide concrete path) from each
11 lot fronting a highway or primary street designated with a SE-O district to the
12 pedestrian/bike path within the adjacent highway or primary street right-of-way.
13 For lots with more than 300 feet of highway frontage, there shall be a pedestrian
14 connection for every 300 feet, or portion thereof, of frontage.

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

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

25 ~~65.~~ Off-street parking area standards.

26 a. Location. Parking areas for buildings shall be distributed around a
27 building to the maximum extent practicable. No more than 50 percent of the
28 required amount of off-street parking shall be located between the facade of the
29 principal building facing the primary street or highway and the street or highway,
30 unless the decision-making body determines that the applicant has provided a
31 more appropriate design or demonstrated that it is not practical to distribute the
32 parking in this manner and the applicant has provided additional parking area

1 landscaping or other amenities to mitigate a concentration of parking area(s).

2 ~~b. Landscaping. All off street parking areas shall be landscaped~~
3 ~~according to the requirements stated in section 15.05.090(C)(6) of this~~
4 ~~development code.~~

5 76. Streetscape requirements.

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

12 b. Street/parking area lighting. New development shall provide street
13 lamps and pedestrian lighting according to the specifications and standards
14 adopted by the city. Street and parking area lighting fixtures should express local
15 character in design and materials. All exterior lighting shall comply with the
16 outdoor lighting standards stated in section 15.05.140

17 87. Signs.

18 ...

19 Section 4

20 The Council amends section 15.03.150 of the Longmont Municipal Code, by adding
21 italicized material and deleting stricken material, to read as follows:

22 15.03.150. - MU mixed use district.

23 ...

24 F. Development and design standards.

25 ...

26 6. Pedestrian amenities, streetscapes, open space and landscaping.

27 ...

28 g. Open Space shall be provided according to the following
29 standards.

30 i. Open space for gathering and recreation opportunities is
31 required for developments, consistent with the district regulating plan, and may

1 consist of plazas, courtyards, pocket parks, roof-top gardens and patios, private
2 yards and patios, or other common areas. Developments that construct public
3 gathering spaces in proximity to the development may also count that area as
4 open space.

5 ~~ii. Developments within the transit and commercial core areas~~
6 ~~shall provide a minimum of ten percent of the lot area as open space.~~

7 ~~iii. Developments within the mixed use transition areas shall~~
8 ~~provide a minimum of 20 percent of the lot area as open space.~~

9 ~~iv. Open space shall be accessible to the users of the~~
10 ~~development and be improved with seating, landscaping and other amenities.~~

11 *iv. On-site open space landscaping can vary considerably,*
12 *depending on the type of open space proposed for a development, and shall be*
13 *approved in conjunction with a site plan, consistent with landscape standards in*
14 *the district regulating plan.*

15 h. Streetscapes in the right-of-way shall be landscaped according to
16 ~~the following requirements or as approved in the district regulating plan:~~

17 ~~i. Trees in the right of way shall be spaced every 30 feet and,~~
18 ~~depending on the street type and adjacent uses, shall be planted in tree grates, in a~~
19 ~~tree lawn area, or in raised planters landscaped with groundcovers, shrubs,~~
20 ~~annuals, or perennials.~~

21 ~~ii. Tree lawns, where applicable, shall be landscaped with~~
22 ~~irrigated lower water consuming sod and xeriscape planting areas for other~~
23 ~~ground cover, flowers and other low growing plant material.~~

24 ~~iii. On-site open space landscaping can vary considerably~~
25 ~~depending on the type of open space proposed for a development. Landscaping~~
26 ~~for on-site improvements shall be approved in conjunction with a site plan and~~
27 ~~shall be consistent with landscape standards in the district regulating plan.~~

28 Section 5

29 The Council amends section 15.05.020.H. only of the Longmont Municipal Code, by
30 adding italicized material and deleting stricken material, to read as follows:

31 15.05.020. - Streets and vehicle access and circulation.

...

1
2 H. ~~Preservation of vegetation. All existing, healthy trees and~~
3 ~~vegetation within the stream corridor or wetland setback area shall be preserved,~~
4 ~~and where necessary to provide adequate screening or to repair damaged riparian~~
5 ~~areas, supplemented with additional native planting and landscaping approved by~~
6 ~~the city. This provision shall not prohibit removal of dead trees/vegetation,~~
7 ~~noxious weeds, non-native trees/vegetation that threaten native species growth or~~
8 ~~reintroduction, or any other tree/vegetation that is a threat to the public health or~~
9 ~~safety subject to mitigating impacts associated with vegetation removal. See~~
10 ~~section 15.05.090(H)(3) for tree preservation standards.~~

11 I. ~~Bridges.~~ The construction of bridges according to city standards
12 over a stream corridor and within the stream setback area is permitted, provided
13 such bridges are planned and constructed so as to minimize impacts on the stream
14 corridor. Construction of bridges within the wetland setback area shall be
15 prohibited unless appropriate federal permits are granted.

16 J. Utilities. Utilities may be allowed in a stream corridor or wetlands
17 setback area only if the city determines there is no practical alternative. The
18 applicant shall reclaim any disturbance of the setback area by re-grading and re-
19 vegetation. Provisions for reclamation of the disturbed area shall be included in
20 any development or subdivision agreement for the project, with adequate security
21 to guarantee the reclamation shall be completed. Utility corridors in setback areas
22 shall be located at the outside edge of the area and access roads for maintenance
23 of utilities shall be located outside the setback area. Access for maintenance of
24 utilities in setback areas should be at specific points rather than parallel to the
25 utility corridor.

26 K. Recreation, education, or scientific activities. Structures and
27 improvements for recreational, educational, or scientific activities such as trails,
28 fishing access, and wildlife management and viewing may be permitted in a
29 stream corridor or wetlands setback area, provided a management plan that
30 establishes long-term protection of the setback area is submitted with the final plat
31 or plan and approved.

32 L. Design and aesthetics. Projects adjacent to large natural areas or

1 natural area corridors, including, but not limited to, the St. Vrain River, Boulder
2 Creek, Dry Creek #2, Union Reservoir, and Left Hand Creek, shall be designed to
3 complement the visual context of the natural area. Techniques such as
4 architectural design, site design, the use of native landscaping, and choice of
5 colors and building materials shall be utilized in such manner that scenic views
6 across or through the site are protected, and man-made facilities are screened
7 from off-site observers and blend with the natural visual character of the area.

8 Section 6

9 The Council amends the Longmont Municipal Code by repealing section 15.05.040 in its
10 entirety.

11 Section 7

12 The Council amends the Longmont Municipal Code by repealing section 15.09.0940 in
13 its entirety.

14 Section 8

15 The Council amends the Longmont Municipal Code by adding the following
16 section:

17 15.05.040 Landscape and Open Space Regulations

18 A. Purpose: These regulations are intended to achieve the following
19 purposes:

- 20 1. Further the goals, policies, and strategies stated in the Longmont
21 Area Comprehensive Plan (LACP);
- 22 2. Preserve open areas, wildlife habitat, water quality, and sensitive
23 natural lands or features;
- 24 3. Enhance the visual quality of the city;
- 25 4. Promote safe and compatible design;
- 26 5. Provide passive and active recreation opportunities and amenities;
- 27 6. Provide off-street multi-modal transportation routes;
- 28 7. Provide for storm water systems including Low Impact
29 Development (LID);

- 8. Screen or separate incompatible uses;
- 9. Conserve water, energy and other limited resources.

B. Applicability: These regulations apply to all subdivisions, construction and development.

C. Design Requirements: In accordance with current State Statutes all landscape plans must be designed by a licensed professional landscape architect except for the following:

- 1. Residential Landscape Design, consisting of landscape design services for single- and multi-family residential properties of four or fewer units not including common areas.

D. Exemptions: The following types of development are exempt from the specific regulations listed below:

- 1. One- and two-family residential subdivisions of less than ten dwelling units are exempt from common open space and pocket park requirements.

- 2. Multi-family residential developments less than 20 units are exempt from pocket park requirements.

- 3. Property located on either side of Main Street north of 2nd Avenue and south of Longs Peak Avenue are exempt from common open space requirements, however urban dwelling units in this area are subject to the amenity requirements stated in section 15.04.020(B)(31), "Urban Dwelling Units."

E. Modifications: Common open space and landscape requirements may be modified for infill development, redevelopment, or change of use subject to the provisions of section 15.01.040(B), and any of the following:

- 1. The landscaping is proportionate with the scope of the project, depending on the types of uses and improvements proposed or that the scope of the development is so minor that it would be impractical or unreasonable to meet the landscaping standards; or

- 2. Developments shall provide increased quantities, sizes or types of landscaping or amenities to offset the reduced percentage of landscaped area; or

- 3. Rights-of-way areas

- a. Where it is not possible to meet the right-of-way landscaping

1 standards, such as in the CBD or MU Districts, an alternative landscape plan may
2 be provided.

3 b. The alternative landscape plan may include the use of tree grates
4 within or adjacent to the concrete path or pedestrian walk.

5 c. If right-of-way landscaping is not possible, the dollar value of the
6 required landscaping, including the estimated cost of installation, shall be
7 deposited into the City's tree planting fund. For developments within a MU
8 district, the dollar value deposited in the city's tree planting fund shall be
9 dedicated for future tree planting within the MU district where the development is
10 located.

11 4. The development services manager may reduce or waive the
12 amount of common open space required for development on the following streets
13 and blocks in the CBD zoning district, based on consideration of the scale of the
14 proposed development and proposed building setbacks:

15 a. Coffman Street: Both sides of the 200 block, 300 block, 400 block,
16 500 block, and 600 block.

17 b. Kimbark Street: Both sides of the 200 block, 300 block and 400
18 block; west side of the 500 block.

19 c. 2nd Avenue: One block east and one block west of Main Street;
20 only north side of the avenue.

21 d. 3rd Avenue: Two blocks east and one block west of Main Street;
22 both sides of the avenue.

23 e. 4th, 5th, and 6th Avenues: One block east and one and one-half
24 blocks west of Main Street; both sides of the avenues.

25 f. Long Peak Avenue: One block east and one block west of Main
26 Street; south side of the avenue.

27 5. In the case of infill development, redevelopment or change of use
28 within the scenic entry way corridor where strict compliance with the standards in
29 subsection S below are not possible or practical, the landscape standards may be
30 modified subject to the provisions of section 15.01.040(B), and the following
31 guidelines ((a) through (e)):

32 a. The scenic entry corridor area, width, and landscaping shall be

1 commensurate with the scope of the project, depending on the type of use
2 proposed and extent of site changes.

3 b. Negative impacts on adjacent properties and along the arterial,
4 state or federal highway right-of-way shall be mitigated with the use of
5 landscaping.

6 c. The intent, purpose and spirit of this section is to improve the
7 appearance of Longmont through landscape regulations, and to provide gateway
8 entrances to the city that are attractive and provide an enhanced sense of
9 community.

10 d. Developments shall be required to mitigate a lesser setback of
11 scenic entry corridor area, if proposed, by providing a higher quality or otherwise
12 more desirable landscape improvement.

13 e. If scenic entry corridor landscaping is not possible, the dollar value
14 of the required landscaping shall be deposited into the city's tree planting fund.

15 F. Alternative compliance with non-numerical landscape standards:
16 Where existing vegetation, topography, land area, or other conditions reasonably
17 preclude strict compliance with non-numerical landscaping standards (e.g.
18 location, material and improvements), an alternative landscape design and plan
19 satisfying the purpose of this section may be approved by the project manager.

20 G. Regulation Structure: The following landscaping regulations are
21 organized into three categories for ease of use.

22 1. General Regulations – the following subsections contain
23 regulations that apply to all development projects that are required to provide
24 landscaping and open space.

25 a. Common open space requirements (subsection H)

26 b. Buffers (subsection I)

27 c. Open space improvements (J)

28 d. Maintenance requirements (K)

29 2. Development Specific Regulations – the following subsections
30 contain regulations that only apply to a specific type of development.

31 a. Residential (subsection L),

32 b. Non-residential (subsection M), and

- 1 c. Mixed Use (subsection N).
- 2 3. Site Specific Conditions – the following subsections contain
3 specific regulations for areas on or immediately adjacent to a specific property
4 that the developer is required to construct.
- 5 a. Preservation of existing trees (subsection O)
- 6 b. Parking Areas (subsection P)
- 7 c. Storm Water Systems (subsection Q)
- 8 d. Rights-of-way (subsection R)
- 9 e. Scenic Entry Overlay (subsection S)
- 10 f. Greenways and Public Open Space (subsection T)
- 11 H. Common Open Space requirements: The following regulations
12 apply to all development.
- 13 1. Landscape and open space improvements shall be designed,
14 constructed and installed in accordance with the City of Longmont Design
15 Standards and Constructions Specifications Manual. If a standard for the
16 improvement is not specified in the manual, then the accepted industry standard
17 shall apply.
- 18 2. Concrete paths shall be designed in accordance with the city’s
19 design standards and construction specifications.
- 20 3. Xeriscape practice is required on all open space areas (e.g. plants,
21 irrigation, water needs).
- 22 4. General landscaping requirements for all common open space
23 areas.
- 24 a. All landscaping materials shall be compatible with local climate.
- 25 b. Trees and plants listed in the Design Standards and Construction
26 Specifications manual are approved and required for use.
- 27 c. Any plant selected should be appropriate for the specific location
28 and purpose.
- 29 d. At least 50 percent of the trees shall be deciduous canopy species
30 and 25 percent of the trees shall be coniferous species. Conifers shall not be
31 planted where they shade public street and sidewalk intersections during the
32 winter months.

1 e. Grading of landscape areas shall not exceed slopes greater than 4:1
2 where mowing is required (6:1 for pocket park areas), and 3:1 where shrub beds
3 or native grasses are provided.

4 f. Landscape areas shall be covered with live irrigated, lower water
5 consuming ground cover over at least 75 percent of the landscaped area.
6 Pedestrian walks and other hardscape landscape features (excluding parking
7 spaces and drives) may comprise up to 25 percent of the landscaped area. No
8 large open mulch or bare soil areas are allowed.

9 5. Landscape and irrigation plans.

10 a. A preliminary landscape plan may be combined with a final
11 landscape plan when the preliminary and final plats or PUD development plans of
12 a project are being reviewed concurrently.

13 b. All landscape and irrigation plans shall meet the submittal
14 requirements of Appendix B of this code and shall be in compliance with Section
15 600 of the Design Standards and Construction Specifications manual for the city.

16 c. Landscape and irrigation plans are required for:

17 i. All publicly owned or maintained areas,
18 ii. All common open space areas (except irrigation plans are
19 not required for non residential development), and

20 iii. Pocket parks

21 d. The applicant shall be responsible for all costs associated with the
22 installation of the irrigation system, including applicable tap fees. The City
23 Manager or designee may waive tap fees upon request when the irrigation system
24 is used to water only city-owned property.

25 e. A separate irrigation tap and system shall be provided for each
26 legal lot or parcel unless otherwise approved by the City.

27 f. Temporary irrigation components may be approved by the City to
28 irrigate xeriscape areas if the city determines that all of the following standards
29 are met:

30 i. The plant material will be maintained in a healthy condition
31 without regular irrigation after the plant establishment period.

32 ii. Temporary irrigation shall provide reliable automated

1 irrigation for the plants during the establishment period.

2 iii. The applicant has demonstrated the ability to provide
 3 ongoing maintenance of xeriscape areas necessary to keep plant material healthy
 4 without irrigation.

5 6. Common open space is calculated by applying the required open
 6 space percentage (found in Table 15.05-C) to the gross land area
 7 within the development. Common open space may include land
 8 developed as pocket parks and any required buffer area.

9 TABLE 15.05-A

Minimum Common Open Space Required by Type of Use or Zoning District	
	Percentage of Gross Land Area Used as Open Space
<i>Residential Uses</i>	
One- and two-family (duplex) developments including mobile home subdivisions	10
Other residential developments including mobile home parks	30
PUD-R and PUD-MU zoned developments for one- and two-family dwellings	20
PUD-R and PUD-MU zoned developments for all other residential dwellings	30
<i>Non Residential Uses</i>	
Non Residential Zoning	20
Residential Zoning	30
PUD-MU, PUD-C and PUD-I Zoning	20
<i>Mixed Use Developments</i>	
Non residential zoning	20
PUD zoning	20
MU Zoning (Transit and Commercial Core areas)	10
MU Zoning (Transition areas)	20

11 7. All required common open space shall be landscaped at the
 12 following rates:
 13

14 TABLE 15.05-B

Type of Use or Zoning District	Required Planting Ratios
Detached Residential use	1 tree and 5 shrubs per 2,000 square feet
Attached Residential use	1 tree and 5 shrubs per 750 square feet
Non Residential use	1 tree and 5 shrubs per 750 square feet

Mixed Use	1 tree and 5 shrubs per 750 square feet
MU Zoning District	Decision Making body shall determine ratio based on location and type of common open space provided

1
2 8. Common open space shall be connected by a seven (7) foot walk to
3 the following adjacent land uses with a minimum 20 foot wide access:

- 4 a. Public parks or greenways;
5 b. School sites;
6 c. Other open space;
7 d. Local and regional trails;
8 e. Shopping and activity centers; and
9 f. Employment centers.

10 9. The following areas may be counted as common open space at a 1
11 to 1 ratio for up to 25 percent of the requirement:

- 12 a. Additional land dedicated and developed by the applicant as
13 primary and secondary greenways,
14 b. Riparian setback areas beyond the minimum primary greenway
15 widths (see section 15.05.020(E)(3) and
16 c. River/stream corridor, riparian areas, and wetlands setback that are
17 integrated with other open spaces and pedestrian access within the development.

18 10. The following existing natural areas shall be preserved, reserved or
19 dedicated as common open space:

- 20 a. Wetlands;
21 b. Floodplains;
22 c. Lakes, rivers, stream corridors, riparian area;
23 d. Wildlife habitat and migration corridors;
24 e. Steep slope areas;
25 f. Significant stands of mature desirable trees and existing
26 vegetation;
27 g. Geologic hazard areas (e.g., expansive soils, rockfalls, faulting);
28 and
29 h. Significant views of the mountains, lakes and reservoirs visible
30 from public rights-of-way (including greenways) and public parks.

11. The following do not count towards the common open space requirements:

a. Private lots or yards in one-family, two-family and townhome developments;

b. Street rights-of-ways, except for tree lawns that meet the requirements of section 15.05.060.C.3 "Detached Sidewalks";

c. Lands reserved or dedicated to the city, or park improvement fees paid for public parks and other public open space;

d. Parking areas and driveways;

e. Land covered by structures;

f. Designated outdoor storage areas; and

g. Detention/retention ponds that do not comply with subsection (Q)(3), "storm water facilities" below.

I. Buffers: The following regulations apply to all development.

1. Buffers may be interrupted for necessary pedestrian and vehicle access.

2. Buffers may contain a combination of landscaping, berms, and walls/fences, as determined by the decision making body.

3. Landscape plantings shall be located in front of walls or fences to maximize the intent of the screening and buffering.

4. Landscaping in buffers may count toward the total landscaping required for the open space area.

Table 15.05-C

Required Landscape Buffers					
Adjacent Land Uses					
Proposed Use that Requires Buffering	Arterial Street	Non-arterial Street	Primary Greenway	Detached Single Family Dwelling	Other Residential Uses
PUD Subdivisions	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf
Mobile Home development or park in residential zones	30 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 500 sf	20 feet wide 1 tree and 5 shrubs / 500 sf

Multifamily less than 3 stories	30 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 500 sf	N/A
Multifamily 3 or more stories	30 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 500 sf	N/A
Non-residential use (residential zone district)	30 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 500 sf	20 feet wide 1 tree and 5 shrubs / 500 sf
Non-residential use (non-residential zone district)	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 750 sf	20 feet wide 1 tree and 5 shrubs / 500 sf	20 feet wide 1 tree and 5 shrubs / 500 sf
Large non-residential uses greater than 25,000 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 500 sf	30 feet wide 1 tree and 5 shrubs / 500 sf
Non-residential uses 2 or more stories	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 500 sf	30 feet wide 1 tree and 5 shrubs / 500 sf
Non-residential buildings with service areas or mechanical equipment oriented toward residential uses	N/A	N/A	N/A	50 feet wide 1 tree and 5 shrubs / 500 sf	50 feet wide 1 tree and 5 shrubs / 500 sf
Manufacturing facilities, uses with outdoor storage or activities	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	30 feet wide 1 tree and 5 shrubs / 750 sf	50 feet wide 1 tree and 5 shrubs / 500 sf	50 feet wide 1 tree and 5 shrubs / 500 sf

- 1
- 2 J. Open Space Improvements
- 3 1. Plant selection, diversity and sizes.
- 4 a. All plant materials used in landscaping shall be from the approved
- 5 materials list and meet the diversity requirements in Section 600 of the Design
- 6 Standards and Construction Specifications Manual.
- 7 b. All tree species prohibited within the city shall be removed by the
- 8 applicant from their site unless approved by the Parks and Forestry Division.
- 9 c. All required trees and shrubs shall be installed at the following
- 10 sizes:
- 11 i. Deciduous canopy trees – minimum two inch caliper
- 12 ii. Ornamental trees – minimum one and one-half inch caliper
- 13 iii. Coniferous trees – minimum six feet in height

- 1 iv. Shrubs – minimum #5 container
- 2 d. Plants exceeding required quantities are not subject to size
- 3 requirements.
- 4 2. Restricted planting areas. Landscaping or plant materials shall
- 5 not:
- 6 a. Obstruct the operation and maintenance of utilities.
- 7 b. Interfere with the function, safety, and access to any public
- 8 easement or right-of-way, or the flow of stormwater runoff.
- 9 c. Be installed within a specified sight distance triangle at street and
- 10 driveway intersections (see Section 205.02 of the Design Standards and
- 11 Construction Specification Manual).
- 12 3. Ground covers
- 13 a. Irrigated lower water consuming grass or other comparable
- 14 vegetation shall be the primary ground cover. Live irrigated plant material other
- 15 than grass may be planted if it is suitable to the area.
- 16 b. Mulches and other inorganic ground cover shall be installed in
- 17 shrub/planting beds to reduce water evaporation.
- 18 4. Soil preparation.
- 19 a. This subsection shall apply to new development of properties
- 20 where a new water service is being installed.
- 21 b. Soil must be amended by the application of three cubic yards of
- 22 organic matter or compost per 1,000 square feet of soil and tilled to a depth of at
- 23 least six inches on all land not covered by impermeable surfaces.
- 24 c. A certificate of occupancy will not be issued until the applicant
- 25 provides certification of compliance with this section on a form provided by the
- 26 city.
- 27 d. Reimbursement is subject to the appropriation of funds.
- 28 i. One- and two-family dwellings. The city will reimburse the
- 29 applicant for the cost of the soil preparation required by this section for all new
- 30 one- and two-family dwellings in the amount of \$10.00 per 1,000 square feet of
- 31 total lot size, except that the reimbursement for all new affordable housing shall
- 32 be as set forth in section 4.79.020(C).

1 ii. Multi-family residential, commercial and industrial. The
2 city will reimburse the applicant for the cost of the soil preparation required by
3 this section for all new multi-family residential, commercial and industrial
4 construction in the amount of \$10.00 per 1,000 square feet of landscaped area.

5 K. Maintenance Requirements

6 1. Property owner maintenance of landscaping.

7 a. The property owner, or property owners association, as applicable,
8 shall maintain all on-site and common area landscaping, and all landscaping on
9 adjacent rights-of-way as shown on an approved landscape plan, or as existing if
10 no approved landscape plan exists.

11 b. Maintenance shall include all reasonable and regular:

12 i. Irrigation;

13 ii. Weed control;

14 iii. Fertilizing;

15 iv. Pruning;

16 v. Trash removal;

17 vi. Concrete path snow and ice removal;

18 vii. Treatment of plant materials that show signs of insect pests,
19 diseases or damage; and

20 viii. Replacement of dead or damaged plant material to maintain
21 approved landscape plan.

22 c. The city may agree to maintain trees in right-of-way areas, and, at
23 its discretion, may add, remove, replace, or maintain landscaping within the right-
24 of-way.

25 2. City Maintenance of landscaping.

26 a. Subject to the requirements of subsection b. below, the city may
27 agree to maintain the following types of landscaping:

28 i. Arterial right-of-way landscaping abutting the rear yards of
29 one- and two-family dwellings where there is no property owners association in
30 the development or subdivision.

31 ii. Secondary greenway or other facilities.

32 iii. A detention area dedicated to the city.

1 b. City maintenance criteria.

2 i. The city determines that the public interest is served by city
3 maintenance based on:

4 (a) Ease of maintenance, potential use of the area for open
5 space or recreation uses by the public that offset the city cost by providing a
6 desirable amenity to the citizens of Longmont.

7 (b) Whether the area would complement the city's park or
8 greenway system, or whether the applicant provides cash escrow for ongoing
9 maintenance of the facility.

10 ii. Installation of all landscaping and improvements is part of
11 the public improvements and meets Section 600 of the current Design Standards
12 and Construction Specifications Manual.

13 iii. The applicant shall maintain the improvements for at least
14 one year following construction acceptance by the city, or until the city has
15 granted final acceptance for maintenance.

16 iv. Landscaping and facility design is compatible with the
17 facility and its use and surrounding uses.

18 L. Residential Requirements

19 1. The following regulations apply to all residential development
20 unless it is specifically exempted in subsection D above.

21 2. Pocket parks may count toward the required common open space
22 requirement in Table 15.05-C. Pocket parks shall be reserved, developed and
23 designed according to the following standards:

24 a. All residential subdivisions and developments of ten or more one-
25 family or two-family dwelling units and 20 or more multi-family dwelling units
26 shall provide pocket parks.

27 b. Size.

28 i. One acre for every 100 one- and two-family dwelling units
29 and fraction thereof.

30 ii. One acre for every 200 dwelling units of any other type and
31 fraction thereof.

32 iii. A minimum of one-half acre for developments of 50 or

1 more one-family and two-family dwelling units.

2 iv. A minimum of one-quarter acre for developments of 50 or
3 more other types of dwelling units.

4 v. For developments less than 50 dwelling units, the decision-
5 making body shall determine the appropriate size of the pocket park(s).

6 c. Location.

7 i. Shall be centrally located and accessible to the lots and
8 dwellings they are intended to serve.

9 ii. Shall front on a local or collector street.

10 iii. Shall not be adjacent to riparian and other wildlife habitat
11 areas.

12 d. Design standards.

13 i. Access shall be a minimum of 20 feet wide.

14 ii. Contain recreational amenities such as playgrounds,
15 community gardens, tot lots, picnic areas, gazebos, game courts and playing
16 fields, swimming pools, dog parks, or similar facilities.

17 iii. Be landscaped at a ratio of at least one tree and five shrubs
18 for every 2000 square feet.

19 iv. Contain irrigated, lower water-consuming grass over at
20 least 75 percent of the area.

21 e. Drainage detention areas meeting the following requirements may
22 comprise up to 50 percent of a pocket park.

23 i. Slopes shall not exceed 6:1;

24 ii. At least 90 percent of the total detention area must be
25 useable for passive and active recreation.

26 iii. Provide access for pedestrians, the physically disabled, and
27 for maintenance equipment.

28 iv. Drainage structures and water quality features shall be
29 designed and located to facilitate the maximum area for recreational use and to
30 provide a safe environment for users.

31 f. The following areas shall not be included within a pocket park:

32 i. Primary and secondary greenways; and

- 1 ii. Arterial and collector right-of-way landscaped areas.
- 2 3. Landscaping for new one- and two-family dwellings units
- 3 a. At least 60 percent of any yard adjacent to a street and 75 percent
- 4 for all yards adjacent to a street on a corner lot, shall be landscaped within one
- 5 year of occupancy.
- 6 b. No parking shall be permitted in landscape areas.
- 7 c. At least two trees and four shrubs shall be planted on every lot
- 8 containing a one- and two-family dwelling. The required plantings shall be
- 9 located as follows:
- 10 i. At least one tree and four shrubs shall be planted in the
- 11 front yard of non-corner lots.
- 12 ii. At least two trees (one in the front yard, and one in the side
- 13 yard adjacent to the street) and four shrubs (in the front or side yard adjacent to
- 14 the street) shall be planted on corner lots.
- 15 d. Trees required in the adjacent right-of-way may be used to meet
- 16 the tree requirement above.
- 17 e. The trees and shrubs shall be installed by the applicant or builder
- 18 prior to certificate of occupancy. If it is not practical to install the landscaping
- 19 prior to occupancy because of weather or other necessary delay, the applicant or
- 20 builder shall issue a coupon or voucher to the homebuyer for the required
- 21 landscaping, including delivery and installation, at the closing. A copy of the
- 22 certificate shall be provided to the city prior to the issuance of a certificate of
- 23 occupancy.
- 24 4. Landscaping for attached residential uses (except two-family)
- 25 a. At least 60 percent of a yard adjacent to a street and 75 percent for
- 26 all yards adjacent to a street on a corner lot shall be landscaped within one year of
- 27 occupancy.
- 28 b. The applicant shall provide landscaping in the amounts required in
- 29 Table 15.05-D above.
- 30 c. No parking shall be permitted in required landscape areas.
- 31 5. Urban dwelling units shall provide amenities to residents as stated
- 32 in section 15.04.020(B)(31) of this code.

1 M. Large non-residential buildings (25,000 square feet or greater).

2 1. A 13-foot buffer area shall be provided between the building and
3 the parking area that meets the following standards:

4 a. A six-foot wide landscape area along the entire length of the
5 building.

6 b. A seven-foot wide pedestrian walkway shall be provided next to a
7 parking area.

8 2. Buffer landscaping is not required where features such as arcades,
9 entryways or other design features are a part of the facade or site design.

10 N. Mixed Use Zoning District Standards

11 1. Developments shall provide or participate in public gathering
12 spaces and pedestrian amenities that have been identified in the district regulating
13 plan.

14 2. Public gathering spaces and private open space areas shall be
15 oriented and designed to preserve significant vistas to the maximum extent
16 practicable.

17 3. On-site open space landscaping can vary considerably, depending
18 on the type of open space proposed for a development. Landscaping for on-site
19 improvements shall be approved in conjunction with a site plan and shall be
20 consistent with landscape standards in the district regulating plan.

21 4. Streetscapes shall be designed according to the following
22 standards:

23 a. Pedestrian sidewalks, gateways and other walkways shall be
24 designed to provide adequate space for pedestrians, street furniture, outdoor
25 seating areas, landscaping, and other amenities to enhance the pedestrian
26 experience, with a minimum of eight feet wide path clear of obstructions for
27 pedestrian access.

28 b. Attached sidewalks shall be a minimum of 16 feet wide, and
29 detached sidewalks shall be a minimum of nine feet wide in all areas, except that
30 a sidewalk adjacent to exclusively residential at-grade uses along local or
31 collector streets shall be a minimum of five feet wide, or as provided in the
32 district regulating plan.

1 5 Open Space shall be provided according to the following
2 standards.

3 a. Open space shall be accessible to the users of the development and
4 be improved with seating, landscaping and other amenities.

5 6. Streetscapes in the right-of-way shall be landscaped according to
6 the following requirements or as approved in the district regulating plan:

7 a. Trees in the right-of-way shall be spaced every 30 feet and,
8 depending on the street type and adjacent uses, shall be planted in tree grates, in a
9 tree lawn area, or in raised planters landscaped with groundcovers, shrubs,
10 annuals, or perennials.

11 b. Tree lawns, where applicable, shall be landscaped with irrigated
12 lower water consuming sod and xeriscape planting areas for other ground cover,
13 flowers and other low growing plant material.

14 O. Preservation of existing trees.

15 1. All trees in areas proposed to be disturbed by development on- and
16 off-site and in the adjacent right-of-way shall be surveyed and have location,
17 species, size, and condition or health noted.

18 2. Existing desirable trees shall be preserved and protected from
19 damage during site development.

20 3. Existing desirable trees shall be incorporated into the design in
21 their existing location whenever possible.

22 4. Existing desirable trees may be used to satisfy the quantity
23 requirements of landscape standards.

24 5. If feasible, a tree that cannot remain in its existing location shall be
25 spaded and relocated by a professional tree spade company. All measures shall be
26 taken to ensure the survival and health of the tree. The city shall be consulted for
27 tree relocations.

28 6. All existing desirable trees that are incorporated into the design
29 shall be adequately protected in the tree protection zone from damage during
30 construction.

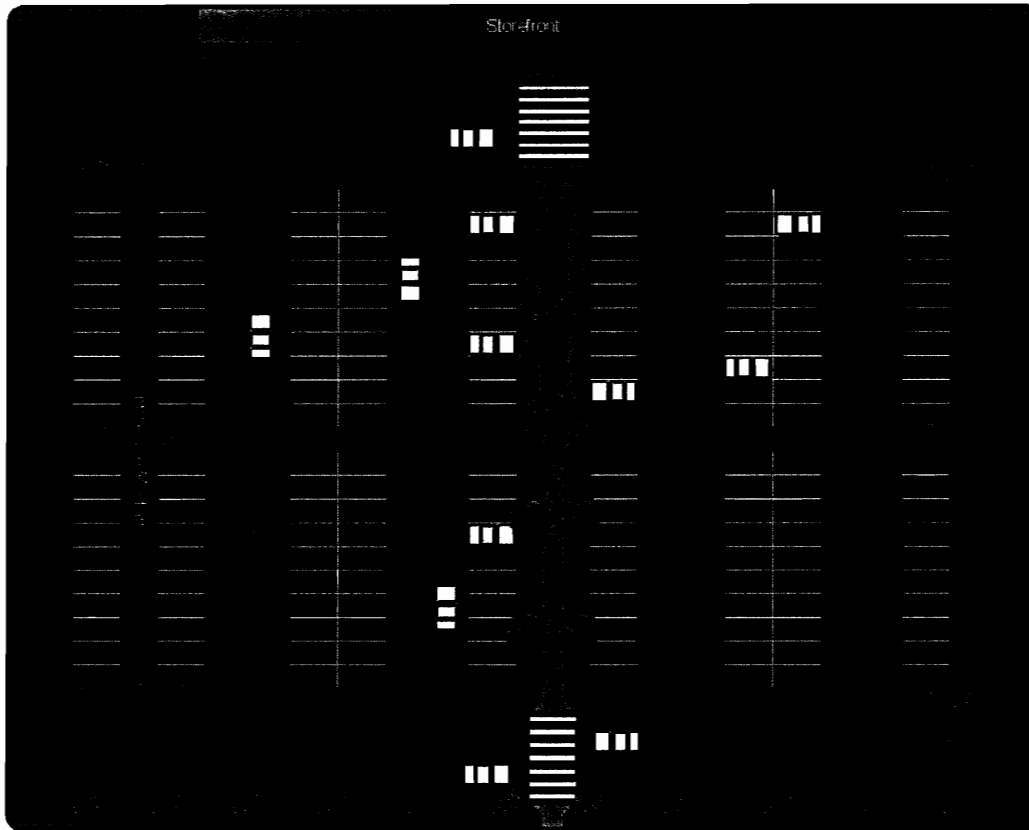
31 7. If design solutions preclude incorporation then replacement shall
32 be made as follows:

1 a. For any desirable trees that cannot be incorporated or are lost due
2 to or prior to construction, the applicant shall provide the caliper lost on site or in
3 the right-of-way adjacent to the property, in addition to meeting or exceeding the
4 minimum tree planting requirements.

5 b. If the project manager determines that on-site or right-of-way
6 replacement is not possible, the required replacement shall be provided on an
7 adjacent site, the nearest public land, or the dollar value of the trees (including the
8 estimated cost of installation) deposited into the city's tree planting fund.

9 P. Parking areas. All parking areas shall meet the following
10 regulations except for one- and two-family dwelling units

11 DIAGRAM 15.05-A



12 1. Perimeter landscaping requirements.

13 a. The perimeter of a parking area shall be landscaped with at least 1
14 tree and 5 shrubs per 30 linear feet along a street or primary greenway right-of-
15 way or abutting another property.
16

1 b. Perimeter parking landscaping may be included with other buffer
2 requirements, as applicable.

3 c. Parking areas shall include a landscape buffer at least 10 feet wide
4 between parking lots on abutting properties, or for a parking area abutting another
5 property or a shared driveway, unless a wider landscape buffer is required
6 between different types of uses or different zoning districts according to
7 subsection I. above.

8 d. For the MU district, the district regulating plan may dictate the
9 parking area buffer width and landscaping requirements in lieu of these standards.

10 2. Landscape islands shall be provided within parking areas and
11 comply with the following standards:

12 a. Shall be located within and at the end of each parking row so that
13 there are no more than ten consecutive parking spaces without a landscape island
14 separating them;

15 b. Shall be a minimum of nine feet wide by the depth of the adjacent
16 parking space;

17 c. Contain mulch with at least six shrubs per single parking row or 12
18 shrubs per double parking row; and

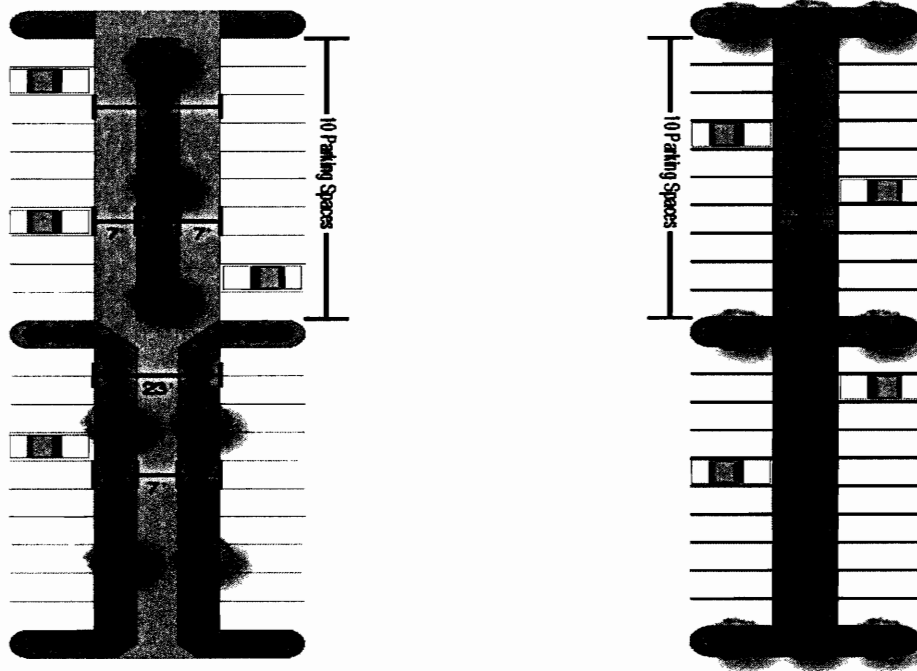
19 d. Contain at least one tree per single parking row and two trees per
20 double parking row. At least 75 percent of trees shall be deciduous canopy trees.
21 Low branched ornamental species shall not be used.

22 3. Landscape medians with and without walkways shall be provided
23 within parking areas and comply with the following standards.

24 a. Rows of parking spaces shall be divided by landscape medians
25 parallel to the parking rows so that there are no more than two drive aisles
26 between landscape medians and a required parking lot buffer or landscaped
27 median (see illustration).

28

DIAGRAM 15.05-B



2

3

b. The first required landscape median shall contain a walkway and shall be designed as follows unless the building is less than 25,000 square feet:

4

5

i. The landscape median with a walkway shall be located in front of an entrance into the building unless an alternate location meeting the intent of this section is approved by the decision making body.

6

7

8

ii. The walk shall connect to the perimeter pedestrian walks, whenever possible, and include raised or striped crosswalks at all drive isle crossings. See section 15.05.060, "Pedestrian and Bicycle Access and Circulation."

9

10

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12

iii. The median shall be a minimum of 23 feet wide;

13

iv. The pedestrian walkway shall be a minimum of 7 feet wide;

14

v. The landscaped area shall be a minimum of 8 feet wide;

15

vi. The landscaped median shall be designed according to the

16

illustration above unless an alternate design meeting the intent of this section is approved by the decision making body.

17

18

vii. Landscape medians shall have at least one deciduous

19

canopy tree and five shrubs for every 30 linear feet along the length of the median.

20

1 viii. Landscape medians shall contain mulch or irrigated grass.

2 ix. Plantings with a mature height of six inches or more shall
3 not be planted in the vehicle overhang area.

4 x. Additional landscape medians with a pedestrian walkway
5 shall be provided in a parking area at a rate of 1 with a walkway for every 2
6 medians without a walkway;

7 c. Landscape medians without a pedestrian walkway shall be ten feet
8 wide and have at least one deciduous canopy tree and five shrubs for every 30
9 linear feet along the length of the median. Landscape medians shall contain mulch
10 or irrigated grass and plantings with a mature height of six inches or more shall
11 not be planted in the vehicle overhang area.

12 Q. Storm Water Facilities

13 1. The City of Longmont encourages the use of Low Impact
14 Development (LID) applications in developments. Benefits include reduced
15 public infrastructure costs, increased developable land, improved water quality
16 and reduced development costs. All LID applications must conform to section 800
17 of the city standards.

18 2. Drainage detention areas. A drainage detention area shall comply
19 with the following standards:

20 a. The perimeter shall be landscaped with at least one tree and five
21 shrubs for every 50 linear feet of perimeter. At least 50 percent of the trees shall
22 be deciduous canopy species and 25 percent shall be coniferous species.

23 b. Grass or other comparable vegetation shall be the primary ground
24 cover. All detention pond areas within the five-year flood plain shall be covered
25 with sod. Native grass may be used if it is maintained free of weeds and irrigation
26 is provided until the grass is fully established. Live plant material other than grass
27 may be planted if it is suitable to the area and is maintained free of weeds and
28 irrigation is provided.

29 3. Drainage detention areas used to meet open space requirements
30 shall:

31 a. Be irrigated;

32 b. Contain lower water-consuming grass;

- c. Be landscaped at 1 tree and 5 shrubs per 2000 square feet;
- d. Provide adequate access for pedestrians, the physically disabled, and maintenance equipment;
- e. Design and locate drainage structures to provide maximum recreational use of the detention area; and
- f. Indicate the ten-year and 100-year storm detention areas on the landscape plan.

4. Storm water facilities dedicated to the city as a part of the development approval process shall comply with the following standards.

- a. The area must be useable for active or passive recreation.
- b. Must provide adequate access for pedestrians, the physically disabled and maintenance equipment.
- c. Design and locate drainage structures to provide maximum recreational use of the detention area.
- d. Install an irrigation system meeting city requirements.
- e. Landscape at 1 tree and 5 shrubs per 1500 square feet.
- f. The applicant shall install amenities meeting city standards, such as benches, play equipment, gazebos, game courts and playing fields, unless the detention pond location does not reasonably accommodate the amenities.

R. Rights of way

- 1. Local and collector street rights-of-way shall be landscaped as follows:
 - a. Detached sidewalks meeting city standards shall be installed to allow for a landscaped 8-foot planting strip (tree lawn) between the edge of the right-of-way and the sidewalk.
 - b. Deciduous canopy trees shall be planted in the tree lawn at a rate of one tree for every 50 linear feet of right-of-way.
 - c. Live irrigated lower water-consuming grass or plants shall be the primary ground cover.
 - d. Sixty-three (63) percent of tree lawns that meet the above standards shall be credited toward the common open space requirement, provided that all other common open space standards (pocket parks, landscape buffers, etc.)

1 have been satisfied.

2 e. If right-of-way landscaping is not possible in the case of infill
3 development, redevelopment or change of use, see section 15.05.040.E.

4 f. For collector streets, a property owners' association or the adjacent
5 property owner shall maintain the landscaping required for the collector street
6 right-of-way.

7 2. Arterial street rights-of-way shall be designed per Section 600 of
8 the design standards and construction specifications manual, and landscaped at a
9 ratio of at least one tree and five shrubs for every 1,000 square feet of landscaped
10 area (excluding concrete paths) with at least one tree for every 50 linear feet of
11 right-of-way. At least 75 percent of the trees shall be deciduous canopy species
12 and 25 percent of the trees shall be coniferous species.

13 3. Arterial or expressway right-of-way landscaping along a state or
14 federal highway.

15 a. If curb and gutter is to be installed within the right-of-way with the
16 development, the arterial street right-of-way landscaping standards above shall
17 apply.

18 b. If curb and gutter is to be installed in the future, the applicant shall
19 provide a final landscape plan that identifies the clear zones as defined and
20 regulated by CDOT, and areas where full arterial standards will be installed with
21 the development and areas where the developer will pay cash in-lieu. The final
22 design shall accommodate the future construction with minimal impact to the
23 initial landscaping.

24 c. If curb and gutter will not be installed in the future, the final
25 landscape plan shall identify the clear zones. The applicant shall landscape the
26 areas outside the clear zones according to the arterial landscaping standards. The
27 applicant shall also seed the right-of-way clear zone, using a suitable grass seed
28 mixture and temporary irrigation until final acceptance by the city.

29 d. If full arterial landscaping is not to be installed in conjunction with
30 the development, it shall be completed by the city at a later time. In that event, the
31 applicant shall seed the right-of-way to establish a viable grass stand using a
32 suitable grass seed mixture and temporary irrigation and shall maintain all such

1 areas until final acceptance by the city. The applicant shall deposit with the city
2 the dollar value of the required landscaping and other public improvements for
3 future construction.

4 e. Developments adjacent to State Highway 119 / Ken Pratt
5 Boulevard (east of Main Street) shall comply with the approved landscape plan
6 for that portion of the highway.

7 4. Properties located in the Longmont Downtown Development
8 Authority (LDDA) boundaries shall meet the adopted LDDA streetscape
9 guidelines.

10 S. Scenic Entry Overlay (SE-O) Requirements: The following
11 regulations apply to all lots adjacent to a street with a SE-O district designation on
12 the Official Zoning Map.

13 1 A minimum 50-foot wide landscaped buffer shall be provided
14 adjacent to a street designated as a SE-O.

15 2. The SE-O buffer shall be landscaped at a ratio of one tree and five
16 shrubs for every 1,000 square feet of area.

17 3. Drainage or detention areas shall comprise no more than 50% of
18 the SE-O buffer area.

19 4. Grouping of trees is allowed provided that minimum spacing is
20 maintained.

21 5. To the maximum extent practicable landscaping shall not block
22 existing views of Longs Peak and the Front Range mountain backdrop as seen
23 from the public right-of-way.

24 6. Irrigated lower water consuming grass or other comparable
25 vegetation shall be the primary ground cover. Live irrigated plant material other
26 than grass may be planted if it is suitable to the area.

27 7. The city may require a concrete path within the scenic entry
28 corridor to provide pedestrian access to or across the property.

29 T. Greenways and Public Open Space

30 1. Greenways that are a part of a development shall be integrated
31 with other open space and pedestrian access within the development.

32 2. The applicant is responsible for landscaping and designing the

1 primary greenways within or adjacent to their property. Primary greenways shall
2 meet the following standards:

3 a. At least 50 feet wide on each side of the centerline of an irrigation
4 ditch or waterway;

5 b. A least 50 feet wide where no irrigation ditch or waterway is
6 present;

7 c. At least 100 feet wide on each side of the St. Vrain River as
8 measured from the ordinary high-water mark;

9 d. Provide a concrete path along the length of the primary greenway
10 meeting city standards and to other areas required for any utility needs;

11 e. Provide a connection to adjacent primary greenway concrete paths,
12 which may include a ten-foot-wide (inside clearance) bridge, or at arterial street
13 crossings, a box culvert of sufficient width and height to accommodate the
14 concrete path.

15 f. All concrete path construction shall comply with section
16 15.05.030, "Habitat and Species Protection;"

17 g. Fences adjacent to a greenway shall not exceed 48 inches in
18 height;

19 h. Provide required signage, trash receptacles, floodgates, and other
20 requirements; and

21 i. Landscaped at a ratio of at least one tree and five shrubs for every
22 1,500 square feet of landscaped area (excluding the ditch or river channel and
23 concrete paths), with at least one tree and five shrubs for every 50 linear feet of
24 greenway.

25 i. At least 75 percent of the trees shall be deciduous canopy
26 and 25 percent of the trees shall be conifers.

27 ii. Tree placement shall be sensitive to the greenway design,
28 existing vegetation and wildlife habitat, and shall provide screening and materials
29 beneficial to wildlife where appropriate.

30 j. Irrigated lower water-consuming grass shall be the primary ground
31 cover except for shrub bed areas.

32 k. A greenway irrigation system shall be provided separate from the

1 irrigation system on adjacent private or common property.

2 1. Greenways abutting residential lots shall include a separately
3 zoned irrigation system along the boundary with those lots; and

4 m. Greenways shall comply with any applicable wetlands and
5 stream/river corridor protection standards (see section 15.05.020).

6 3. Private or common property adjacent to a primary greenway shall
7 use landscaping to:

8 a. Define the right-of-way and maintenance boundaries between
9 public and private open space;

10 b. Reduce the potential for trespassing by defining where private
11 property begins; and

12 c. Control domestic animals from entering the greenway areas
13 without the owner.

14 4. Secondary greenways shall be designed and installed by the
15 applicant and meet the following standards:

16 a. Provide connections between residential neighborhoods, parks,
17 open space, commercial uses, work places, and primary greenways.

18 b. Be at least 20 feet wide, with a minimum eight-foot-wide concrete
19 path.

20 c. Fences adjacent to the greenway shall not exceed 48 inches.

21 d. Landscaped with at least one tree and five shrubs for every 50
22 linear feet of greenway.

23 e. The primary ground cover shall include irrigated, lower-water
24 consuming grass or other comparable vegetation. Live irrigated plant material
25 other than grass may be planted if it is suitable to the area.

26 5. Modifications to greenway width standards. Greenway widths may
27 be increased or decreased based on specific site conditions to ensure adequate
28 wildlife habitat and movement corridors are preserved. See section
29 15.05.020(E)(3) for guidance on when modifications to greenway standards may
30 be appropriate.

31 6. Density and floor area ratio bonus/landscape buffer and building
32 setback reduction for developments dedicating additional area as primary

1 greenway.

2 a. Applicability. The development services manager may increase
3 the maximum permitted residential density or non-residential floor area ratio
4 (FAR) or reduce landscape buffer and building setback requirements for a
5 development which dedicates additional area beyond what is set forth in section
6 15.05.040(H)(1) as primary greenway, and where the additional area dedicated
7 exceeds the minimum open space requirements.

8 b. Maximum density or FAR bonus permitted. The increase in
9 density or FAR shall not exceed 20 percent of the maximum residential density or
10 non-residential FAR allowed in the applicable zoning district.

11 c. Maximum landscape buffer and building setback reduction
12 permitted. The reduction to landscape buffers and building setbacks shall not
13 deviate more than 20 percent from the standards of the applicable zoning district
14 and any reduction in landscape buffer or building setback shall not be adjacent to
15 the greenway.

16 d. Review criteria.

17 i. The development with the requested density or FAR bonus
18 or buffer/setback reductions must satisfy all applicable review criteria and
19 development standards stated in this development code.

20 ii. In determining the amount of density or FAR bonus or
21 buffer/setback reductions, the development services manager shall consider, at a
22 minimum, the following factors:

23 (a) The amount of additional greenway area dedicated;

24 (b) The significance and quality of the wildlife habitat or
25 movement corridor;

26 (c) The design and landscaping of the greenway.

27 7. Roadway intersections.

28 a. The applicant shall construct grade-separated under/overpasses
29 where primary greenways intersect at arterial streets, unless the city determines
30 that such grade-separated facilities are not feasible or needed.

31 b. The city may require the applicant to construct grade-separated
32 under/overpasses along primary greenways at non-arterial street, railroad, and

1 other intersections when the city determines a grade-separated crossing is
2 necessary for public safety.

3 c. In addition to grade-separated under/overpasses, as applicable, the
4 applicant shall connect greenway concrete paths to existing and planned concrete
5 paths, and to sidewalks and bike lanes along public streets.

6 d. The applicant shall install appropriate warning signs or barricades
7 where a primary greenway intersects a public street at grade.

8 8. Developments adjacent to public parks and open space shall meet
9 the following design criteria:

10 a. Be reasonably accessible, taking into consideration specific areas
11 designated for protection, such as wildlife habitat and movement corridors.

12 b. Private lots shall not be immediately adjacent to a public park or
13 public open space, but should be separated by public streets.

14 c. Access to public open space shall be a minimum of 20 feet wide.

15 d. The following land uses located within a development should
16 connect to public open space:

17 i. Pocket parks;

18 ii. Common open space;

19 iii. Shopping and activity centers; and

20 vi. Employment centers.

21 9. Additional greenway dedications: Under LMC section 13.36.050,
22 "Rights-of-way or Easements for Certain Roadways, Greenways, and Access and
23 Transportation Corridors," the city requires an applicant to dedicate adequate
24 lands or easements for the development of primary or secondary greenways. This
25 shall include additional primary greenway area required to satisfy the
26 river/stream/riparian area setback requirements outlined in section
27 15.05.020(E)(1).

28 Section 9

29 To the extent only that they conflict with this ordinance, the Council repeals any
30 conflicting ordinances or parts of ordinances. The provisions of this ordinance are severable, and
31 invalidity of any part shall not affect the validity or effectiveness of the rest of this ordinance.

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Introduced this 26th day of July, 2011.

Passed and adopted this 9th day of August, 2011.

[Handwritten signature]



ATTEST:

[Handwritten signature: Valeria H. Stabo]
CITY CLERK

NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT 7:00 P.M. ON THE 9th DAY OF August, 2011, IN THE LONGMONT COUNCIL CHAMBERS.

APPROVED AS TO FORM:

[Handwritten signature: James W. Roubin]
DEPUTY CITY ATTORNEY

7/20/11
DATE

[Handwritten signature: Paula Mamone]
PROOF READ

7-20-11
DATE

APPROVED AS TO FORM AND SUBSTANCE:

[Handwritten signature]
ORIGINATING DEPARTMENT

7/21/11
DATE

CA File: 8531