

ORDINANCE NO: 2188

INTRODUCED BY:

AN ORDINANCE ENACTING A NEW SECTION 21-7736 OF THE LAND DEVELOPMENT CODE RELATING TO COURTYARD WALL STANDARDS

WHEREAS, the City Council of the City of Commerce City adopted the Land Development Code, effective March 1, 2009, by Ordinance 1720, which has been amended from time to time;

WHEREAS, the ongoing application and interpretation of the Land Development Code has identified a need to enact new regulations regarding courtyard walls;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

SECTION 1. A new Section 21-7736 of the Land Development Code to be entitled “Courtyard Walls” is enacted in the Land Development Code as set forth in Exhibit A, which is attached and incorporated by reference.

SECTION 2. This ordinance is necessary and appropriate to protect the public health, safety, and welfare and in the general public interest.

SECTION 3. Except as specifically modified herein, the provisions of the Land Development Code shall remain unchanged and in full force and effect.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 19TH DAY OF NOVEMBER, 2018.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS _____ DAY OF _____, 20____.

CITY OF COMMERCE CITY, COLORADO

Sean Ford, Mayor

ATTEST:

Laura J. Bauer, MMC, City Clerk

EXHIBIT A TO ORDINANCE 2188

(Underlined text indicates new material; strikethrough text indicates deletions.)

A new Section 21-7736 is enacted in the Land Development Code as follows:

Sec. 21-7736. Courtyard Walls.

- (1) Description. Solid or semi-transparent walls architecturally integrated with the primary structure which are used to create an enclosed or partially enclosed outdoor living space that is open to the sky.
- (2) Materials. Courtyard walls shall utilize similar or complementary materials as the connecting principal structure. Where the principal structure includes masonry, the wall shall incorporate matching masonry materials into the design of the wall. Other acceptable materials include wood, brick, stone, masonry, stucco, decorative metal panels, tile, glass block, composite or fiberglass materials that mimic the appearance of natural wood or stone, or other materials as approved by the city. Any gate or door may be of a complementary material to the rest of the wall, and shall be of an open/semi-transparent design.
- (3) Finished Sides. The courtyard wall shall present a finished appearance on the interior and exterior sides of the wall as well as on the top. This may include a cap of the same or a complementary material as the rest of the wall. Walls designed to be filled as planters are also acceptable.
- (4) Setbacks. All courtyard walls shall comply with the principal structure setbacks for the underlying zone district. The space in front and side yards along a public right-of-way between the courtyard wall and the street shall be landscaped in accordance with Sec. 21-7510.
- (5) Height.
 - (a) Front and side yards along a public right-of-way or open space. The maximum allowed height is 4 feet. Walls with an undulating design may be up to 5 feet at the highest point with an overall average height of 4 feet. Columns may exceed the wall height by up to 1 foot, inclusive of any caps or decorative features. An archway or entry feature may be up to 8 feet at the highest point and shall not exceed 5 feet in horizontal width. A maximum of one (1) archway or entryway feature is allowed in the front yard.
 - (b) Side and rear yards. The maximum allowed height is 8 feet for all components of the wall, including columns, archways, and any decorative features.

[END OF EXHIBIT A TO ORDINANCE 2188]