

FIRST READING

CITY COUNCIL
OCTOBER 6, 2025

Commerce City
Land Development Code Update



Contents

- Project Overview
- Summary of Adoption Draft
- Ordinance Adopting LDC

Purpose of the LDC

- Protect health, safety, and welfare
- Provide clear rules for land use & development
- Support quality of life, environment, and economy
- Implement the Comprehensive Plan
 - *Adopted October 7, 2024*
 - *Comprehensive Plan establishes vision, goals, and policies*
 - *LDC provides details of how vision, goals, and policies are applied to land development*

Project Goals

MODERNIZE

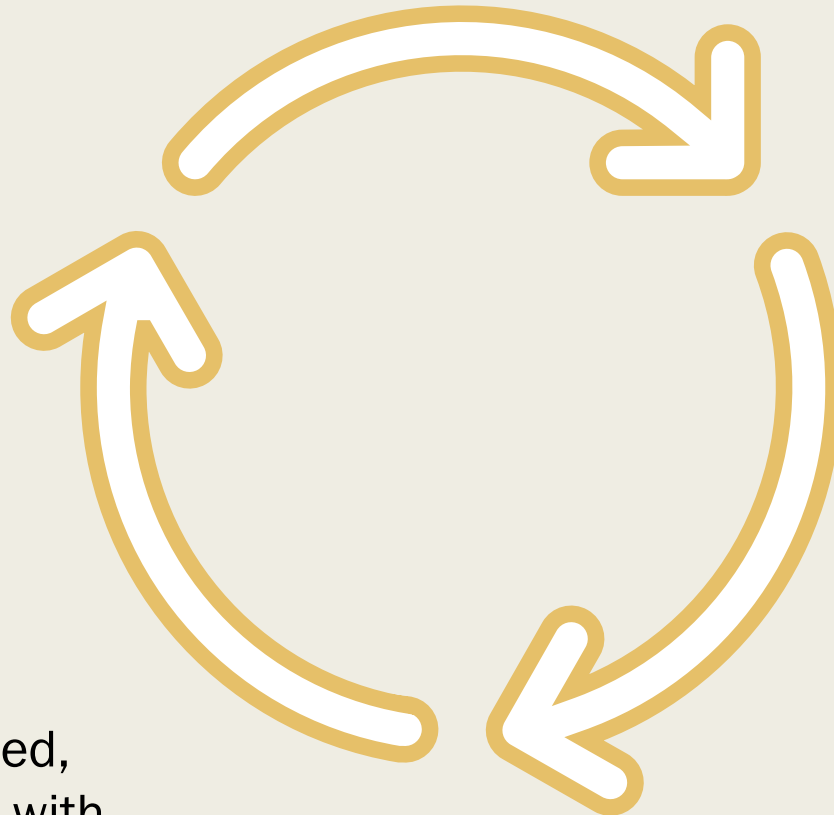
The development code

IMPLEMENT

Existing plans, including the policies and objectives

ORGANIZE

Regulations into a simplified, logical code – procedures with procedures and standards with standards



TAILOR

Development standards to achieve quality, resilient outcomes

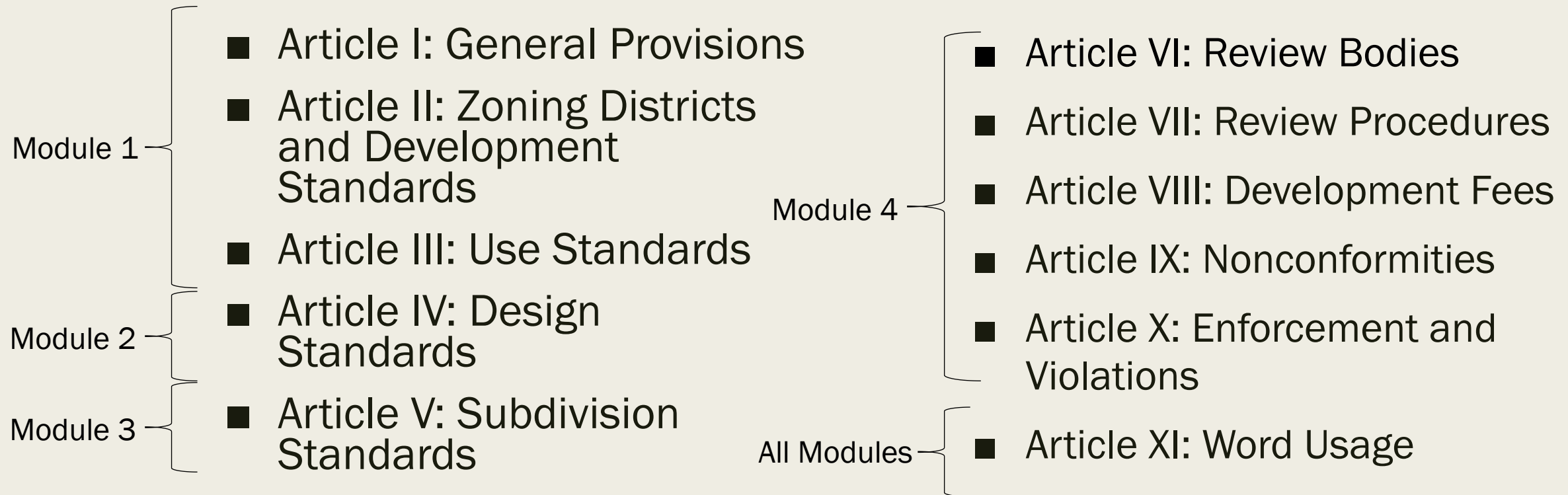
STREAMLINE

Review procedures to be more clear, illustrated, less time-intensive

CREATE

A more user-friendly development code including more graphics and tables

LDC Organization and Module Topics



Zoning Districts

Key Changes from Existing LDC

- Bases Zone Districts off Adopted Comp Plan Character Areas
- Presents new approach to Zoning Districts:
 - Land Use Matrix (permitted uses by district)
 - Development standards by zoning district
 - Building types permitted within each zoning district / Development Option
- Provides Building Form standards

Subsec. 21-2200.3B Single-Unit Dwelling (R-1)

Purpose. The Single-Unit Dwelling (R-1) district provides for protection of established single-unit dwelling neighborhoods in low-density residential developments. This district may also include uses that support and are compatible with low-density residential areas.

Figure 21-2200.3B-1, R-1 District Illustrative Example



- A. **Applicability.** The R-1 district is appropriate for low density single-unit dwelling homes with an optional accessory dwelling unit, and is designed to be utilized in the Central and Northern Neighborhood Character Areas of the Comprehensive Plan.
- A. **Applicability.** The R-1 district is appropriate for low density single-unit dwelling homes with an optional accessory dwelling unit, and is designed to be utilized in the Central and Northern Neighborhood Character Areas of the Comprehensive Plan.
- B. **District Illustrative Example.** Figure 21-2200.3B-1, *R-1 District Illustrative Example*, depicts an example of a typical subdivision layout in the R-1 District.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2200.3B-1, *R-1 References to Related Standards*.

Table 21-2200.3B-1, R-1 References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2200
Development Options	Subsec. 21-2200.2
Building Forms	Subsec. 21-2200.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Use Regulations

Existing

1. By Right

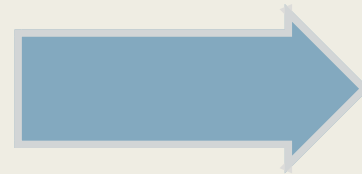
- Some uses must follow provided standards (confuse with Use by Permit)
- No review required

2. Use by Permit

- Standards not provided for all uses
- Require BOA approval
- Not tied to land

3. Conditional Use

- Standards not provided for all uses
- Require City Council Action
- Not tied to land



In Draft

1. By Right

- No standards, these are permitted

2. Limited Uses (name change)

- Standards provided for all uses
- Require administrative approval
- Make tied to land

3. Conditional Use

- Standards provided for all uses
- Require City Council Action
- Make tied to land

Design Standards

Big Picture Changes from Existing LDC

- New Purpose Statements for Several Divisions
- Consolidation for What Types of Development Activity Trigger Compliance with Which Divisions
- New Building Materials Standards
- New Nonresidential and Mixed Use Building Standards
- Modernization of Parking Ratios

Table 21-4220-2, Varied Massing Techniques

Height Variation

Vertical variation is a change in the height of at least one floor for a portion of the building.



- A change in height shall count as a massing variation technique when it extends back a minimum of 50 percent of the depth of the building.
- The change in height shall extend a minimum of 10 percent of the depth of the building, and in no case greater than a one-story height variation.

Increased Setbacks

A substantial offset in wall planes that extends the full height of the building and expresses a building module.



Dimensions

- Minimum offset: Four feet
- Minimum width: Eight feet

Upper Level Front Stepback

An upper-level stepback adds visual interest and reduces the mass of a larger building.



- Minimum stepback of 15 feet

Design Standards

Big Picture Changes from Existing LDC (continued)

- Tractor-Trailer Parking and Staging Requirements
- Addition of Foundation Plantings
- Tree Preservation Credit
- Perimeter Parking and Street Bufferyards
- Sustainability Index
- Amenity Space



Subdivision Standards

Big Picture Changes from Existing LDC

- Clarification of Purposes and Applicability of Article
- Clarification of Minor and Major Subdivision
- Generally, Require Interconnected Grid Street Network in Denser Districts and Curvilinear in Less Dense
- Standards for Trails
- Standards for Private Facilities
- Input from City Engineer's Office on Technical Matters

Review Procedures

Approach

- **Consolidates** Elements that Many or Most Review Procedures Share
- Less Chance for **Duplication or Inconsistencies**
- Establish **Clear Criteria** for Decision-Makers
- Meets Goal of Providing More **Administrative** Decision-making
- **Clarifies** Roles, Procedures, and Cross-related Elements
- **Preliminary Plats** go to **City Council** and **Final Plats** are **administratively approvable** if they comply with the Preliminary Plat

Summary of Big Picture Benefits

- Predictable rules for property owners
- Stronger neighborhoods
- Economic vitality
- Sustainable growth
- Clear and fair processes

Application of the 2025 Land Development Code

Adoption of the New Land Development Code

- **Adoption of the new Land Development Code** Code effective upon legislative or applicant-initiated rezonings.
- **2009 Land Development Code** remains in effect until properties are rezoned.
- All new **rezonings or annexations** subject to the 2025 LDC.
- Existing, vested property rights will not be impaired by adoption of the 2025 LDC
- Effective date November 10, 2025
- Pending applications will be processed under 2009 LDC requirements

Next Steps

- **Short-Term (4th quarter, 2025)**
 - Adoption of fees and creation of new application types
 - Finalize the Development Guidebook
- **Mid-Term (1st to 3rd quarter, 2026)**
 - Phase legislative rezoning to better address unique issues
 - Update engineering manual to better align with new LDC standards
- **Long-Term (2026 and ongoing)**
 - Tactical amendments for maintenance and implementation of city goals