



BIG IDEAS

- Development standards set minimum requirements for each part of the physical environment (land, utilities, buildings) that form a development.
- New context-based standards move away a “one-size-fits-all” approach
- Specific standards apply to a project based on its location and size
- “Larimer County coordinates planning processes and land division patterns to attain efficient and responsible growth that maintains compatibility with adjacent areas, sensitive environmental areas, and promotes a sense of community.” (*Larimer County Comprehensive Plan*, p.40)



WHY DOES THE CODE ADDRESS THIS?

- Development standards affect the quality of development from protection of sensitive and natural areas to design of the site to building design and other specific site features. The Code includes these standards:
 - To protect Larimer County’s life safety, public health, and unique sense of place and character.
 - To stabilize and enhance property values and ensure predictability and fairness in the development process.



WHAT IS NOT CHANGING

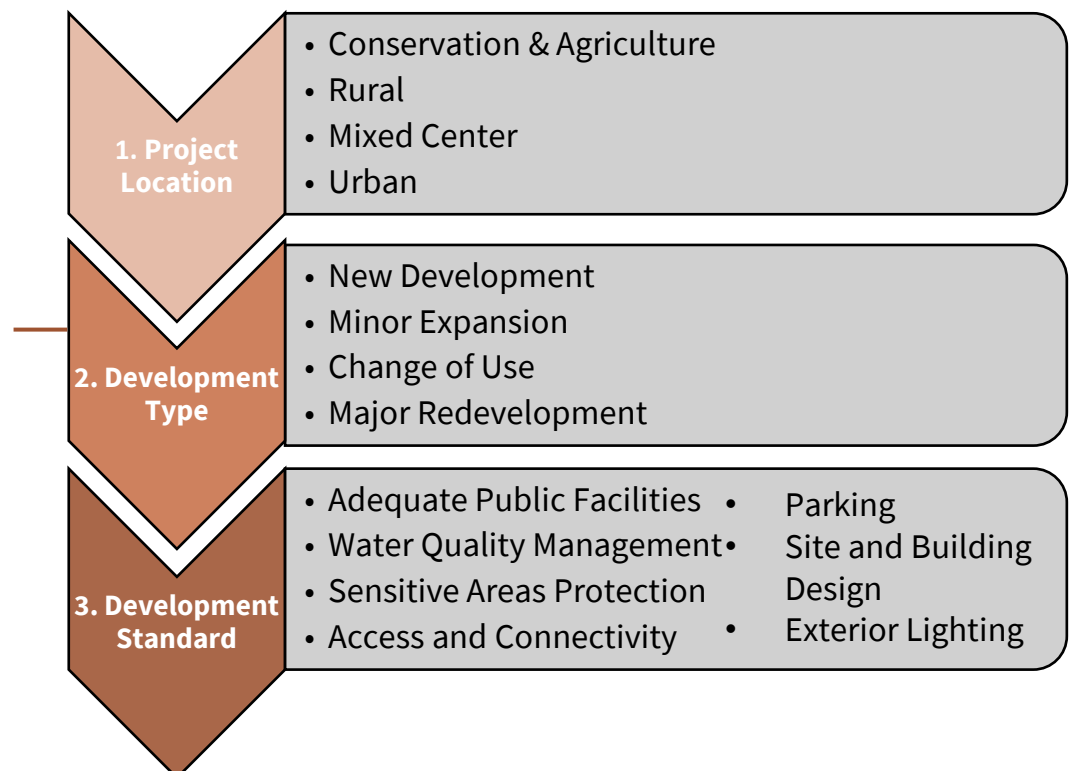
- ☑ Current standards for adequate public facilities, environmental resources (hazards, wetlands, wildlife, wildfire, wastewater, commercial mineral deposits), off-street parking and loading, and landscaping.
- ☑ Established developments are not subject to new standards in the Code unless the property owners choose to redevelop the property
- ☑ Technical engineering, landscaping, and construction specifications



WHAT IS NEW?

Thresholds identify when **proposed development changes on a site** are sufficiently impactful that some or all of the site should be brought into compliance with some or all development standards. **This applies to new development only.**

1 Applicability by Development Type and Character Area





WHAT IS NEW?

2 Tailored by Character Area

- Modified standards to encourage context-sensitive design for new development
- See Exterior Lighting example below



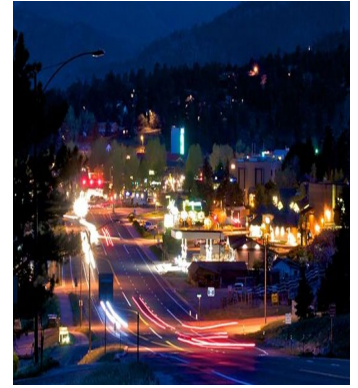
Conservation & Agriculture



Rural



Mixed Center



Urban/GMAs

- Basic standards apply
- Focused on: glare, limiting light trespass, and safety

- Additional standards apply
- Focused on: safety, reducing brightness and limiting light trespass

3 Standards for Urban & Mixed Center Areas: Connectivity & Circulation



Driveway requirements to ensure safe ingress and egress and meet engineering standards



Street connectivity requirements for adequate internal circulation and connections between development sites



Basic sidewalk, trail, and bike lane standards to improve pedestrian and bicycle travel

4 Standards for Urban Districts & GMAs: Building Design



Limited building orientation and compatibility standards for residential development



General building orientation, scale, and massing controls for nonresidential/mixed-use development

5 Consolidated Supplemental Materials



Detailed technical standards (e.g., water quality requirements) and application requirements removed from Code and relocated to a future technical supplement to the Code.

Phase 2 Topics:

- Off-street parking and loading
- Landscaping, Buffering, and Screening
- Sign Code