



**NEW CODE
NORTHGLENN**

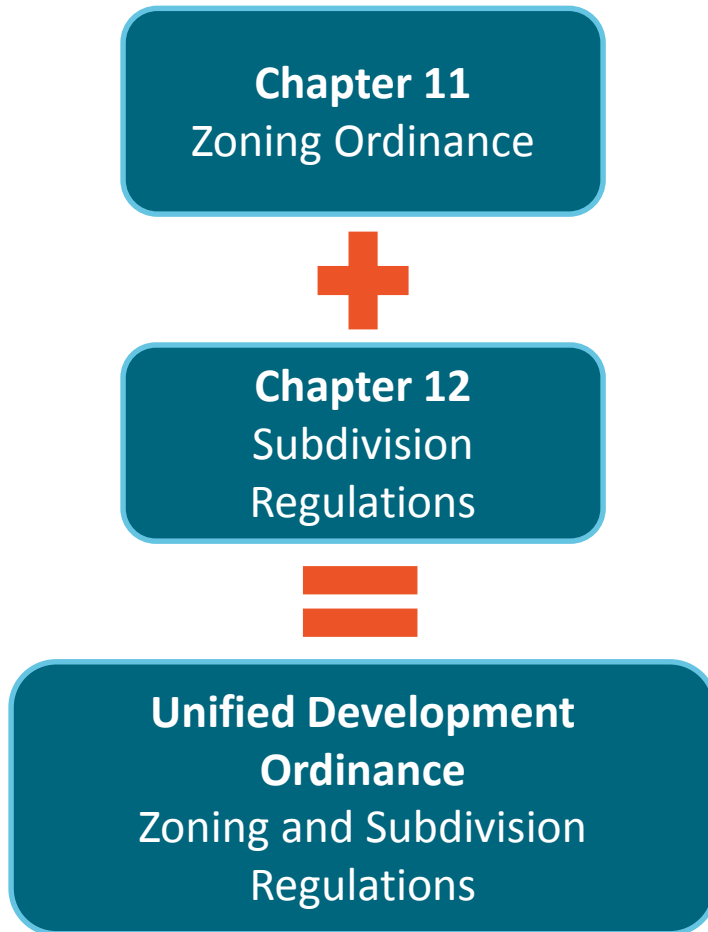
Unified Development Ordinance (UDO)

PROJECT OVERVIEW



CLARION

What is a Unified Development Ordinance (UDO)?



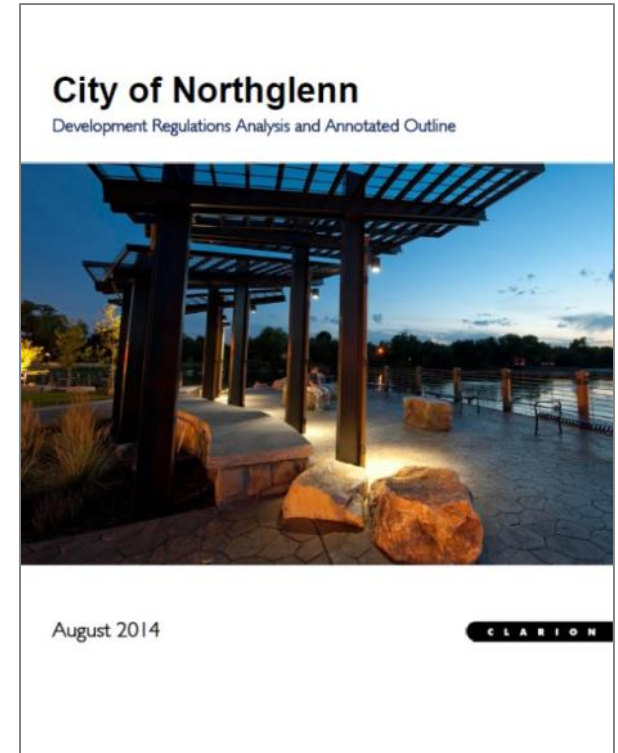
The UDO contains the regulations for development within the city:

- Location
- Allowable building types and uses
- Size and quality standards
- Procedures for evaluating applications



Goals of the Project

- Create a more user-friendly document
- Streamline development review procedures
- Update zoning districts and land uses
- Improve development standards
- Preserve the character of the community, while preparing for the future



A UDO for Northglenn

Administration and Procedures

- How do I get a project approved in Northglenn?
- Are there exceptions?

Districts and Land Uses

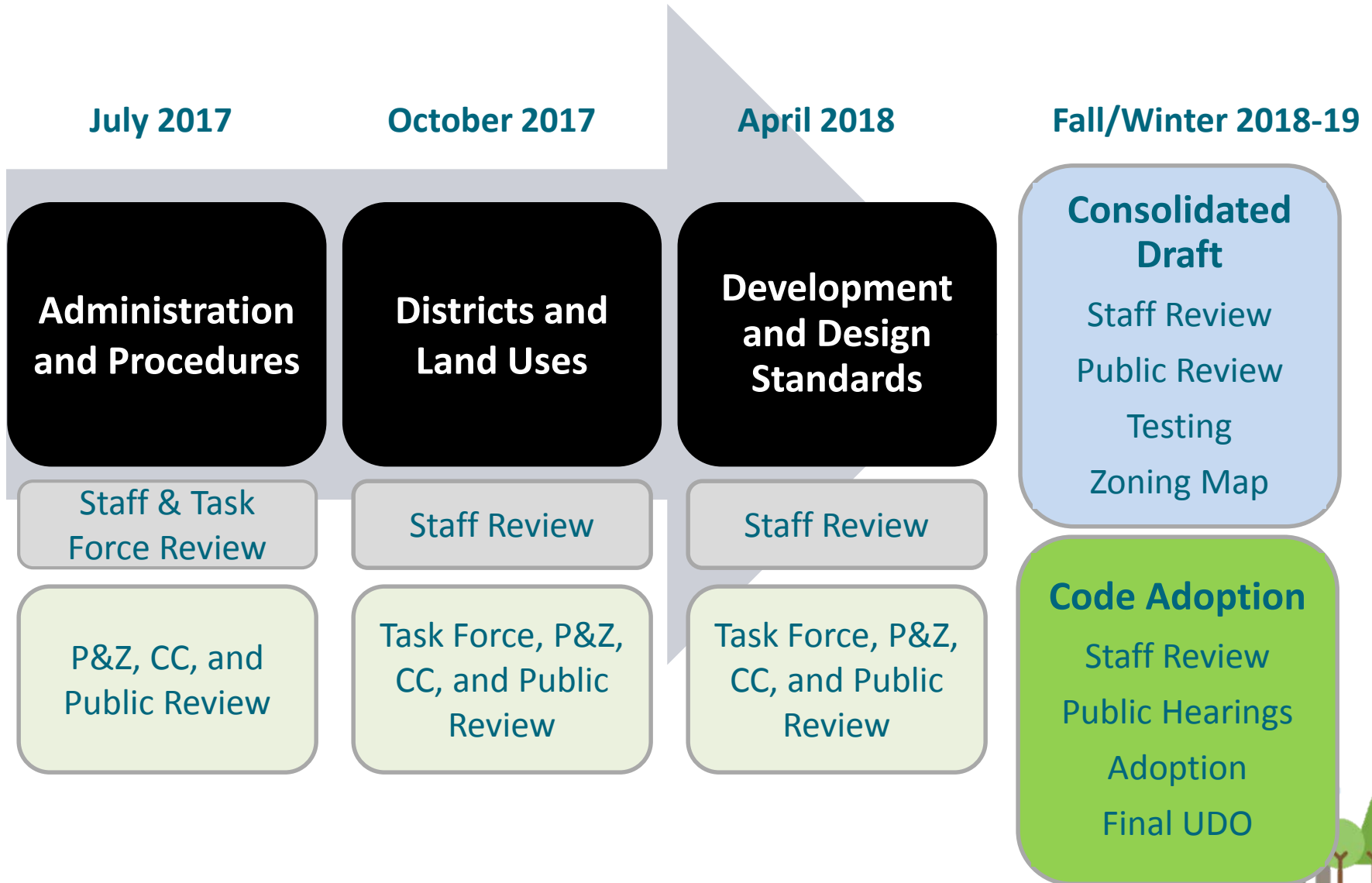
- What can I do on my property?
- Where can I do it?
- How much/how big?

Development & Design Standards

- What level of quality is required?
- What about redevelopment?



A New Code for Northglenn



New Code Organization

Article 1 – General Provisions

Article 2 – Zoning Districts

Article 3 – Use Regulations

Article 4 – Development Standards

Article 5 – Subdivision Standards

Article 6 – Administration and Procedures

Article 7 – Definitions and Rules of Construction



Administration & Procedures Highlights

- New common review procedures
- More objective approval criteria
- New site plan review procedure
- Consolidated “permitted uses” and “special uses” into a single special use permit
- New administrative adjustment procedure
- Clarified role of the Board of Adjustment (as compared to Planning Commission)



Zoning District Highlights

- New lineup of districts
 - Consolidated districts
 - New districts
 - Eliminated districts (never used)
- Clearer purpose statements
- Revised lot and building standards
- Clear rules for measurement and exceptions to lot and building standards
- New impervious coverage standards



Article 4: Development Standards

- **4.1** General purpose and applicability
- **4.2** Sensitive area protection
- **4.3** Regulations to minimize flood losses
- **4.4** Stormwater and drainage control
- **4.5** Access and circulation
- **4.6** Off-street parking and loading
- **4.7** Landscaping, screening, and fencing
- **4.8** Site and building design standards
- **4.9** Exterior lighting
- **4.10** Sign regulations



Development Standards Highlights

- Removed technical standards (to be relocated to an administrative manual or engineering standards manual)
- Clear purpose and applicability statements
- Allow flexible alternatives when warranted by site conditions
- New low-impact development (LID) options
- New access and circulation standards



Development Standards Highlights (con't)

- Modernized parking standards (and revised to match table of allowed uses)
- Updated landscaping standards to encourage low-water use
- Strengthened building design standards
- Improved exterior lighting standards
- Carried forward recent sign ordinance
- Clarified subdivision standards

