



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

December 2, 2021

6:00 PM

9900 Park Avenue
Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Regular Meeting September 16, 2021
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **PUBLIC HEARING: Resolution PC-21-09 - A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**
7. **Staff Reports**
8. **Commissioner Comments**
9. **Adjournment**

* Individuals that desire to address the Planning and Zoning Commission are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
Regular Meeting
September 16, 2021**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on September 16, 2021, at 9900 Park Avenue, Firestone, Colorado. Chairperson Haney called the meeting to order at 6:00 p.m.

The following were present upon the call of the roll:

Chairperson:	Dennis Haney
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Jaci Daggett
	John Damsma
	Amber Harper
	Casey O'Donnell
	Jim Sutton

Staff:	Todd Bjerkaas – Director, Planning and Development
	Marty Ostholthoff – Planning Manager
	Jessica Koenig – Town Clerk

2. PLEDGE OF ALLEGIANCE

Chairperson Haney led the pledge of allegiance.

3. APPROVAL OF AGENDA

Vice-Chairperson Spiegelberg motioned and Commissioner Damsma seconded to approve the agenda. Voice vote was taken. Motion carried unanimously.

4. APPROVAL OF MINUTES

a. July 15, 2021 – Regular Meeting

Commissioner Daggett motioned and Commissioner Harper seconded to approve the meeting minutes of the July 15, 2021 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

a. **Resolution PC-21-08** – A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE BAREFOOT LAKES SUBDIVISION

Chairperson Haney verified with the Planning Manager that proper notice of the Public Hearing had been provided and opened the Public Hearing at 6:04 p.m.

Marty Ostholthoff, Planning Division Manager, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Jake Sippy, Design Workshop, 1390 Lawrence St, Denver CO 80204, representing the applicant, offered to answer any questions.

Chairperson Haney opened and closed the Public Comment portion at 6:17 p.m. Those wishing to speak: None

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Haney closed the Public Hearing at 6:33 p.m.

Commissioner Harper motioned and Commissioner Daggett seconded to approve **Resolution PC-21-08** – A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE BAREFOOT LAKES SUBDIVISION

Voting was as follows:

Yes: Daggett, Damsma, Haney, Harper, O'Donnell, Spiegelberg, Sutton

No: none

Absent: none

Chairperson Haney declared the motion carried.

7. STAFF REPORTS

Todd Bjerkaas

- Historic Firestone Neighborhood Plan Update.
- Central Park Update

8. COMMISSIONER COMMENTS

None

9. ADJOURNMENT

A motion was made and seconded to Adjourn. Voice vote was taken. Chairperson Haney adjourned the meeting at 6:49 p.m.

Introduced and Approved this 2nd day of December, 2021.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary

FIRESTONE PLANNING & ZONING COMMISSION

RESOLUTION NO. PC-21-09

**A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION
RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE
AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**

WHEREAS, a Unified Development Code (“UDC”) has been identified as a critical tool in the implementation of the Town’s updated master plans; and

WHEREAS, the UDC, entitled the Firestone Development Code (“FDC”) establishes land use regulations and promotes orderly development within the Town of Firestone; and

WHEREAS, the FDC is a compilation of development regulations included in zoning, subdivision, and other land use and development related ordinances and regulations; and

WHEREAS, the Town of Firestone Board of Trustees approved Ordinance 976 adopting the FDC on June 24, 2020 with an effective date of July 30, 2020; and

WHEREAS, the Town of Firestone Board of Trustees approved Ordinance 982 adopting amendments to the FDC on October 28, 2020 with an effective date of January 1, 2021; and

WHEREAS, the Town of Firestone identifies a benefit to annual updates to the FDC to provide increment amendments for clarity, efficiency, grammar, format and implementation; and

WHEREAS, the Firestone Planning & Zoning Commission has reviewed the draft amendments of the FDC, and considered the merits of these amendments in a public hearing on December 2, 2021; and

WHEREAS, the Firestone Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE FIRESTONE PLANNING & ZONING COMMISSION:

1. That the Firestone Planning & Zoning Commission recommends approval of an ordinance amending Title 16 of the Firestone Municipal Code as detailed in Exhibit A with technical changes.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE
FIRESTONE PLANNING AND ZONING COMMISSION THE __TH DAY OF _____, 2021.

Chairperson

ATTEST:

Secretary

EXHIBIT A

ORDINANCE NO. ____

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO AMENDING SECTIONS 16.2.3, 16.2.5, 16.3.3, 16.4.2, 16.5.4, 16.6.2, 16.6.3, 16.6.4, 16.6.5, 16.6.7, 16.6.12, 16.11.3, AND TABLES 3-1, 4-1 AND 6.12-6 OF CHAPTER 16.04 (FIRESTONE DEVELOPMENT CODE) OF TITLE 16 OF THE FIRESTONE MUNICIPAL CODE

WHEREAS, Chapter 16.04 of the Firestone Municipal Code was enacted to adopt the Firestone Development Code (“FDC”), which establishes comprehensive regulations pertaining to the use and development of land within the Town of Firestone; and

WHEREAS, the Board of Trustees desires to amend various sections of the Firestone Development Code as part of the Town’s overall annual FDC update process that will guide the growth and development of the Town and improve the administration of the FDC; and

WHEREAS, the Board of Trustees believes these amendments will improve the understanding and administration of the Firestone Development Code with regard to those regulations and their underlying goals.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:¹

Section 1. Section 16.2.3.B.1, “Old Town Commercial (OTC), of the Firestone Development Code is hereby amended to read as follows:

1. Purpose

To provide for and encourage development and redevelopment that preserves and enhances the unique character and vitality of Old Town Firestone. Small-scale offices, retail, and residential uses are permitted. New development is encouraged to place residential above the ground floor. Design standards focus on creating a human-scaled, pedestrian-oriented and walkable downtown that invites commercial development and complementary residential opportunities. Continuous retail frontages, largely uninterrupted by driveways and parking, are encouraged. The zone district classifications of C-1, C-2, C-M, and NC from former Town zoning code and development regulations along First Street in Old Town Firestone are intended to be included in the OTC district. Developing and redeveloping non-residential properties adjacent to Grant Avenue between Colorado Boulevard and Second Street are intended to be included in the OTC district

Section 2. Section 16.2.5.G, “Use Overlay Districts (UO), of the Firestone Development Code is hereby amended by the addition of a new subsection 5, to read as follows:

5. Manufactured Home Park Use Overlay District (UO-2)

¹ Additions to the current text of the Code are indicated by underlining, and deletions are indicated by ~~striketrough~~.

- a. There is hereby created a Use Overlay District designated as the Manufactured Home Park Use Overlay District, and the provisions of this UO-2 district shall apply only to those areas within the R-A Low-Density Residential Zone District that are designated with the UO-2 Zone District on the Official Zone Map and located east of Weld County Road 17.

- b. **Allowance for Manufactured Home Park Uses**

Notwithstanding the limitations applicable in the underlying zone district, manufactured home park uses, as defined by this FDC, shall be permitted in this overlay zone district.

- c. **General Provisions**

- i. All manufactured homes and manufactured home parks shall conform to the R-A zone district and single-family residential standards of this FDC, unless otherwise modified by this section.
- ii. All manufactured home parks shall conform to the Town of Firestone Design Standards & Construction Specifications for Public Improvements (Standards and Specifications).
- iii. All manufactured homes shall be located only in a Manufactured Home Park, as defined by this FDC.
- iv. Existing manufactured homes, whether located within or outside of a Manufactured Home Park, shall be deemed conforming as of the effective date of this FDC. Existing manufactured homes shall only be upgraded or replaced with newer and higher quality contemporary manufactured homes.
- v. *Permitted Principal Uses*
The following uses shall be permitted within a manufactured home park:
 - 1. Any single-family dwelling unit regardless of its method of assembly, including Type 1 and Type 2 manufactured homes, module homes assembled after 1976, factory built homes or on-site built homes, provided such dwelling unit has been constructed no more than 10 years prior to the effective date of this FDC.
 - 2. Community center.
 - 3. Group care facilities.
- vi. *Permitted Accessory Uses:*

1. Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot or on an adjacent lot.
2. Recreational facilities.

d. Development Standards

- i. All manufactured homes are required to meet the provisions of C.R.S. § 24-32-3301 *et seq.*, as amended, and the Colorado Division of Housing administrative rules set forth in 8 C.C.R. 1302-14, as amended, which provide for comprehensive regulation of the installation of manufactured homes to ensure the safety, affordability and performance of such dwelling units.
 - ii. All interior streets shall meet all adopted Town Standards and Specifications.
 - iii. Interior streets, parking areas and walkways shall be adequately lighted to provide safe movement of vehicles and pedestrians at night.
 - iv. Landscaping that complies with the provisions set forth in this FDC shall be submitted as part of the required Final Development Plan for the park. All setback areas, with the exception of driveways and sidewalks, and other open space shall be landscaped to soften the exterior appearance of the mobile home park.
 - v. All manufactured homes shall be skirted between the floor and the ground surface with durable, all-weather construction as manufactured specifically for covering the undercarriage area of the mobile home.
 - vi. All manufactured homes constructed on existing lots located in the floodplain shall be installed on a permanent foundation.
- e. No replacement manufactured home shall be moved onto any lot, unless such manufactured home is certified pursuant to the "National Mobile home Construction and Safety Standards Act of 1974", 42 U.S.C. §5401 *et seq.*, as amended, or is certified by the Colorado Division of Housing pursuant to C.R.S. § 24-32-3301, *et seq.* and any administrative rules promulgated thereunder. A manufactured home presently located within a manufactured home park that is relocated within the same manufactured home park is exempted from the requirements of this section.

Section 3. Table 3-1 (Table of Permitted Uses), Use Standards for Vehicles and Equipment Use Category, of Section 16.3.1 of the Firestone Development Code, is amended to read as follows:

Vehicles and Equipment	Car Wash							S	S						3.2.C.7.b
	Outdoor Recreational Vehicle Storage								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Fueling Station						S	P	P				S		3.2.C.7
	Towing Facility								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Truck Stop								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Vehicle Sales and Rental								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Vehicle Service and Repair, Heavy								P						3.2.C.7.b
	Vehicle Service and Repair, Light						P	P	P						3.2.C.7.b

Section 4. Table 3-1 (Table of Permitted Uses), Use Standards for Warehouse and Freight Movement Use Category, of Section 16.3.1 of the Firestone Development Code, is amended to read as follows:

Warehouse and Freight Movement	Mini-warehouse/Self Storage								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Warehouse/Wholesale Distribution Center								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways

Section 5. Table 3-1 (Table of Permitted Uses), Family Child Care Home Accessory Use Category, of Section 16.3.1 of the Firestone Development is amended to read as follows:

ACCESSORY USE	RESIDENTIAL					COMMERCIAL				OTHER				Use-Specific Standards
	RR	R-A	R-B	R-C	OTR	NC	RC	LI	OTC	DR	AG	OS	PLI	
Family Child Care Home (Small)	P	P	P	P	P						P			3.3.G.2

Section 6. Table 3-1 (Table of Permitted Uses) of Section 16.3.1 of the Firestone Development Code is amended by the addition of a new row, entitled “Family Child Care Home (Large)”, to be inserted alphabetically and to read as follows:

ACCESSORY USE	RESIDENTIAL					COMMERCIAL				OTHER				Use-Specific Standards
	RR	R-A	R-B	R-C	OTR	NC	RC	LI	OTC	DR	AG	OS	PLI	
Family Child Care Home (Large)	S	S	S	S	S						S			

Section 7. Section 16.3.3.G.2, “Family Child Care Home,” of the Firestone Development Code is hereby deleted in its entirety and re-enacted to read as follows:

2. Family Child Care Home

Family Child Care Homes shall comply with the Colorado licensing statutes codified at C.R.S. §26-6-101 *et seq.*, as amended, and the Department of Human Service Regulations codified at 12 CCR 2509-8 *et seq.*, as amended. Family Child Care Homes (Small) may serve no more than six (6) full time and two (2) part time children or students within a Single-Family Detached residence. Family Child Care Homes (Large) shall conform to the following standards:

- a. Family Child Care Homes (Large) shall serve no more than twelve (12) children;
- b. Family Child Care Homes (Large) shall not be located adjacent to or directly across the street from other Family Child Care Homes (Large); and
- c. Family Child Care Homes (Large) shall only be located on streets that accommodate on-street parking.

Section 8. Table 4-1 is amended to appear as follows:

TABLE 4-1: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL AND COMMERCIAL DISTRICTS (Additional standards may apply. See Use-Specific Standards in Section 3.2)								
		Minimum Lot Standards		Minimum Setbacks (ft.) [Ⓢ]				Max Height (ft)
District	Max/Min Density (DU/Acre)	Width (ft)	Net Area [Ⓢ] (sq ft)	Front	Street (all uses)	Interior Lot Line	Rear	
RR	1/na	100 (Flag lots: 50)	43,560	Principal: 30 Accessory: 40	30	10	Principal: 30 Accessory: 10	40
R-A	5/na	SFD: 45 Corner 55 SFD-Alley: 35 Corner 45 SFA: 25 Corner 35 MF: none	SFD: 4,500 SFD-Alley: 3,500 SFA: 2,000 SFA-Alley: 1,500 MF: 1,500 per DU	Principal SF: 14 10 for alley loaded 20 to front load garage Principal MF: 20 Accessory: 30	SF: 10 MF: 20	Principal SF: 5 [Ⓢ] Principal MF: 10 [Ⓢ] Accessory: 5 [Ⓢ]	Principal SFD: 20 2 for SFD-Alley loaded: 2 Principal SFA: 15 SFA-Alley: 2 Principal MF: 20 Accessory SF: 5 Accessory MF: 10	Prin-SF: 35 Prin-MF: 45 Acc: 25
R-B	10/5							
R-C	20/10							

Section 9. Section 16.4.2.A.1.b.iv, “General Setback Requirements,” of the Firestone Development Code is hereby amended to read as follows:

ii. *Incidental Architectural Features*

Cornices, eaves, canopies, ~~window wells~~, chimneys, bay windows, ornamental features, and other similar architectural features may encroach not more than two (2) feet into any required setback. Window well openings may encroach not more than three (3) feet into any required setback.

Section 10. Section 16.4.2.A.1.b, “General Setback Requirements,” of the Firestone Development Code is hereby amended by the addition of a new subsection viii, to read as follows:

viii. *Driveways*

Residential driveways may encroach into any required interior side setback provided these encroachments are at least three (3) feet from the side lot line and do not impact drainage conveyance or utilities.

Section 11. Section 16.5.4.E.8, “Lots,” of the Firestone Development Code is hereby amended to read as follows:

Wedge-shaped lots shall not be less than ~~forty~~ thirty-five (40 35) feet in width at the front property line. Such lots shall conform to the minimum lot width for the district at the front setback line.

Section 12. Section 16.5.4.G.7, “Street Arrangement and Connections,” of the Firestone Development Code is hereby deleted in its entirety and re-enacted to read as follows:

7. Street Arrangement and Connections

- a. Local streets shall be arranged so that their use by through traffic will be discouraged. Traffic calming techniques such as use of grid patterning, diverters and curvilinear alignments are encouraged to reduce speeds and cut-through traffic. All traffic calming measures shall be approved by the Town Engineer.

- b. Where a subdivision borders the following, a minimum landscaped buffer area shall be provided as follows: thirty (30) feet adjacent to arterial streets and section line roadways, fifty (50) feet adjacent to railroad right-of-way, and one-hundred (100) feet adjacent to Interstate right-of-way. This buffer is in addition to any required right-of-way, and exclusive of any lot size requirements. No driveway access shall be permitted from the lot directly to any highway, freeway, arterial, section line roadways, or railroad right-of-way.
- c. Dead-end streets (excluding cul-de-sac or stub streets) shall not be permitted unless approved by the Board of Trustees
- d. Visibility into residential subdivision from arterial, section line, and collector roadways shall be emphasized and coordinated with street configurations including cul-de-sacs and parallel road loops, open space, and trail corridors. The backing of lots to arterials, section line, and collector roadways shall be limited. Continuous runs of lots which back to such roadways shall not exceed five-hundred (500) feet in length.
- e. Openings in the perimeter fence frontage shall serve to visually link intersecting streets, view corridors into and out of the development, pedestrian entryways, and parks or open space.

Section 13. Section 16.6.2.D.2.a, “Standards for Community Gateway Corridors,” of the Firestone Development Code is hereby deleted in its entirety and re-enacted to read as follows:

a. **Arterials and Section Line Roadways**

- i. A minimum thirty (30) foot landscaped buffer shall be maintained on either side of the arterial or section line roadway and located in a tract. This buffer should utilize a variety of live plant material and berming to provide year-round visual interest. A minimum ten (10) foot wide sidewalk shall be incorporated as an integral component of the landscape buffer and landscape area within the right-of-way.
- ii. Single-family detached residential lots shall be set back a minimum of one-hundred fifty (150) feet from the right-of-way along Firestone Boulevard west of Colorado Boulevard.
- iii. All fencing facing the arterial or section line roadway shall be a maximum of four (4) feet in height and should have an open character, such as split rail or picket. Opaque fencing is prohibited.
- iv. Parking shall be screened to the greatest extent reasonably practicable from the arterial or section line roadway using a combination of berming, walls, fencing and landscaping with a minimum cumulative height of three (3) feet. Such berming or screening walls and fencing may be located within the landscaped buffer prescribed in this Section. Parking, internal drives or streets may not extend into the landscape buffer excepting access drives from the right-of-way running perpendicular to the arterial or section line roadway.

- v. Garages and carports may not be used as a screen or barrier between the arterial or section line roadway and a development site.

Section 14. Section 16.6.3.B.5.a.i.(C), “Pocket Parks,” of the Firestone Development Code is hereby amended to read as follows:

Bordered on at least one (1) side by public streets (excluding major collector, section line, and arterial streets) to provide easy public access, visual surveillance, and on-street parking;

Section 15. Section 16.6.3.B.5.a.ii.(C), “Neighborhood Parks,” of the Firestone Development Code is hereby amended to read as follows:

Bordered on at least two (2) sides by public streets (excluding arterial or section line streets) to provide easy public access, visual surveillance and parking;

Section 16. Section 16.6.3.c..f.viii, “Areas Not Eligible,” of the Firestone Development Code is hereby amended to read as follows:

The first 150’ of oil ~~Oil~~ and gas well and facility setbacks or the setback as identified in a Surface Use Agreement (SUA), whichever is greater; and

Section 17. Section 16.6.4.G.6, “Rooftop Mechanical Equipment,” of the Firestone Development Code is hereby amended to read as follows:

Rooftop mechanical equipment, including HVAC equipment, venting, and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one (1) of the primary materials used on the primary facades of the structure, and that is an integral part of the building’s architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one (1) of the primary materials used on the primary facade of the building so as to achieve complete screening.

Section 18. Section 16.6.5.D.2.d, “Access,” of the Firestone Development Code is hereby amended to read as follows:

d. *Access*

- i. All driveways shall be paved in concrete or asphalt.
- ii. All non-residential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points on public or private streets. When cross-access is deemed impractical by the Director on the basis of topography, the presence of natural features, vehicular safety, or convenience factors, this requirement may be waived provided that appropriate bicycle and pedestrian connections are provided between adjacent developments or land uses. Cross access easements shall be referenced as a note on the plat.

- iii. Whenever feasible, there shall be no direct driveway access (ingress or egress) from any single-family residential lots to any non-residential collector street, arterial street, section line roadway or highway. Whenever feasible, all single-family residential lots driveway access shall be limited to residential collector and local residential streets.

Section 19. Section 16.6.7.D.1.b.iii, “Diversification Standards,” of the Firestone Development Code is hereby deleted in its entirety and re-enacted to read as follows:

- iii. Housing types that apply to Table 6.7-1 include:

- (A) Single-family Detached;
- (B) Duplex;
- (C) Single-family Attached – Townhouse;
- (D) Multi-Family – six (6) units or less;
- (E) Multi-Family – Apartments (seven (7) units or more); and
- (F) Live-Work units.

Section 20. Section 16.6.7.E.3.b, “Width/Façade Ratio,” of the Firestone Development Code is hereby deleted in its entirety and re-enacted to read as follows:

The width of a front-loaded garage shall not exceed fifty-five (55) percent of the width of the front elevation for two-car garages or sixty-five (65) percent of the width of the front elevation for three-car garages.

Section 21. Section 16.6.12.C.2.i., “Exemptions,” of the Firestone Development Code is hereby amended to read as follows:

Town decorations, banners, signs or other elements located on Town property, right-of-way, utility poles, or streetlights and elements approved through the Town’s Special Events process.

Section 22. The row entitled “Maximum Number” of Table 6.12-6 of Section 16.6.12.J.2 of the Firestone Development Code is hereby amended to read as follows:

Standards	Non-Residential Zoning Districts	Multi-Family	Single-Family Zoning Districts
		Zoning Districts	
Maximum Number	1 per street frontage** <u>(1 additional for every 500’ of frontage)**</u>	1 per street frontage	1 per street frontage

Section 23. Table 6.12-6 of Section 16.6.12.J.2 of the Firestone Development Code is hereby amended by the addition of a new note to read as follows:

****** For non-residential zoning district temporary freestanding signs located within one-thousand two-hundred (1,200) feet of the Interstate 25 right-of-way, the maximum sign height may be increased to twelve (12) feet, the maximum sign area may be increased to sixty-four (64) square feet, and the maximum number of signs may be doubled.

Section 24. Section 16.11.3, “Terms Defined,” of the Firestone Development Code is hereby amended by modifying the following definitions, to read as follows:

Gazebo.

An accessory structure no larger than two-hundred ~~one hundred fifty~~ (150 200) square feet which may be covered by a roof and enclosed with screening intended to be used for outdoor living activities.

Setback, Front

A setback that extends across the full frontage of a lot or tract on a public or private street. The front setback is defined by the front property line.

- a. In the case of rounded property corners at street intersections, the front setback is measured as if the corner is not rounded and the front and street side property lines are extrapolated to intersect.
- ~~b. In the case of corner or through lots, a front setback extends across all frontages.~~
- e b.** For cul-de-sac lots and lots abutting a curved street, the front setback follows the curve of the front property line.
 - i. The minimum lot width requirement shall be met at the front setback line.
 - ii. In no event shall the front lot line be less than thirty-five (35) feet in width.
- ~~d c.~~ In the case of flag lots, a front setback extends across the entire flag portion of the lot and includes the flagpole portion of the lot.
- e d.** In the case of a corner lot, through lot, or three (3) sided lot, there will be no rear setbacks, but only front and side setbacks.

Shed

An accessory building of not more than ~~one hundred fifty~~ two hundred (150 200) square feet in floor area and not more than ~~fourteen~~ twelve (14 12) feet in ~~maximum~~ height.

Section 25. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declare it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 26. Violations of this ordinance shall be punishable in accordance with Section 1.16.010 of the Municipal Code of the Town of Firestone, Colorado.

Section 27. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN
FULL this __th day of _____, 2021.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

APPROVED AS TO FORM:

Jessica Koenig, Town Clerk

William P. Hayashi, Town Attorney



**FIRESTONE
DEVELOPMENT
CODE**

JANUARY 20221

CHAPTER 1: GENERAL PROVISIONS

16.1.1 TITLE AND EFFECTIVE DATE

The Firestone Development Code may be referred to throughout this document as “this FDC.”

16.1.2 AUTHORITY

This FDC is enacted pursuant to the powers granted and limitations imposed on municipalities by the laws of the State of Colorado, including without limitation C.R.S. §29-20-101 *et seq.* (Local Government and Land Use Enabling Act). This FDC has been adopted by reference into the Firestone Municipal Code (Ordinance No. 976) and as amended (Ordinances No. 982 and _____).

16.1.3 PURPOSE OF THIS TITLE

A. General Purpose

This FDC has as its general purpose the promotion of the health, safety, and general welfare of the Town of Firestone (“Town”).

B. Specific Purposes

The provisions of this FDC are specifically intended to:

1. Foster quality, compatible, and efficient relationships among land uses;
2. Promote a healthy and convenient distribution of population by regulating and limiting the density of development;
3. Ensure greater public safety and accessibility through quality physical design and location of land use activities;
4. Encourage the efficient use of the available land supply;
5. Promote a balanced supply of residential, commercial, industrial, institutional, and transportation land uses that are substantially compatible with adjacent land uses and that have good access to transportation networks;
6. Preserve the character and quality of the Town’s residential neighborhoods;
7. Promote a balanced, diverse supply of quality housing located in safe and livable neighborhoods;
8. Enhance the appearance, visual scale, orientation, quality, and mix of land uses of new developments;
9. Ensure that developments are substantially compatible with the Town’s Comprehensive Master Plan;
10. Promote the vitality and development of the Town’s major employment centers, town centers, and its other commercial and mixed-use districts;
11. Manage traffic congestion in the streets;
12. Ensure the provision of adequate open space for light, air, and recreation;
13. Preserve the value of buildings and land;
14. Manage the preservation of existing trees and vegetation, wetlands, floodplains, wildlife and habitat, stream corridors, scenic views, and other areas of scenic and environmental significance from adverse impacts of land development;

zoning code and development regulations located outside of the Old Town Firestone area is intended to be included in the R-A district.

D. Medium-Density Residential (R-B)

1. Purpose

To provide areas for residential uses of an urban character, at a gross density not to exceed ten (10) dwelling units per acre. A minimum gross density of five (5) dwelling units per acre is required. The zone district classification of R-2 from former Town zoning code and development regulations is intended to be included in the R-B district.

E. High-Density Residential (R-C)

1. Purpose

To provide areas for residential uses of an urban character, at a gross density not to exceed twenty (20) dwelling units per acre. A minimum gross density of ten (10) dwelling units per acre is required. The zone district classification of R-3 from former Town zoning code and development regulations is intended to be included in the R-C district.

F. Old Town Residential (OTR)

1. Purpose

To ensure the preservation of the unique character and quality of life in the historic residential area of the Town by encouraging compatible redevelopment and infill development. The zone district classification of R-1 from former Town zoning code and development regulations located within Old Town Firestone is intended to be included in the OTR district.

2. District-Specific Standards

a. *Single-Family Detached*

Single-family residential development of up to five (5) dwelling units per acre.

b. *Multi-Family Development*

Multi-family residential development of up to ten (10) dwelling units per acre.

16.2.3 COMMERCIAL AND INDUSTRIAL DISTRICTS

A. General Purposes of Commercial and Industrial Districts

The commercial and industrial zoning districts contained in this Section generally are intended to:

1. Provide appropriately located areas substantially consistent with the Town's Comprehensive Master Plan for industrial, retail, service, and office uses;
2. Expand the Town's economic base and provide employment opportunities primarily for Firestone residents and the region;
3. Minimize any potentially negative impact of commercial and industrial development on adjacent residential districts;
4. Ensure that the appearance and effects of commercial and industrial buildings and uses are of an appropriate high quality and are substantially consistent with the character of the area in which they are located; and
5. Provide sites for residential, public, and semi-public uses needed to complement commercial and industrial development.

B. Old Town Commercial (OTC)

1. Purpose

To provide for and encourage development and redevelopment that preserves and enhances the unique character and vitality of Old Town Firestone. Small-scale offices, retail, and

residential uses are permitted. New development is encouraged to place residential above the ground floor. Design standards focus on creating a human-scaled, pedestrian-oriented and walkable downtown that invites commercial development and complementary residential opportunities. Continuous retail frontages, largely uninterrupted by driveways and parking, are encouraged. The zone district classifications of C-1, C-2, C-M, and NC from former Town zoning code and development regulations along First Street in Old Town Firestone are intended to be included in the OTC district. Developing and redeveloping non-residential properties adjacent to Grant Avenue between Colorado Boulevard and Second Street are intended to be included in the OTC district.

C. Neighborhood Center (NC)

1. Purpose

To provide areas for a full range of community-oriented retail and service commercial uses. The zone district classification of C-1 from former Town zoning code and development regulations outside of Old Town Firestone is intended to be included in the NC district.

D. Regional Commercial (RC)

1. Purpose

To provide areas for a variety of regionally oriented large retail and service commercial uses, and highway-oriented commercial uses such as shopping centers, big-box retail, gas stations, restaurants, hotels and similar and associated land uses. The zone district classifications of C-2 and M-2 from former Town zoning code and development regulations are intended to be included in the RC district.

E. Light Industrial (LI)

1. Purpose

To provide areas for light industrial uses including warehousing and limited outdoor sales and storage. Heavy industrial uses may only be approved as a Special Review Use. The zone district classifications of EC, C-M, and M-1 from former Town zoning code and development regulations are intended to be included in the LI district.

16.2.4 OTHER DISTRICTS

A. Agricultural

1. Purpose

To provide areas to be used for agricultural purposes. The zoning classification is intended to recognize and preserve lands suitable for long-term production of agricultural commodities, lands suitable for grazing, animal husbandry, and agro-tourism.

B. Open Space (OS)

1. Purpose

To provide areas to be used for open space purposes. The zoning classification is intended to recognize and preserve lands suitable for habitat, view protection, passive and active recreation, and conservation uses.

C. Developing Resource (DR)

1. Purpose

To provide for the annexation of those areas that are presently used for agriculture or other nonurban uses that are adjacent to Town limits. These areas are designated in the comprehensive plan as potentially suitable for urban development, but not in the immediate future because of lack of utilities, other services, or other needs. No uses other than those existing at the time of annexation are permitted until the property is rezoned to another zoning classification pursuant to this FDC.

	• Open Space • Library • Community and Recreation Center • Day-care facility • Religious assembly • Private or Public School
Adult Bookstore Adult Photo Studio Adult Theater Adult Amusement or Entertainment Eating place with adult amusement or entertainment	Not more than two (2) of the uses listed in this table row shall be established, operated or maintained within seven-hundred fifty (750) feet of each other

5. Manufactured Home Park Use Overlay District (UO-2)

a. There is hereby created a Use Overlay District designated as the Manufactured Home Park Use Overlay District, and the provisions of this UO-2 district shall apply only to those areas within this FDC's R-A Low-Density Residential Zone District that is designated with the UO-2 Zone District on the Official Zone Map and located east of Weld County Road 17.

b. Allowance for Manufactured Home Park Uses

Notwithstanding the limitations applicable in the underlying zone district, manufactured home park uses, as defined by this FDC, shall be permitted in this overlay zone district.

c. General Provisions

i. All manufactured homes and manufactured home parks shall conform to the R-A zone district and single-family residential standards of this FDC unless otherwise modified by this section.

ii. All manufactured home parks shall conform to the Town of Firestone Design Standards & Construction Specifications for Public Improvements (Standards and Specifications).

iii. All manufactured homes shall be located only in a Manufactured Home Park.

iv. Existing manufactured homes whether they be located within or outside of a manufactured home park shall be deemed conforming as of the effective date of this FDC. Existing manufactured homes shall only be upgraded or replaced with newer and higher quality contemporary manufactured homes.

v. Permitted Principal Uses

The following uses shall be permitted within a manufactured home park:

1. Any single-family dwelling unit regardless of its method of assembly including Type 1 and Type 2 manufactured homes, module homes

assembled after 1976, factory built homes or on-site built homes, provided said dwelling units have been constructed no more than 10 years prior to the effective date of this FDC.

2. Community center.

3. Group care facilities.

vi. Permitted Accessory Uses:

1. Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot or on an adjacent lot.

2. Recreational facilities.

d. Development Standards

i. All manufactured homes are required to meet the provisions of C.R.S. § 24-32-3301 et seq., as amended, and the Colorado Division of Housing administrative rules set forth in 8 C.C.R. 1302-14, as amended, which provide for comprehensive regulation of the installation of manufactured homes to ensure the safety, affordability and performance of such dwelling units.

ii. All interior streets shall meet all adopted Town Standards and Specifications.

iii. Interior streets, parking areas and walkways shall be adequately lighted to provide safe movement of vehicles and pedestrians at night.

iv. Landscaping that complies with the provisions set forth in this FDC shall be submitted as part of the required Final Development Plan for the park. All setback areas, with the exception of driveways and sidewalks, and other open space shall be landscaped to soften the exterior appearance of the mobile home park.

v. All manufactured homes shall be skirted between the floor and the ground surface with durable, all-weather construction as manufactured specifically for covering the undercarriage area of the mobile home.

vi. All manufactured homes constructed on existing lots located in the floodplain shall be installed on a permanent foundation.

e. No replacement manufactured home shall be moved onto any lot unless such manufactured home is certified pursuant to the "National Mobile Home Construction and Safety Standards Act of 1974", 42 U.S.C. §5401 et seq., as amended or is certified by the Colorado Division of Housing pursuant to C.R.S. §24-32-701, et seq. A manufactured home presently located within a manufactured home park that is relocated within the same manufactured home park is exempted from the requirements of this Chapter.

TABLE 3-1: TABLE OF PERMITTED USES																
P = Permitted Use by Right S = Special Review Use <u>Blank Cell = Prohibited</u>																
USE CATEGORY	USE TYPE	RESIDENTIAL					COMMERCIAL				OTHER				Use Standards	
		RR	R-A	R-B	R-C	OTR	NC	RC	LI	OTC	DR	AG	OS	PLI		
RESIDENTIAL USES																
Household Living	Dwelling, Live/Work								S	P					3.2.A.1	
	Dwelling, Multi-Family				P	S										
	Dwelling, Single-Family Attached		P	P	P	S										
	Dwelling, Single-Family Detached	P	P	P	P	P						P			3.2.A.2	
	Model Home	P	P	P	P	P									3.2.A.3	
	<u>Manufactured Home Park</u>		<u>P</u>												<u>2.5.G.5</u>	
Group Living	Group Home, Residential	P	P	P	P	P						P			3.2.A.4	
	Group Home, Large		S	S	S							S				
	Group Home, Small	S	S	S	S	S				S						
	Retirement Home, Nursing Home, Hospice Care Residential Facility or Assisted Living Facility		S	S	P	S									3.2.A.5	
PUBLIC / INSTITUTIONAL USES																
Aviation	Helistop						S	S	S					S		
Cemetery	Cemetery	S										S	S	S		
Child Care	Child Care Center, Large	S	S	S	S	S	P	P	S	S				S	3.2.B.1	
	Child Care Center Small	P	P	P	P	P	P	P	S	S				P	3.2.B.1	
	Community Center	S	S	S	S	S	P	P	P	P			P	P		

TABLE 3-1: TABLE OF PERMITTED USES															
P = Permitted Use by Right S = Special Review Use Blank Cell = Prohibited															
USE CATEGORY	USE TYPE	RESIDENTIAL					COMMERCIAL				OTHER				Use Standards
		RR	R-A	R-B	R-C	OTR	NC	RC	LI	OTC	DR	AG	OS	PLI	
	Pharmacy with drive-through service						P	P	P						3.2.C.5
	Repair Shop						P	P	P	P					
Vehicles and Equipment	Car Wash							S	S						3.2.C.7.b
	Outdoor Recreational Vehicle Storage								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Fueling Station						S	P	P				S		3.2.C.7
	Towing Facility								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Truck Stop								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Vehicle Sales and Rental								S						Minimum 1000' from Interstate, and Arterial, and Section Line Roadways
	Vehicle Service and Repair, Heavy								P						3.2.C.7.b
	Vehicle Service and Repair, Light						P	P	P						3.2.C.7.b

TABLE 3-1: TABLE OF PERMITTED USES															
P = Permitted Use by Right S = Special Review Use Blank Cell = Prohibited															
USE CATEGORY	USE TYPE	RESIDENTIAL					COMMERCIAL				OTHER				Use Standards
		RR	R-A	R-B	R-C	OTR	NC	RC	LI	OTC	DR	AG	OS	PLI	
Warehouse and Freight Movement	Mini-warehouse/Self Storage								S						Minimum 1000' from Interstate, and Arterial , and Section Line Roadways
	Warehouse/Wholesale Distribution Center								S						Minimum 1000' from Interstate, and Arterial , and Section Line Roadways
Waste-Related Uses	Auto Wrecking and Salvage Yard/Junkyard														
	Hazardous Materials Handling and Transfer Facility														
	Recycling Collection Point													P	3.2.D.2
	Recycling Center														
	Sanitary Landfill														

Chapter 11 (Definitions), identifies typical accessory uses associated with many principal uses as part of that principal use's definition.

2. All accessory uses shall be subject to the general standards set forth in this Subsection, as well as any use-specific standards set forth in Section 3.2 above.

C. Explanation of Table Abbreviations

1. Permitted Uses

"P" in a cell indicates that the use is permitted by right, without special conditions other than those imposed upon other uses by right in the district. A use by right requires no further approval from the Board of Trustees; however, it shall be subject to Final Development Plan review if the associated principal use requires Final Development Plan review. Permitted uses are subject to all other applicable regulations of this FDC, including the use-specific standards set forth in this Chapter and the requirements of Chapter 6.

2. Special Review Uses

"S" in a cell indicates that, in the respective zoning district, the use is permitted only if reviewed and approved as a Special Review Use in accordance with the procedures of Section 7.11. Special Review Uses are subject to all other applicable regulations of this FDC, including the use-specific standards set forth in this Chapter and the requirements of Chapter 6.

3. Prohibited Uses

A blank cell indicates that the use is prohibited in the respective zoning district.

4. Use-Specific Standards

Regardless of whether a use is permitted by right or permitted as a Special Review Use, there may be additional standards that are applicable to the use. The existence of these use-specific standards is noted through a cross-reference in the last column of the table. Cross-references refer to Section 3.2. These standards apply in all districts unless otherwise specified.

D. Classification of New and Unlisted Uses

When application is made for an accessory use category or use type that is not specifically listed in Table 3-2, the procedure described in Subsection 3.1.D, shall be followed.

E. Table of Permitted Accessory Uses

TABLE 3-2: TABLE OF ACCESSORY USES

P=Permitted Use By Right S=Special Review Use Blank=Not Permitted

ACCESSORY USE	RESIDENTIAL					COMMERCIAL				OTHER				Use-Specific Standards
	RR	R-A	R-B	R-C	OTR	NC	RC	LI	OTC	DR	AG	OS	PLI	
Accessory dwelling unit	S	P	P	P	P									3.3.G.1
Backyard Chicken Hens	P	P	P	P	P						P			3.3.G.5
Family eChild eCare hHome (Small)	P	P	P	P	P						P			3.3.G.2

<u>Family Child Care Home (Large)</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>						<u>S</u>			<u>3.3.G.2</u>
Garage, Private Detached	P	P	P	P	P	P	P	P	P		P	P	P	3.3.G.11
Greenhouse, Private	P	P	P	P	P						P			3.3.G.3
Heliport						S	S	S						
Home occupations	P	P	P	P	P						P			3.3.G.4
Keeping of Household Pets	P	P	P	P	P						P			3.3.G.6
Keeping of Large Animals	S										P	P		3.3.G.7
Outdoor display and sales						P	P	P	P					3.3.G.8
Outdoor storage						P	P	P	P			P	P	3.3.G.9
Private Structure, Large	P	P	P	P	P	P	P	P	P		P	P	P	3.3.G.11
Private Structure, Small	P	P	P	P	P	P	P	P	P		P	P	P	3.3.G.12
Quarters for caretaker/guard as part of a permanent structure								S			S			
Refuse/Recycling/Donation Collection Receptacle						P	P							
Swimming Pool/Hot Tub	P	P	P	P	P	P	P	P	P		P	P	P	3.3.G.10
Truck/Fleet Fueling & Carwash								S						

Table 3-2 below lists the accessory uses permitted within all zoning districts.

F. General Standards

All accessory uses and structures shall comply with the general standards in this Section. No accessory use shall be located on any lot as the principal use.

1. Compliance

- a. All accessory uses and structures shall be subject to the standards set forth in this Section, and also the use-specific standards of Section 3.2 above and the dimensional standards of Chapter 4. In the case of any conflict between the accessory use/structure standards of this Section and any other requirement of this FDC, the more restrictive standards shall control.
- b. Accessory uses shall comply with all standards of this FDC applicable to the principal use with which they are associated. Parking requirements shall be met for both the principal use and any accessory use.

2. Same Lot Required

The accessory use or structure shall be conducted and/or located on the same lot as the principal use.

3. Same Ownership Required

The property where the principal use and the accessory use are occurring shall be under the same ownership.

4. Same Utility Meter Required

The principal use and the accessory use shall utilize the same utility meter.

5. Temporary Accessory Uses and Structures

Temporary accessory uses and structures shall be governed by the temporary use permit procedures and standards set forth in Sections 7.14 and 3.4.

the accessory dwelling unit will be located. Mobile homes, recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

iii. *Size of Accessory Dwelling Unit*

No accessory dwelling unit shall exceed thirty-three (33) percent of the size of the habitable floor area of the principal dwelling unit, or nine-hundred (900) square feet, whichever is less. In addition, accessory dwelling units shall be no less than five-hundred (500) square feet. An accessory dwelling unit shall contain private sanitary facilities with hot and cold running water and cooking and food storage facilities.

iv. *Limit on Number*

There shall be no more than one (1) accessory dwelling unit on a lot in addition to the principal single-family detached dwelling. An accessory dwelling unit shall not serve as the principal dwelling on the site.

v. *Parking Requirements*

(A) On-site parking is not required if an accessory dwelling unit is built on a site with an existing single-family detached house that has on-street parking on the abutting street frontage.

(B) One (1) additional parking space is required when:

(1) The street abutting the site does not have on-street parking;
or

(2) The accessory dwelling unit is built at the same time as the single-family detached house.

vi. *Design Standards*

(A) All accessory dwelling units shall be designed to maintain the appearance, architectural style and character of the principle dwelling unit. Exterior siding, roofing, and trim shall match the appearance of the materials on the principal dwelling unit. Roof style shall match the predominant style of the principal dwelling unit. Exterior window trim, window proportions (width to height), patterns, and orientation (horizontal to vertical) shall match those of the principal dwelling unit.

e. *Permit Required*

New accessory dwelling units shall be required to receive an Accessory Dwelling Unit Permit through the Town. Review of the permit application shall be reviewed by the Director for compliance with the standards included in this section and Town code.

2. **Family Child Care Home**

Family ~~C~~ehild ~~e~~Care ~~h~~Homes shall comply with the Colorado licensing statutes codified at C.R.S. §26-6-102 *et seq.*, as amended, and the Department of Human Service Regulations codified at 12 CCR 2509-8 *et seq.*, as amended. Family ~~e~~Child ~~C~~care ~~h~~Homes (Small) may serve no more than six (6) full time and two (2) part time children or students within a Single-Family Detached residence. Family Child Care Homes (Large) shall conform to the following standards:

a. Family Child Care Homes (Large) shall serve no more than twelve (12) children;

b. Family Child Care Homes (Large) shall not be located adjacent to or directly across the street from other Family Child Care Homes (Large); and

a-c. Family Child Care Homes (Large) shall only be located on streets that accommodate on-street parking.

3. Greenhouse

A greenhouse shall be permitted as an accessory use to a residential dwelling unit only if there are no sales from the premises.

4. Home Occupations

Home occupations shall be a permitted accessory use governed by the following regulations:

- a. A home occupation shall not be conducted until a home occupation has been reviewed and approved and a license has been issued by the Director. Said license shall cite the conditions of the approval, if any.
- b. Home occupations must be clearly secondary to the use of the building as a residence and shall not occupy more than twenty-five (25) percent of the total floor area.
- c. The home occupation shall use the same water, electric and gas meters as the residence.
- d. Home occupations shall be operated entirely from an enclosed structure with no exterior storage of business related vehicles, materials or equipment. The home occupation owner's individual business/personal passenger vehicle is exempt from this requirement.
- e. There shall be no visible evidence of the operation, and it shall not change the residential character thereof.
- f. Only persons residing in the residence can operate the home occupation at the residence. A maximum of two (2) non-occupant employees, independent contractors or others associated with the business may be at the residence at the same time for work, work assignments, supplies, etc.
- g. The operation shall not generate objectionable traffic in the area, and off-street parking must be provided to accommodate all needs created by the home occupation.
- h. The operation shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar impacts.
- i. The following uses, because of their tendency to go beyond the limits permitted for home occupations and thereby impair the use and value of the residential area shall not be permitted as home occupations: auto repair or motorized implement repair; dance, music or other types of instruction (if more than four (4) students are being instructed at one (1) time); dental offices; medical offices; the painting of vehicles, trailers or boats; private schools with organized classes; motor vehicle towing operation; barber shops having more than one (1) chair, beauty shops having more than one (1) chair; welding shops; nursing homes; bed and breakfast and other such transient lodging; and retail sales where products are stocked and sold to purchasers at the home occupation residence like a retail store.

5. Keeping of Backyard Chicken Hens

The keeping of backyard chicken hens shall be a permitted accessory use to single-family detached dwelling units on lots greater than 4,500 square feet in lot area that meet the following regulations:

- a. No more than six (6) backyard chicken hens are permitted per dwelling unit.
- b. Roosters are prohibited.

2. Temporary Sales Trailer or Temporary Sales Office

A temporary sales trailer or temporary sales office shall be reviewed and if appropriate approved by the Director. Plans shall be submitted illustrating that the application meets all of the following requirements:

- a. The use shall be located on a lot.
- b. The owner shall provide a paved road to Town of Firestone Design Standards & Construction Specifications for Public Improvements (Standards and Specifications) as accepted on the construction plans, and shall provide secondary access if required by Fire District; to their standards.
- c. The use shall meet zoning category setback and height requirements.
- d. A water and sewer tap is required on the lot where the trailer/office is located to provide adequate public facilities within the sales trailer.
- e. ADA access is required.
- f. A minimum of four (4) temporary off-street parking stalls shall be provided on-site or on an adjacent vacant lot.
- g. Off-street parking shall have all-weather surfacing.
- h. Off-street parking shall maintain five (5) foot setbacks to all property lines excluding the access way to the parking area.
- i. Access to a sales trailer and associated parking shall come from a local or collector street.
- j. The trailer and associated site elements shall be removed within thirty (30) days of the last Certificate of Occupancy being issued within the filing within the development in which the trailer is located or as otherwise authorized by the Director.
- k. Within 30 days of the trailer being removed from the site, the owner shall either have a building permit(s) issued for the site to construct a residence, a building permit to construct a non-residential building subject to an approved Final Development Plan, or the site shall be restored with appropriate ground cover in accordance with Town erosion control standards.

3. Mobile Food Vendor

Mobile Food Vendors, permitted under this FDC, shall meet the following criteria:

- a. Mobile food vendor sales shall only be conducted on properties with the appropriate zoning allowing food sales.
- b. Mobile food vendor sales shall be an accessory use to an existing commercial business and shall not be conducted from any vacant property.
- c. The mobile food vendor shall meet principle structure setbacks for the zone district in which it is located.
- d. The mobile food vendor shall not be located in public right-of-way or on Town Property unless permitted by Town special event permit.
- e. The mobile food vendor and other associated items such as signs, trash receptacles, chairs, tables, etc., shall not be parked or located in such a way to block, obstruct or interfere with fire lanes, travel lanes, or pedestrian ways on or adjacent to the property on which sales are conducted.
- f. A mobile food vendor may not use amplified sound.

A. Dimensional and Density Standards

TABLE 4-1: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL AND COMMERCIAL DISTRICTS (Additional standards may apply. See Use-Specific Standards in Section 3.2)								
		Minimum Lot Standards		Minimum Setbacks (ft.) ^②				Max Height (ft)
District	Max/Min Density (DU/Acre)	Width (ft)	Net Area ^③ (sq ft)	Front	Street (all uses)	Interior Lot Line	Rear	
RR	1/na	100 (Flag lots: 50)	43,560	Principal: 30 Accessory: 40	30	10	Principal: 30 Accessory: 10	40
R-A	5/na	SFD: 45 Comer: 55 SFD-Alley: 35 Comer: 45 SFA: 25 Comer: 35 MF: none	<u>SFD: 4,500</u> <u>SFD-Alley: 3,500</u> <u>SFA: 2,000</u> <u>SFA-Alley: 1,500</u> MF: 1,500 per DU	Principal SF: 14 10 for alley loaded 20 to front load garage Principal MF: 20 Accessory: 30	SF: 10 MF: 20	Principal SF: 5 ^① Principal MF: 10 ^① Accessory: 5 ^①	Principal SFD: 20 2 for SFD-Alley loaded: 2 Principal SFA: 15 SFA-Alley: 2 Principal MF: 20 Accessory SF: 5 Accessory MF: 10	Prin-SF: 35 Prin-MF: 45 Acc: 25
R-B	10/5							
R-C	20/10							

① Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.

② Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

③ Net area is the size of the lot; not to include tracts and streets and their right-of-ways.

16.4.2 MEASUREMENTS AND EXCEPTIONS

A. Setbacks

1. General Setback Requirements

a. **Required Setbacks**

Setbacks shall be unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above grade upward; provided, however, that fences, walls, trellises, poles, posts, ornaments, furniture and other customary yard accessories may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.

- i. A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum setback requirements set forth in Table 4-1 for the zoning district in which it is located, except as otherwise established in this FDC or unless a variance has been granted.
- ii. A setback or other open space required by this FDC shall not be included as part of a setback or other open space required by this FDC for another building or structure or lot.

b. **Encroachments into Required Setbacks, General**

The following structures may encroach into required front, side or rear setbacks as specified in this Subsection and as permitted by building code:

i. **Paved Patios or Terraces**

Paved patios or terraces may encroach into any required setback, provided that no structures placed on them shall violate other requirements of this FDC.

ii. **Unroofed Landings, Decks and Stairs**

Unroofed landings, decks and stairs may encroach into side and rear required setbacks, provided that the floor shall not extend higher than thirty (30) inches above the finished grade level and the projection is at least five (5) feet from the lot line.

iii. **Covered Decks and Exterior Balconies**

Covered Decks and exterior balconies may encroach into a required rear setback provided these encroachments are at least ten (10) feet from the rear lot line.

iv. **Incidental Architectural Features**

Cornices, eaves, canopies, ~~window wells~~, chimneys, bay windows, ornamental features, and other similar architectural features may encroach not more than two (2) feet into any required setback. Window well openings may encroach not more than three (3) feet into any required setback.

v. **Covered Porches and Roofs Over Other Exterior Approaches**

Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to four (4) feet into a front setback. The projection shall be at least ten (10) feet from the front property line.

vi. **Handicap Ramps**

The Director may allow the installation of handicap access ramps in required front, side, and rear setbacks. The design and placement of the ramps shall be reviewed to ensure that:

- (A) The ramp has minimal visual impact on abutting properties;
- (B) The width of the ramp does not exceed forty-eight (48) inches except as required by law.

vii. Fences and Walls

Fences and walls may project into any required setback and shall be in accordance with other requirements of this FDC.

viii. Driveways

Residential driveways may encroach into any required interior side setback provided these encroachments are at least three (3) feet from the side lot line and do not impact drainage conveyance or utilities.

c. Encroachments Into Easement and Right-of-ways Prohibited

Encroachments shall not extend into any easement(s) or public right-of-way except as legally authorized by the easement holder.

d. Contextual Front Setbacks

In addition to permitted projections described in Subsection 4.2.A.1.b above, the following exceptions to the front setback requirement for dwellings abutting local streets (not collector or arterial streets) are authorized for a lot in any district.

- i. If there are dwelling units on both abutting lots with front setbacks of less than the required depth for the district, the front setback for the lot need not exceed the average front yard of the abutting dwelling units.
- ii. If there is a dwelling unit on one (1) abutting lot with a front setback of less than the required depth for the district, the front setback for the lot need not exceed a depth one-half (1/2) way between the depth of the abutting lot and the required setback depth.
- iii. Regardless of contextual front setback, any garage portion of the dwelling facing the front or street side shall have a setback of twenty (20) feet.

e. Corner Sight Distance (a.k.a. Sight or Vision Clearance Triangle)

Where a driveway or private street intersects a public right-of-way or where property abuts the intersection of two (2) public right-of-ways, unobstructed sight distance as described in the Town Standards and Specifications shall be maintained at all times within the sight triangle area on the property adjacent to the intersection in order to ensure that safe and adequate sight distance is provided for the public use of the right-of-way.

B. Height Exceptions for Appurtenances

Except as specifically provided elsewhere in this FDC, the height limitations contained in this FDC do not apply to spires, belfries, cupolas, chimneys, heating and ventilation equipment, elevator housings, stairwell towers or similar appurtenances; provided, however, the following:

1. The appurtenance does not interfere with FAA Regulations;
2. The appurtenance does not extend more than twenty-five (25) feet above the maximum permitted building height;
3. The appurtenance is not constructed for the purpose of providing additional occupiable floor area in the building; and
4. The appurtenance complies with the screening requirements for mechanical equipment and appurtenances in Subsection 6.4.G.

drainage easements, open space, view corridors, pedestrian/bicycle paths, and other relevant design considerations.

E. Lots

1. Lot size, width, depth, shape, and orientation and minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated, and shall facilitate the placement of buildings with sufficient access, outdoor space, privacy, and view. All lots shall conform to the applicable zoning regulations affecting the property.
2. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for off-street parking, landscaping or planting area, and loading areas required by the type of use and development contemplated.
3. No single lot shall be divided by a municipal boundary line.
4. No single lot shall be divided by a zone district boundary line.
5. A lot shall not be divided by a street, alley, or other lot.
6. Each residential lot shall be provided with lot frontage on a street. Residential lots may be permitted to front on common greens, parks, auto-courts, and other common areas subject to the provisions of this FDC. Non-residential lots shall be provided with lot frontage on a street or private drive.
7. Corner lots for residential use shall have extra width to accommodate the required building setback line on both street frontages.
8. Wedge-shaped lots shall not be less than ~~forty-three~~ forty-three (4035) feet in width at the front property line. Such lots shall conform to the minimum lot width for the district at the front setback line.
9. Side lot lines shall be at substantially right angles and radial to curved streets. Where lot lines are not at right angles to the street lines, it shall be indicated on Preliminary and Final Plats.
10. Triple frontage lots and flag lots are prohibited in residential zone districts.
11. Lot widths and minimum square footage shall conform to the requirements of Chapter 4 of this FDC.
12. Double frontage residential through lots are prohibited. To prevent such double frontage lots, a landscape tract of not less than thirty (30) feet shall be required between the rear of a lot and street right-of-way. Alley loaded lots shall not be considered double frontage lots for the purpose of this section.

F. Blocks

The requirements and standards set forth in Section 6.5, shall apply to all subdivisions.

G. Streets

All streets shall comply with the requirements and standards set forth in Section 6.5, in addition to the following:

1. Compliance with Town Standards Required

All new streets within a subdivision shall be constructed in accordance with the Town of Firestone Transportation Master Plan and the Standards and Specifications.

2. General Street Design Considerations

All new streets should be designed in relation to existing or planned streets, to public convenience and safety, and in relation to the proposed use of land to be served. To the maximum extent reasonably practicable, streets shall be arranged to follow the natural contours of the site. Streets shall be extended to connect with existing streets, except where such extension is prevented by topography or other physical conditions or where the connection of streets with existing or probable future streets is deemed unnecessary by the Town for the advantageous development of adjacent properties.

3. Private Streets

Private streets may be permitted provided they meet all Standards and Specifications required for public streets and right-of-ways and demonstrate that private streets and right-of-ways can be perpetually maintained.

4. Street Intersections

- a. Arterial streets shall not be intersected by local streets.
- b. No more than two (2) streets shall intersect at one (1) point unless approved by the Town Engineer.
- c. Streets shall intersect at ninety (90) degrees, except where this may be impractical. Angles of less than ninety (90) degrees may be designed, subject to the approval of the Town Engineer.
- d. Two local streets meeting a third street from opposite sides shall meet at the same point, or their centerlines shall be offset at least one-hundred fifty (150) feet.

5. Street Right-of-Way Widths

Street right-of-way widths within the proposed subdivision, or boundary streets impacted by the proposed subdivision, shall follow the Town's Transportation Master Plan and Standards and Specifications.

6. Cul-de-sacs

All cul-de-sacs shall be designed in accordance with the Standards and Specifications of the Town and the Fire District. A cul-de-sac on a local street shall not be longer than five-hundred (500) feet and at the closed end shall provide a turnaround in a configuration approved by the Town Engineer and Fire District. The cul-de-sac length shall be measured from the centerline of the intersecting street to the centerline of the cul-de-sac turnaround.

7. Street Arrangement and Connections

- a. Local streets shall be arranged so that their use by through traffic will be discouraged. Traffic calming techniques such as use of grid patterning, diverters and curvilinear alignments are encouraged to reduce speeds and cut-through traffic. All traffic calming measures shall be approved by the Town Engineer.
- b. Where a subdivision borders the following, a minimum landscaped buffer area shall be provided as follows: thirty (30) feet adjacent to arterial streets and section line roadways, fifty (50) feet adjacent to railroad right-of-way, and one-hundred (100) feet adjacent to Interstate right-of-way. This buffer is in addition to any required right-of-way, and exclusive of any lot size requirements. No driveway access shall be permitted from the lot directly to any highway, freeway, arterial, section line roadways, or railroad right-of-way.
- c. Dead-end streets (excluding cul-de-sac or stub streets) shall not be permitted unless approved by the Board of Trustees.
- d. Visibility into residential subdivision from arterial, section line, and collector roadways shall be emphasized and coordinated with street configurations including cul-de-sacs

and parallel road loops, open space, and trail corridors. The backing of lots to arterials, section line, and collector roadways shall be limited. Continuous runs of lots which back to such roadways shall not exceed five-hundred (500) feet in length.

- e. Openings in the perimeter fence frontage shall serve to visually link intersecting streets, view corridors into and out of the development, pedestrian entryways, and parks or open space.

H. Alleys

Alleys are permitted subject to meeting all the standards in this Section and other pertinent sections of this FDC. All new alleys shall be constructed in accordance with Town of Firestone Standards and Specifications.

1. Alleys in developments approved after the effective date of this FDC shall be privately owned and maintained within a tract. An easement in such alleys shall be granted to the Town and/or other service providers for installation and maintenance of utilities, refuse collection, and similar facilities and services.
2. In residential districts, alleys should be parallel, or approximately parallel, to the frontage of the street. Alleys in residential districts shall provide a minimum of thirty (30) feet of right-of-way. A minimum of twelve (12) feet of pavement is required unless otherwise required by the Town or Fire District.
3. Dead-end alleys shall not exceed one-hundred fifty (150) feet in length.
4. If an alley is provided, garage driveway connections shall be from an alley. In areas where no alley is provided, garage driveway connection shall be from the street.
5. Alleys may not exceed a maximum length of six-hundred (600) feet without having a secondary outlet to a residential street.

I. Sidewalks, Curbs and Gutters

In all subdivisions, streets shall be constructed according to Standards and Specifications. Handicap accessible ramps from the sidewalk to street grade shall be provided, in conformance with the Americans with Disabilities Act criteria.

J. Utility Easements

In addition to the following, the requirements and standards set forth in Subsection 6.4.G, shall apply to all subdivisions provisions for utility easements.

1. Utility easements shall follow rear and side lot lines whenever practical, and the centerline of any easement should coincide with a joint property line.
2. Easements shall be determined so as to provide efficient installation of utilities and should integrate well with the Town's street design criteria.
3. Public utility installations shall be so located as to permit multiple utility installations within the easements, to avoid cross connections, to minimize trenching and adequately separate incompatible systems. No utilities shall be placed within one (1) foot of the property line of any property.
4. The location and width of all utility easements shall be subject to the approval of the Town and the utility providers.
5. Utility lines shall be placed underground. The applicant shall make the necessary arrangements including any construction or installation charges with each of the serving utilities for the installation of such facilities.

5. Standards for Tree Protection and Replacement

a. Tree Retention Generally

To the maximum extent reasonably practicable, healthy trees in locations that reasonably avoid conflict with the development shall be retained.

b. Tree Protection Before and During Construction

As part of the required landscape plan, protection measures including but not limited to flagging, protective fencing, boring, trenching separation, and general methods shall be identified for trees designated for protection taking place prior to construction and during construction. Protection measures shall prohibit the storage of materials, vehicular traffic, grade changes, and any other activities that would impact the health of the protected tree. The protection measures shall be maintained until construction activities around the protected trees are complete.

D. Community Gateways

1. Applicability

This Section shall apply to all new development in the Town.

2. Standards for Community Gateway Corridors

Along the following gateway corridors, the following additional standards shall apply to protect distinct entryways into the community:

a. Arterials and Section Line Roadways

- i. A minimum thirty (30) foot landscaped buffer shall be maintained on either side of the arterial or section line roadway and located in a tract. This buffer should utilize a variety of live plant material and berming to provide year-round visual interest. A minimum ten (10) foot wide sidewalk shall be incorporated as an integral component of the landscape buffer and landscape area within the right-of-way.
- ii. Single-family detached residential lots shall be set back a minimum of one-hundred fifty (150) feet from the right-of-way along Firestone Boulevard west of Colorado Boulevard.
- iii. All fencing facing the arterial or section line roadway shall be a maximum of four (4) feet in height and should have an open character, such as split rail or picket. Opaque fencing is prohibited.
- iv. Parking shall be screened to the greatest extent reasonably practicable from the arterial or section line roadway using a combination of berming, walls, fencing and landscaping with a minimum cumulative height of three (3) feet. Such berming or screening walls and fencing may be located within the landscaped buffer prescribed in this Section. Parking, internal drives or streets may not extend into the landscape buffer excepting access drives from the right-of-way running perpendicular to the arterial or section line roadway.
- v. Garages and carports may not be used as a screen or barrier between the arterial or section line roadway and a development site.

16.6.3 PARKS, OPEN SPACE, AND TRAILS

A. Purpose

This Section is intended to regulate the planning, development, construction, preservation, and maintenance of parks, open space, and trails throughout the Town. Parks, open space, and trail

5. Characteristics of Park Land to be Dedicated and Constructed**a. *Standard Criteria for Pocket, Neighborhood, and Community Parks***

To the maximum extent reasonably practicable, park land to be dedicated shall be generally consistent with the standard characteristics of parks identified in the Town's Comprehensive Master Plan and the Town's Park, Open Space and Trails (POST) Master Plan.

i. *Pocket Parks*

Pocket parks provide opportunities for passive outdoor recreation at a sub-neighborhood scale. Pocket parks shall be located within one-quarter (1/4) mile of the residences they are intended to serve and may include lawn areas, picnic shelters and tables, play equipment, artwork or other amenities that are appropriate for the demographics and types of activities that the neighborhood may desire. Pocket parks shall be:

- (A) One-quarter (1/4) acre to two (2) acres in size;
- (B) Centrally located within sub-neighborhoods served;
- (C) Bordered on at least one (1) side by public streets (excluding major collector, section line, and arterial streets) to provide easy public access, visual surveillance, and on-street parking;
- (D) Accessible from the surrounding neighborhoods using sidewalks and/or trails;
- (E) Pocket Parks shall be owned and maintained by an HOA or metropolitan district;
- (F) Pocket Parks shall be platted with a dedicated public access easement;
- (G) Each pocket park within a subdivision shall be unique and thematically different from other Pocket Parks within the subdivision; and
- (H) Pocket Parks shall be constructed to POST Master Plan requirements and the Town's Standards and Specifications.

ii. *Neighborhood Parks*

Neighborhood Parks shall provide places for recreation and gathering places within approximately one-half (1/2) mile from most residences being served. Neighborhood Parks may include multi-use lawn areas, picnic areas, playground equipment, small court games, community gardens and playing fields and facilities as appropriate. Neighborhood Parks shall be:

- (A) Of a size determined by Subsection 10.6.3.B.3 above, but not less than a minimum size of seven (7) acres;
- (B) Centrally located within or adjacent to the neighborhood(s) served;
- (C) Bordered on at least two (2) sides by public streets (excluding arterial or section line streets) to provide easy public access, visual surveillance and parking;
- (D) Accessible from surrounding neighborhoods by sidewalks and/or trails;
- (E) As reasonably practicable, parks shall be integrated into the Town's overall open space, parks, and trail system;

e. *Environmental Considerations*

All open space and trails should be located, designed, and maintained to minimize environmental impacts.

f. *Areas Not Eligible*

Lands within the following areas shall not be counted towards required open space dedication:

- i. Private yards;
- ii. Public or private streets or right-of-ways not intended for open space-related purposes;
- iii. Open parking areas and driveways not intended for open space and trail purposes;
- iv. Pocket, neighborhood, and community parks;
- v. Land covered by structures not intended for open space purposes;
- vi. Streetscape, landscape buffers, or medians;
- vii. Easements and/or related utilities or uses that inhibit the ability to develop, program, or maintain the open space for its intended purposes;
- viii. The first 150' of Oil and gas well and facility setbacks or the setback as identified in a Surface Use Agreement (SUA), whichever is greater; and
- ix. Storm water channels, detention and water quality ponds, and sump basins unless such drainage areas are regional in nature, designed to be natural in form, and integrated into the adjacent open space consistent with Subsection 6.3.C.4.b above.

5. Procedure and Method for Dedication of Open Space

- a. The dedication of open space shall be reviewed and approved as part of the preliminary plat and accepted as part of the final plat. The developer shall designate on the Preliminary Plat and Final Plat the area or areas of land to be dedicated pursuant to this Section.
- b. The conveyance of dedicated land to the Town shall be by means of a final plat dedication, and the land dedicated to the Town shall be free and clear of all liens and encumbrances, including real property taxes prorated to the time of conveyance.

6. Payments of Cash Fee In-Lieu of Open Space Land Dedication

a. *Applicability*

- i. If there is insufficient acceptable land available within the subdivision to satisfy the open space land dedication requirements based upon the standards in this Section, the expansion of adjacent open space area would be more appropriate to satisfy the need created by the proposed development than land within the proposed development, or in cases in which the cash value of open space land dedication is deemed, by the Board of Trustees, to be more appropriate in satisfying the open space demands generated by the proposed development, the owner, subdivider or developer shall pay a cash fee in lieu of open space dedication requirements.
- ii. This cash-in-lieu of dedication fee will be calculated at the time of payment based upon the fair market value of the land which was otherwise to be dedicated. A per square foot land value will be determined by the Town by means of an appraisal, if available, or by comparing the cash value of

area or required landscaping area which abuts an adjacent residential use. Refuse/recycling collection receptacles shall not be located in a manner that obstructs or interferes with any designated vehicular or pedestrian circulation routes onsite.

b. Screening Enclosure

All outdoor refuse/recycling collection receptacles, other than those used by a single-family dwelling units, shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of a wall and gate six (6) feet in height that matches or is complimentary to the building materials of the principal building that it serves.

c. Maintenance of Refuse/Recycling Collection Receptacles and Screening Enclosures

The enclosure shall be maintained in working order, and remain closed except during deposits and pick-ups. Lids are required on all outdoor refuse/recycling collection receptacles in screening enclosures without roof structures. Lids shall remain closed between pick-ups, and shall be maintained in working order. Screening enclosures and gates shall be kept in good repair.

4. Service and Off-Street Loading Areas

Service and off-street loading areas shall be designed and located to reduce the visual and acoustic impacts of these functions on adjacent properties and public streets. Non-enclosed service and off-street loading areas adjacent to residential properties and public streets shall be screened with opaque materials that are an integral part of the building architecture, including, durable, sight-obscuring walls and/or fences to a height consistent with the object, structure, and use to be screened. Screening materials shall be the same as, or of equal quality to, the materials used for the primary building. Landscaping shall also be incorporated to aid in screening the non-enclosed service and off-street loading areas and softening the appearance of the screening wall or fence.

5. Drive Through Service and Stacking Drives

Drive through service areas and stacking drives shall be designed and located to reduce the potential visual and acoustic impacts of these functions on adjacent residential property, public streets, and primary internal drive circulation routes in a multi-building complex.

- a. Drive through service ordering and pick-up window areas shall not be orientated toward residential property, arterial streets, and collector streets.
- b. The minimum landscape setback to drive through service areas and stacking drives from streets, and primary internal drive circulation routes in a multi-building complex shall be ten (10) feet.

6. Rooftop Mechanical Equipment

Rooftop mechanical equipment, including HVAC equipment, venting, and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one (1) of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one (1) of the primary materials used on the primary facade of the building so as to achieve complete screening.

7. Wall-Mounted Mechanical Equipment and Meters

Wall-mounted mechanical equipment should not be placed on the front facade of a building or on a facade that faces a right-of-way to the maximum extent reasonably practicable. Wall-

Street and block patterns should include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoids traffic congestion on principal routes. Within each residential development, the access and circulation system should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, parks, schools, shopping, and land uses.

b. Vehicular Access to Public Streets

Any development shall be required to provide adequate vehicular access to public streets for circulation, and public safety unless deemed impractical by the Director due to topography, natural features, or the configuration of adjacent developments.

c. Connections to Vacant Land

Where new development is adjacent to land likely to be developed or redeveloped in the future, all streets, bicycle paths, and access ways in the development's proposed street system shall continue through to the boundary lines of the area to provide for the orderly subdivision of such adjacent land or the transportation and access needs of the community. In addition, all redevelopment and street improvement projects shall take advantage of opportunities for retrofitting existing streets to provide increased vehicular and pedestrian connectivity to maximum extent practicable.

d. Access

i. All driveways shall be paved in concrete or asphalt.

i.ii. All non-residential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points on public or private streets. When cross-access is deemed impractical by the Director on the basis of topography, the presence of natural features, vehicular safety, or convenience factors, this requirement may be waived provided that appropriate bicycle and pedestrian connections are provided between adjacent developments or land uses. Cross access easements shall be referenced as a note on the plat.

ii.iii. Whenever feasible, there shall be no direct driveway access (ingress or egress) from any single-family residential lots to any non-residential collector street, arterial street, section line roadway or highway. Whenever feasible, all single-family residential lots driveway access shall be limited to residential collector and local residential streets.

e. Cul-de-Sacs and Dead-End Streets

The use of dead end streets or cul-de-sacs should be minimized unless their use is required by site constraints including but not limited to topography, the preservation of natural features, open space, and trail corridors. Should they be incorporated, a view corridor, at the cul-de-sac head or dead-end street, a minimum of thirty-five (35) feet in width shall be provided to maintain open views and pedestrian access. View corridors shall be created in a separate tract from buildable lots. View corridors shall contain a pedestrian walkway or trail connection whenever possible unless deemed unfeasible by the Town.

f. Neighborhood Circulation

Street connections shall connect neighborhoods to each other and to local destinations such as schools, parks, greenbelt trail systems, and shopping centers, while minimizing neighborhood cut-through vehicle traffic movements that are non-local in nature.

- a. Fleet parking shall be in addition to the minimum parking calculated from Table 6.6-1. One fleet parking space shall be provided for each fleet vehicle. Parking of fleet vehicles outside of a building shall be classified as outdoor storage and shall be required to be screened in accordance with Subsection 6.4.G.9.
- b. Development with zoning or development approvals that would permit a future change of use that will require additional parking to meet the standards of this Section shall provide an undeveloped area on the site that can accommodate any future parking needs.
- c. **Off-Street Parking Location**
 - i. Off-street parking for residential uses shall be located within approximately two-hundred fifty (250) feet of the primary building entrance of the primary building.
 - ii. Off-street parking for non-residential uses shall be located within six-hundred (600) feet of the primary building entrance of the primary building.
 - iii. Off-street parking shall be located on the same lot or parcel of land as the structure they are intended to serve unless off-site parking is approved through the process in Subsection 6.6.E.2.
 - iv. Off-street parking spaces for non-residential uses shall not be located in front of garage doors.
 - v. Off-street parking spaces for non-residential uses may only be located adjacent to building doors when a pedestrian walkway is provided between the building and all parking spaces on that side of building.
 - vi. The following shall count toward the minimum parking requirement:
 - (A) Surface parking;
 - (B) Accessible parking;
 - (C) Vanpool and carpool parking;
 - (D) Electrical vehicle charging station parking; and
 - (E) Structured parking, underground parking and parking within, above or beneath the building(s) it serves.

TABLE 6.6-1: OFF-STREET PARKING SCHEDULE A

"du" = dwelling unit "sf" = gross square feet

USE CATEGORY	USE TYPE	OFF-STREET SPACES REQUIRED
Household Living Residential	Dwelling, Duplex	2 per du
	Dwelling, Live/Work	See Subsection 6.6.D.3
	Dwelling, Mobile <u>Manufactured</u> Home	2 per du
	Dwelling, Multi-Family	1.5 spaces per efficiency, studio or 1-bedroom du; 2 spaces per du with 2 or more bedrooms, plus 1 guest space per 3 du's
	Dwelling, Single-Family Attached	2 spaces per du, + 1 guest space per 3 du's

TABLE 6.6-1: OFF-STREET PARKING SCHEDULE A		
"du" = dwelling unit "sf" = gross square feet		
USE CATEGORY	USE TYPE	OFF-STREET SPACES REQUIRED
	Dwelling, Single-Family Detached	2 spaces per du
	<u>Manufactured Home Park</u>	<u>2 spaces per du, + 1 guest space per 4 du's</u>
	Model Home	See Subsection 6.6.D.3
Group Living	Group Home	See Subsection 6.6.D.3
	Retirement Home, Nursing Home, or Assisted Living Facility	See Subsection 6.6.D.3
Aviation	Helistop	See Subsection 6.6.D.3
Cemetery	Cemetery	See Subsection 6.6.D.3
Child Care	Child Care Center	1 per 6 children of licensed capacity
Community Facilities	Community Center (Public)	See Subsection 6.6.D.3
	HOA/Metro District Facility	See Subsection 6.6.D.3
	Recreation Center (Indoor/Outdoor)	See Subsection 6.6.D.3
	Public Safety Station	See Subsection 6.6.D.3
	Transit Center	See Subsection 6.6.D.3
Cultural Facilities	Library	1 per 400 sf
	Museum	1 per 400 sf
Educational Use	College or University	See Subsection 6.6.D.3
	Instructional Studio	1 per 300 sf
	School (public or private)	See Subsection 6.6.D.3
Human Health Services	Dental or Medical Office, Clinic, Lab	1 per 300 sf
	Emergency Room	1 per 200 sf
	Hospital	See Subsection 6.6.D.3
	Substance Abuse Treatment Facility, Outpatient	1 per 200 sf
	Urgent Care Center	1 per 200 sf
Park and Open Space	Athletic Fields and Courts	See Subsection 6.6.D.3
	Parks/Open Space	See Subsection 6.6.D.3 for Trailheads, Neighborhood and Community Parks; No parking required for Pocket Parks

- i. To promote a more diverse community through the provision of a variety of housing types.
- ii. To encourage developments that are not dominated by a single type of home or dwelling unit, within a narrow range of price points and densities.
- iii. To encourage “neighborhood-oriented” multi-family developments that incorporate a variety of housing types, such as a combination of duplex, townhomes, condominiums, apartments, live-work units, and single-family dwelling units in a range of sizes.

b. Diversification Standards

- i. Diversification Standards shall not apply to:
 - (A) All zone districts that do not allow residential uses.
 - (B) Certain zone districts that allow residential: RR and AG.
- ii. Residential development parcels, including parcels part of a phased development, shall provide a minimum mix of housing, based on the size of the development as required in Table 6.7-1 below:

TABLE 6.7-1: HOUSING DIVERSITY	
Development Parcel Size	Required Mix of Housing Type
0-40 Acres	1 housing type
41-80 Acres	2 housing types
81-160 Acres	3 housing types
161-320 Acres	4 housing types
321-640 Acres	5 housing types
641+ Acres	6 housing types

- iii. Housing types that apply to Table 6.7-1 include:

(A) Single-Family Detached;

(A)(B) Duplex;

(B)(C) Single-Family Attached - Townhouse;

(C)(D) Multi-Family – six (6) units or less;

(D)(E) Multi-Family – Apartments (seven (7) units or more); and,

(E)(F) Live-Work units.

- iv. For purposes of Housing Type, front loaded garage products versus alley or rear-loaded garage products shall be considered a unique and separate Housing Type.
- v. For unlisted, unique or miscellaneous products such as age restricted products, patio homes or detached townhomes that are distinct from the housing types above may be considered for designation as unique housing types through the Preliminary Plat, Overlay Rezoning or PUD Rezoning processes.

feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally visible from the front lot line of the property and within twelve (12) feet of the most forward plane of the ground level living space within the house. On corner lots, the pedestrian doorway may face any adjacent street. For dwelling units that do not have street frontage but front onto a park or landscaped common area, the primary pedestrian doorway shall be oriented toward such common area and include a pedestrian walk that connects to adjacent streets.

3. Garages

The regulations for garages shall be applied to non-living space or storage areas within garages when used for the storage of automobiles or other items.

a. Diversity of Garage Location

- i. Except for garages oriented to alleys, all single-family homes shall provide garages that meet one of the requirements below:

(A) Recessed garage where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of the main floor living space or a front porch;

(B) Projecting garages where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door;

(C) Side-loaded garages;

(D) Garages recessed a minimum of two (2) feet beneath a second floor living space.

b. Width/Facade Ratio

~~For one-story dwelling units, the~~ width of a front loaded garage shall not exceed fifty-five (55) percent of the width of the front elevation for two-car garages or sixty-five (65) percent of the width of the front elevation for three-car garages.

c. Three Car or More Garage Orientation

The additional bay of any three (3) car or more garage shall:

- i. Have a different orientation from the first two (2);
- ii. Shall be off-set by at least two (2) feet from the first two (2) garages when having the same orientation; or
- iii. Shall be tandem to the first two (2).

4. Minimum Front Porch

Each home shall include a covered front porch. The front porch shall be a minimum size of fifty (50) square feet in floor area excluding the area required to access the front door and shall have a minimum depth of five (5) feet. For unique products or specific architectural style that may not accommodate a front porch, Alternative Equivalent Compliance and justification shall be provided.

5. Townhomes

- a. No more than six (6) townhome dwelling units may be attached in any single row or building cluster.

protected from visual discord and clutter that may result from the unrestricted proliferation and placement of signs;

4. Regulation of sign design, construction, installation, repair and maintenance is necessary to protect the public from potential hazards;
5. Regulation of signs is necessary to preserve and enhance the aesthetic quality of life in the community; and
6. Reasonable regulations are necessary to conserve the character and economic value of property and neighborhoods.

B. Alternative Equivalent Compliance

The alternative equivalent compliance procedure in Section 6.1 may be used to propose alternative means of complying with the intent of this Section.

C. Applicability and Exemptions

1. Generally

This article shall apply to, govern and control the display, construction, installation, erection, alteration, use, location, maintenance, and removal of all signs within the Town that are not specifically exempt from such application, provided, that whenever both a provision of this article and any other law, statute or ordinance of any kind restrict the same subject matter, the most restrictive standard shall govern. Non-commercial speech is permitted to be substituted on any sign where commercial speech is allowed.

2. Exemptions

This Section does not apply to the following:

- a. The United States flag, state flags, pennant flag strings and any flag, crest or insignia of any official governmental agency or of any civic, charitable or religious organization.
- b. Any item of merchandise or models of products or services that may be visible in a store window but does not inhibit proper visibility into the space for safety and security.
- c. Scoreboards, time and temperature, or stock exchange information devices not related to any product or service.
- d. Required signs.
- e. Memorial signs.
- f. Governmental signs.
- g. Murals which do not advertise or identify a business or depict a business name, symbol, trademark or logo.
- h. Address signs which contain only the street address and number.
- i. Town decorations, banners, signs or other elements located on Town property, right-of-way, utility poles, or streetlights and elements approved through the Town's Special Events process.
- j. Freestanding works of art and building architectural features that are integral to the design of a building.

* For Development Identification signs located within one-thousand two-hundred (1,200) feet of the Interstate 25 right-of-way, the maximum sign height may be increased to fifty (50) feet and the maximum sign area may be increased to three-hundred (300) square feet.

J. Temporary Sign Standards

1. **Temporary Wall Signs.** Table 6.12-5 below details the standards for temporary signs attached to buildings.

TABLE 6.12-5: STANDARDS FOR TEMPORARY SIGNS ATTACHED TO BUILDINGS			
Standards	Non-Residential Zoning Districts	Multi-Family Zoning Districts	Single-Family Zoning Districts
Maximum Number per Building Elevation	1 per street frontage or tenant space	1 per complex	1
Maximum Sign Area	40 sf	8 sf	6 sf
Allowed Lighting	External	none	none
Maximum Duration per Sign	60 days	60 days	60 days
Maximum Posting	180 days per year	90 days per year	90 days per year

2. **Temporary Freestanding Signs.** Table 6.12-6 below details the standards for temporary freestanding signs.

TABLE 6.12-6 STANDARDS FOR TEMPORARY FREESTANDING SIGNS			
Standards	Non-Residential Zoning Districts	Multi-Family Zoning Districts	Single-Family Zoning Districts
Maximum Number	1 per street frontage** <u>(1 additional for every 500' of frontage)**</u>	1 per street frontage	1 per street frontage
Maximum Sign Area per Sign	32 sf**	32 sf	8 sf
Maximum Sign Height	8 ft**	8 ft	8 ft
Allowed Lighting	External	none	none
Setbacks and Spacing	10 ft from all property lines	2 ft from property lines	2 ft from property lines
Maximum Duration per Sign	60 days*	60 days*	60 days*
Maximum Posting	180 days per year*	90 days per year*	90 days per year*

* Exclusive of the duration of a new construction project with an active building permit; exclusive of a parcel that is vacant, undeveloped, or listed for sale or rent.

** For non-residential zoning district temporary freestanding signs located within one-thousand two-hundred (1,200) feet of the Interstate 25 right-of-way, the maximum sign height may be increased to twelve (12) feet, the maximum sign area may be increased to sixty-four (64) square feet, and the maximum number of signs may be doubled.

- i. There are unusual physical circumstances or conditions, including, without limitation: irregularity, narrowness or shallowness of the lot; or exceptional topographical or other physical conditions peculiar to the affected property; or unusual physical circumstances or conditions arising from an existing, nonconforming or compliant structure on the affected property; and
- ii. The circumstances or conditions do not exist throughout the neighborhood or zone district in which the property is located, or the circumstances or conditions relate to drainage conditions and challenges found consistently throughout the neighborhood or zone district in which the property is located; and
- iii. The development or use of the property cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district; however loss of a financial advantage, hardship that is solely financial, or the fact that a more profitable use of the property might be had if a variance were granted are not grounds for a variance; and
- iv. The unusual physical circumstances or conditions have not been created by the applicant.

c. *Compatibility with Existing Neighborhood*

- i. The property could be reasonably developed in conformity with the provisions of this FDC, but the proposed variance will result in a building form that is reasonable, customary and consistent with or more compatible, in terms of building height, siting, and design elements, with the existing neighborhood in which the subject property is located.

d. *Review Criteria*

Applicable to All Variance Requests. The Board of Adjustment may grant a variance only if the Board of Adjustment finds that:

- i. The hardship is not shared by many surrounding properties; and
- ii. The Variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property; and
- iii. The Variance, if granted, is the minimum Variance that will afford relief and is the least modification possible of the provisions of this FDC which are in question; and
- iv. The Variance, if granted, would not grant a change to either (a) a condition attached to an approved rezoning or special use, or (b) an approved PUD District plan that would constitute an "amendment" under Subsection [2.4.E.72-5.D-7](#) or (c) a condition attached to an approved Final Development Plan; or (d) a condition attached to an approved Final Plat.

4. Step 12 (Lapse)

Applicable, as follows: Any Variance granted shall become null and void:

- a. If the Variance is not exercised (e.g. building permit obtained, substantial construction commenced) within one-hundred eighty (180) days of the date it is granted;
- b. If the approval or conditions of approval of the Variance is violated;

A tree trunk diameter as measured in inches at a height of 4 1/2 feet above the ground or, in the case of a tree that is divided into multiple trunks below 4 and 1/2 feet, as measured at the most narrow point beneath the point of division.

Director

The Director of Planning & Development of the Town of Firestone, Colorado or designated representative.

Dormitory

A building or buildings occupied by and maintained exclusively for students affiliated with an academic or vocational institution, including, but not limited to, fraternities, sororities, and dormitories.

Drip Line

A vertical line extending from the outermost edge of the tree canopy or shrub branch to the ground.

Drive Aisles

The lanes in a parking lot devoted to the passage of vehicles, as opposed to the parking stalls. The term drive aisle does not include lanes used only or primarily for drive-in customer service.

Drive-In Use

An establishment which by design, physical facilities, service or packaging procedures encourages or permits customers to receive services or obtain goods while remaining in their motor vehicles.

Drive-Through or Up Service

Business designed to permit customers to remain in their motor vehicles while being accommodated by the business.

Driveway

A constructed access serving a property and abutting a public or private street.

Dwelling, Live/Work

A building or space within a building combining a residential living space with an integrated workspace used regularly by one (1) or more of the residents of the dwelling unit. Examples of a live-work dwelling unit include, without limitation, a limited business operating on the first floor of a primary residence, or a loft space within a building originally designed for commercial or industrial occupancy that has been remodeled to include a dwelling unit space integrated with work space.

Dwelling, Mobile-Manufactured Home

A transportable, factory-built home, designed to be used as a year-round residential dwelling unit and built prior to the enactment of the National Manufactured Housing Construction and Safety Standards Act of 1974.

Dwelling, Multi-Family

A building or portion thereof used for occupancy by three (3) or more families living independently of each other and containing three (3) or more dwelling units, including what is commonly known as an apartment building, but not including group, paired homes, duplexes, rowhomes, or townhomes.

Dwelling, Single-Family Attached

A single-family dwelling unit attached to one (1) or more dwelling units or buildings, with each dwelling unit located on its own separate lot. Units include what are commonly known as paired homes, duplexes, rowhomes, or townhomes.

Dwelling, Single-Family Detached

A residential building containing not more than one (1) dwelling unit entirely surrounded by open areas on the same lot.

Dwelling Unit

Garage, Tandem

A parking space within a group of two (2) or more parking spaces arranged one (1) behind the other.

Gas Station

See Service Station.

Gazebo

An accessory structure no larger than ~~two-hundred~~~~one-hundred-fifty~~ (200~~150~~) square feet which may be covered by a roof and enclosed with screening intended to be used for outdoor living activities.

General Outdoor Recreation, Commercial

Intensely developed recreational uses such as amusement parks, miniature golf courses, batting cages, skateboard or skate parks or courses, bicycle motocross courses, water parks or slides, drive-in or outdoor movie theaters, courses for paramilitary games, and archery facilities.

General Retail

A commercial enterprise that provides goods, products, or materials directly to the consumer. This includes uses such as art galleries, appliance stores, bakeries, bookstores, clothing stores, food stores, grocers, caterers, pharmacies, florists, furniture stores, hardware stores, liquor stores, pet stores, toy stores, and variety stores. This use type shall not include restaurants, personal service establishments, convenience stores, or amusement establishments.

Geologic Hazards

Unstable or potentially unstable slopes, faulting, landslides, rock falls, flood, wildfire or similar naturally occurring dangerous features or soil conditions or natural features unfavorable to development.

Golf Course

A tract of land laid out with a course having nine (9) or more holes for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, restroom facility, or similar accessory use or structure. This term shall not include miniature golf courses as a principal or accessory use, nor shall it include driving ranges that are not accessory to a golf course.

Golf Driving Range or Putting Course

A sports facility equipped with tee areas, distance markers, and related features for practicing golf and which may include a pro shop, snack bar, but excludes miniature golf courses.

Governmental Office

A building occupied by a governmental agency that provides direct services to the public such as employment, public assistance, motor vehicle licensing and registration, and similar activities.

Grade

The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

Greenhouse

A building or structure used for the growing of plants.

Group Home, Large

A group home (including halfway houses) for nine (9) or more persons.

Group Home, Residential

Funeral Parlor or Mortuary; General Retail; Personal Service Establishment; Repair Shop; or Shopping Center.

Right-Of-Way

That portion of land dedicated to public use of a street, path, street trees, and/or utility purposes.

Roof

The cover of any building, including the eaves and similar projections.

Roofline

The point on any building where an exterior wall or any parapet wall encloses usable floor space, including floor area for housing mechanical equipment.

Sanitary Landfill

A discrete area of land or an excavation for which the final disposal of solid waste employs a method to obtain the most dense volume practicable of the waste and covering with earth or other suitable material. A sanitary landfill may receive household waste, community waste, municipal solid waste, commercial waste, and industrial waste.

School - Private

An school under the sponsorship of a private or religious agency, having a curriculum generally equivalent to public elementary or secondary schools, not including vocational schools.

School - Public

A school under the sponsorship of a Colorado accredited school district. School- Public includes charter schools but does not include **School - Vocational**.

School - Vocational

An establishment, other than public or parochial schools, private primary or secondary schools, or colleges and universities, offering training or instruction in a trade, art, or occupation, including but not limited to, beauty schools, dance schools, and trade schools.

Service Station

Any premises where gasoline and other petroleum products are sold or light maintenance activities such as engine tune-ups, emissions testing, lubrication, minor repairs, and carburetor cleaning are conducted. Accessory activities may include automatic car wash and convenience items sales. Service stations shall not include premises where heavy motor vehicle maintenance activities such as engine overhauls, motor vehicle painting, and body fender work are conducted. Fuel dispensing may be performed by an employee of the establishment (full-service) or by the customer (self-service).

Setback

A required area on the same lot or tract with a principal use that provides for light, air, building separation, and access for emergency personnel and equipment. A setback shall be unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in this FDC. The depth of a setback is measured at right angles to the relevant property line.

Setback, Front

A setback that extends across the full frontage of a lot or tract on a public or private street. The front setback is defined by the front property line.

- a. In the case of rounded property corners at street intersections, the front setback is measured as if the corner is not rounded and the front and street side property lines are extrapolated to intersect.
- b. ~~In the case of corner or through lots, a front setback extends across all frontages.~~

- c. For cul-de-sac lots and lots abutting a curved street, the front setback follows the curve of the front property line.
 - i. The minimum lot width requirement shall be met at the front setback line.
 - ii. In no event shall the front lot line be less than thirty-five (35) feet in width.
- d. In the case of flag lots, a front setback extends across the entire flag portion of the lot and includes the flagpole portion of the lot.
- e. In the case of a corner lot, through lot, or three (3) sided lot, there will be no rear setbacks, but only front and side setbacks.

Setback, Rear

A setback that extends across the full rear of a lot or tract. The rear setback is defined by the rear property line.

Setback, Side

Any setback that is not a front or rear setback. Generally, side setbacks extend from the inner boundary of the front setback (or from the front property line of the lot or tract where no front setback is required) to the inner boundary of the rear setback (or to the rear property line of the lot or tract where no rear setback is required.) For corner and through lots, setbacks remaining after front setbacks have been established shall be considered side yards.

Sexually Oriented Business

Amusement entertainment that is distinguished or characterized by an emphasis on material depicting, describing or relating to specified sexual activities or specified anatomical areas. Uses shall include, but shall not be limited to, the following: **Adult Bookstore, Adult Photo Studio, and Adult Theater.**

Shared Parking

A public or private parking area used jointly by two (2) or more users or uses to fulfill their individual parking requirements.

Shed

An accessory building of not more than ~~one hundred fifty~~two hundred (~~150~~200) square feet in floor area and not more than ~~fourteen~~twelve (~~14~~12) feet in ~~maximum~~ height.

Shooting Range, Indoor

A soundproof, enclosed building or part thereof, wherein firearms are shot at targets under strict rules of conduct and safety.

Shooting Range, Outdoor

An outdoor facility wherein firearms are shot at targets under strict rules of conduct and safety.

Shopping Center

A retail shopping area in excess of thirty (30) acres (divided by no interior public streets) containing at least one (1) major retail store of over one-hundred thousand (100,000) square feet of gross leasable area and additional retail area.

Sidewalk

An improved pedestrian surface that is typically located adjacent to a street.

Sight Distance Triangle

The area required to be clear of obstructions at the intersections of streets, highways, railroads, alleys and driveways. See the Town of Firestone Standards and Specifications for Design and Construction of Public Improvements.

Sign