



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
DECEMBER 14, 2021
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is being held in person at City Hall as well as on Zoom.
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/84898276149>
Zoom instructions and also available at <https://cogs.us/129/Agendas-Minutes>

2 Roll Call

3 Receipt of the Minutes

- A. November 16, 2021 Planning and Zoning Commission Meeting Minutes

4 Comments from citizens appearing for items not on the agenda

5 Continued Items

- A. Consideration of Code Text Amendments to Municipal Code Title 070 including but not exclusive of sections 070.020, Zoning Districts, 070.030 Use Regulations, and 070.040 Development Standards regarding standards for wireless communication facilities, Residential, Nonresidential and Mixed-Use Site and Building Design, and off-street parking and loading.
 - a. Section 070.030.030(g) Amendments to Wireless Communication Facilities Standards
 - b. 070.040.090 Nonresidential Design Standards and Business Overlay District

6 Commissioner Comments

7 Director Comments

8 Adjournment



Regular Meeting
NOVEMBER 16, 2021

MINUTES
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1. Roll Call

Present at roll call were Commissioners: Amber Wissing, Carolyn Cipperly, Joy White, Pete Waller, Marco Dehm, Sumner Schachter

Absent at roll call were Commissioners: George Shaver, Ben West, Amy Connerton

Also present were: Asst. City Manager Jenn Oton, Asst. Community/Economic Dev. Director Hannah Klausman, Planner Emery Ellington, Assistant City Attorney Richard Peterson-Cremer

2. Seating of Alternate Commissioner

Motion to seat alternate is called by commissioner Cipperly and seconded by Commissioner Schachter the motion passes unanimously to seat Alternate Commissioner Waller 5-0

Motion to accept the minutes from the October 26, 2021

Motion to accept minutes is called by Commissioner Waller and seconded by Commissioner Cipperly. Motion to accept minutes passes unanimously 4-0 (Commissioner Dehm abstained from voting due to being absent from previous meeting)

Chair Dehm calls for public comments for items not in the agenda.
No comments.

3. Continued Items

A. Consideration of Code Text Amendments to Municipal Code Title 070 including but not exclusive of sections 070.020, Zoning Districts, and 070.040 Development Standards regarding standards for Common Open Space, public art, Residential, Nonresidential and Mixed-Use Site and Building Design, and off-street parking and loading.

Commissioner Shaver motioned to continue the Code Text Amendments to the next regularly scheduled Planning and Zoning Commission meeting on December 14, 2021. Commissioner Cipperly Seconded the motion. Unanimously approved.

4. New Items

A. Planning File 10-21, Minor Site & Architectural Plan 2512 South Grand Avenue. Consideration of Minor Site & Architectural Plan for development of a three story 20-unit multifamily residential building

Staff member Emery Ellingson presented the application and summary of staff report with staff recommendation to approve. Commission had questions on requested engineering variances, building design, landscaping, and snow storage. Staff indicated no public comments had been received.

Applicant LAI Design presented their application. Commission had questions on existing sewer line, shared access with neighboring vet clinic, and building design.

Commissioner Dehm opened the item to public comment. No members of the public presented for comment. Commissioner Dehm closed the item to public comment.

Commission discussed proposed application including landscape, building design, and proposed agreement with neighboring vet clinic for shared access, sewer, and other aspects of the draft agreement which was included with application.

Commissioner Waller motions to approve. Commissioner Shaver seconded.

Commissioner Shaver wants to add a condition regarding the shared snow storage with the adjacent property owner. Applicant to work with staff to handle adequate snow storage.

Also, a sewer easement agreement between the adjacent property owner. Commissioner Cipperly has concerns regarding the traffic report and would like Engineering to take a close look at the submitted report. Commissioner Dehm, states that this is exactly the type of "fill in" Building projects they are looking for.

Approved Unanimously approved by a 6-0 vote.

7. Director Comments

Director Of Economic Development Jenn Ooton explains that the moratorium of building projects over 10 units will go before City Council. Comprehensive Plan meetings are schedule for December. Assistant Director of Economic Development Hannah Klausman explains that she actively working on the agenda

items for December. Planner Emery Ellingson explains that the code for Short Term Rental (STR) states that notices must be mailed to property owners that live within 300 Feet of any Short Term Rental (STR) application.

8. Commissioner Comments

Commissioner Cipperly would like to see more variety in housing, stating that the housing sizes and scope seem to be all the same in square footage, and unit type, and would like to see more for-sale units.

9. Meeting Adjourns at 08:41 pm.



Planning and Zoning Commission Report

Date: December 14, 2021
To: Planning and Zoning Commission
From: Hannah Klausman, Assistant Director, Economic & Community Development
Subject: Section 070.030.030(g) Amendments to Wireless Communication Facilities Standards

REQUEST	Consideration of text amendments to 070.030.030(g) Use specific standards for Wireless Communication Facilities.
APPLICANT	City of Glenwood Springs
OWNER	Citywide
LOCATION	Citywide
ZONE	Citywide
SURROUNDING LAND USES	N/A
LOT SIZE	N/A

ACTION ITEMS

Consideration of a Code Amendment to Section 070.030.030(g) Wireless Communication Facilities.

BACKGROUND

The City of Glenwood Springs Municipal Code outlines use specific standards for wireless communication facilities in Section 070.030.030(g). State and Federal regulations for Wireless Communication Facilities have changed over the past several years and the City is updating City standards to correspond with those changes.

PROJECT SUMMARY

The proposed amendments incorporate changes that include additional definitions, colocation requirements when adjacent to business or locating within a right of way, visual and aesthetic impact mitigation, maximum height of alternative tower structures, facility distance standards, submittal requirements and review procedures, as well as timelines for City review.

All of the proposed changes are attached as a red lined document titled *Proposed Code Amendments Wireless Communication Facilities*.

City legal Counsel has also provided a memo detailing the sources for the amendments as an attachment to this report.

REVIEW CRITERIA AND STAFF ANALYSIS

For Code Amendments the Planning and Zoning Commission is a recommending body to City Council. the Planning Commission shall review the Code Amendment application and recommend approval, approval with conditions, or denial of the amendment in accordance with Subsection 070.060.030(g) and the approval criterial below.

A Code amendment is a legislative decision by the City Council. Prior to recommending approval or approving a proposed Code amendment, the Planning Commission and City Council shall consider whether and to what extent the proposed amendment:

- i. Is consistent with the Comprehensive Plan and other City policies;
- ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- iii. Is necessary to address a demonstrated community need;
- iv. Is necessary to respond to substantial changes in conditions and/or policy; and
- v. Is consistent with the general purpose and intent of this Code.

Staff finds that the proposed changes are consistent with the Comprehensive Plan as well as the Municipal Code. The amendments reflect updates in both state law and federal regulations over the past several years and are necessary to respond to those changes.

REVIEWING AGENCY COMMENTS

City departments met to review proposed changes and all comments have been incorporated into the amendments.

ACTION ITEMS & STAFF RECOMMENDATIONS

Staff recommends approval of the proposed text amendments for Wireless Communication Facilities with the following suggested findings.

Suggested Findings:

The proposed Code changes are:

- 1. Consistent with the Comprehensive Plan and other City policies;
- 2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- 3. Necessary to address a demonstrated community need;
- 4. Necessary to respond to substantial changes in conditions and/or policy; and
- 5. Are consistent with the general purpose and intent of this Code.

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DATE: December 8, 2021
TO: Glenwood Springs Planning & Zoning Commission
FROM: Karp Neu Hanlon, P.C.
RE: Wireless Communication Facilities Code Changes

Under cover of this memo for your consideration are a set of proposed amendments to the City's Code addressing Wireless Communication Facilities (WCFs), located in Glenwood Springs Municipal Code Section 070.030.030, Use Specific Standards. These amendments reflect updates in both state law and federal regulation over the past several years. They also incorporate additions and changes that will give the Community Development Department additional discretion, design guidelines, and alternatives in reviewing applications for WCFs within the City. The City has started to receive applications for WCFs, including small cell facilities, and these updates to the Code incorporate knowledge and experience gained from reviewing and processing those applications.

The sources of law for these updates are:

1. Federal regulations regarding local control over personal wireless service facilities, codified at 47 C.F.R. §§ 1.6001 - 1.6100 and set out in the Federal Communications Commission's (FCC's) 2018 "Small cell order."
2. State law governing small cells, wireless facilities, and telecommunications service use of rights-of-way, codified at C.R.S. §§ 29-27-402 to -404 and 38-5.5-101 to -109.

This is a new and developing area of law at the local, state, and federal level. Recent leadership changes at the FCC make additional changes to federal law possible within the next few years. Additional updates and changes to the City's Code may be necessary depending on changes in the law and the City's experience with reviewing and processing applications for WCFs.

Recommendation:

- Recommend the attached changes to the City's Code to the City Council for adoption by ordinance.

070.030.030 - Use-Specific Standards.

(g) Wireless Communication Facilities.

- (1) *Purpose.* In order to accommodate the communication needs of residents and businesses while protecting the public health, safety, and general welfare of the community, the Glenwood Springs City Council finds that these regulations are necessary to:
- a. Provide for the managed development and installation, maintenance, modification, and removal of wireless communications infrastructure in the City with the goal of having the fewest number of wireless communication facilities ("WCF") required to complete a network without unreasonably discriminating against wireless communications providers of functionally equivalent services including all of those who install, maintain, operate, and remove WCFs;
 - b. Promote and protect the public health, safety, and welfare by reducing the visibility of WCFs to the fullest extent possible through techniques including but not limited to camouflage design techniques and undergrounding of WCFs and the equipment associated therewith;
 - c. Develop smaller, less intrusive WCFs to supplement existing larger WCFs;
 - d. Utilize wall mounted panel antennas;
 - e. Construct roof mounted antennas only when wall mounted antennas will not provide adequate service or are not otherwise feasible;
 - f. Locate towers in non-residential areas, in a manner that minimizes the total number of towers needed throughout the community;
 - g. Promote the collocation of WCFs on new and existing sites;
 - h. Locate antennas and towers, to the extent possible, in areas where the adverse impact on the community is minimized;
 - i. Enhance the ability of wireless communications service providers to provide such services to the community quickly, effectively, and efficiently;
 - j. Effectively manage WCFs in the right-of-way; and
 - k. Manage amateur radio facilities and over-the-air receiving devices in the City.

(2) *Definitions.* For purposes of this Subsection, the following terms shall be defined as follows:

- a. *Accessory equipment.* means anyAny equipment serving or being used in conjunction with a wireless communication facility ("WCF"), including, but not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters, or other structures, including fences.
- b. *Alternative Tower Structure.* Man-made trees, clock or water towers, bell steeples, light poles, traffic signals, buildings, and similar alternative design mounting structures that are intended to be compatible with the natural setting and surrounding structures, and employ camouflage or concealment design techniques so as to make the presence of antennas or towers architecturally compatible with the surrounding area. This term also includes any antenna or antenna array attached to an alternative tower structure or Replacement pole. A stand-alone monopole in the right-of-way that accommodates small cell facilities is considered an

Alternative tower structure to the extent the pole meets the camouflage and concealment standards of Subsection 070.030.030(g), Wireless Communication Facilities.

c. Antenna. Any device used to transmit and/or receive radio or electromagnetic radio frequency signals including but not limited, to panel antennas, reflecting discs, microwave dishes, whip antennas, directional and non-directional antennas consisting of one (1) or more elements, multiple antenna configurations, or other similar devices and configurations.

d. Base Station.

1. A structure or equipment at a fixed location that enables Federal Communications Commission ("FCC") licensed or authorized wireless communications between user equipment and a communications network. The definition of base station does not include or encompass a tower as defined herein or any accessory equipment associated with a tower. Base station includes, without limitation:

i. Equipment associated with wireless communications services such as private broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul that, at the time the relevant application is filed with the City pursuant to this Article has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support; and

ii. Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplied, and comparable equipment, regardless of technological configuration (including distributed antenna systems and small-cell networks) that, at the time the relevant application is filed with the City has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

2. The definition of "base station" does not include any structure that, at the time the application is filed with the City under Subsection 070.030.030(g), Wireless Communication Facilities, does not support or house equipment described herein in Subparagraphs i. and ii. of this definition.

e. Camouflage, Concealment, or Camouflage Design Techniques. Any measures used in the design and siting of a WCF with the intent to minimize or eliminate the visual impact of such facilities to surrounding uses. A WCF site utilizes camouflage, concealment, or camouflage design techniques when it (i) is integrated as an architectural feature of an existing structure such as a cupola, or (ii) is integrated in an outdoor fixture such as a flagpole, or (iii) uses a design which mimics and is consistent with the nearby natural, or architectural features (such as an artificial tree) or (iv) is incorporated into or replaces existing permitted facilities (including without limitation, stop signs or other traffic signs or freestanding light standards) so that the presence of the WCF is not readily apparent.

f. Collocation. Mounting or installing a WCF on a pre-existing structure and/or modifying a structure for the purpose of mounting or installing a WCF on that structure. For purposes of eligible facilities requests, "collocation" means the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

- g. Eligible Facilities Request. Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such Eligible support structure involving: (i) collocation of new transmission equipment, (ii) removal of transmission equipment, and/or (iii) replacement of transmission equipment.
- h. Eligible Support Structure. Any tower or base station as defined in this Code, provided that it is existing at the time the relevant application is filed with the City under Subsection 070.030.030(g), Wireless Communication Facilities.
- i. Existing. A constructed tower or base station that was reviewed, approved, and lawfully constructed in accordance with all requirements of applicable law as of the time of an eligible facilities request, provided that a tower that exists as a legal, non-conforming use and was lawfully constructed is existing for purposes of this definition.
- j. Micro Wireless Facility. A small cell facility that is no larger than twenty-four (24) inches in length, fifteen (15) inches in width, twelve (12) inches in height, and that has an exterior antenna, if any, that is no more than eleven (11) inches in length.
- k. Monopole. A single, freestanding pole-type structure supporting one or more Antennas.
- l. OTARD. An over-the-air receiving device.
- m. OTARD Antenna.
1. An antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one (1) meter or less in diameter; or
 2. An antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services, and that is one (1) meter or less in diameter or diagonal measurement; or (iii)
 3. An antenna that is designed to receive television broadcast signals.
- n. OTARD Antenna Structure. Any pole, tower, or other structure designed and intended to support an OTARD antenna.
- o. Readily Apparent. The facility, in the discretion of the Director, will be easily recognizable as a WCF to a reasonable person viewing the facility as a whole and in the context of any adjacent improvements and landscaping from publicly accessible locations when considering the character, scale, and height of nearby and surrounding natural or architectural features. Methods of design and construction that may assist in reducing the visibility of a facility and reaching a conclusion that a facility is not readily apparent include the use of color mimicking surrounding structures and landscaping, minimizing facility size to the greatest extent feasible, integrating the facility into any adjacent or attached improvements, and positioning the facility in a manner that limits the degree to which the facility projects away from any adjacent structures or landscaping. Due to differences in site characteristics, a determination that a particular WCF will not be readily apparent at one location shall not establish a precedent for the same determination for a facility of the same or similar design or construction at a different location.
- p. Replacement Pole. An Alternative Tower structure that is a newly constructed and permitted traffic signal, utility pole, streetlight, flagpole, electric distribution, or streetlight pole or other similar structure of proportions and of equal height to a pre-existing pole or structure in order

to support a WCF or SCF or to accommodate collocation and remove the pre-existing pole or structure.

g. Site. For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground. The current boundaries of a site are the boundaries that existed as of the date that the original support structure or a modification to that structure was last reviewed and approved by a State or local government, if the approval of the modification occurred prior to the passage of the Middle Class Tax Relief and Job Creation Act of 2012, Section 6409(a) (the Spectrum Act) or otherwise outside of the section 6409(a) process.

r. Small Cell Facility. A WCF where the following conditions are met:

- i. the WCF is mounted on a structure 50 feet or less in height including the antennas or is mounted on a structure no more than 10 percent taller than other adjacent structures or does not extend the existing structure on which it is located to a height of more than 50 feet or by more than 10 percent, whichever is greater.
- ii. each antenna is located inside an enclosure of no more than three (3) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three (3) cubic feet; and all other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than twenty-eight (28) cubic feet in volume.
- iii. the WCF does not require antenna structure registration under Part 17 of the FCC's rules, the WCF is not located on tribal lands as defined in 36 CFR 800.16(x), and the WCF does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 C.F.R § 1.1307(b). A Small cell facility includes a Micro wireless facility.

s. Substantial Change. A modification that substantially changes the physical dimensions of an eligible support structure, which meets any of the following criteria:

1. For towers other than alternative tower structures in the right-of-way, it increases the height of the tower by more than ten (10) percent or by the height of one (1) additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than ten (10) percent or more than ten (10) feet, whichever is greater;
2. Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of this subsection.
3. For towers other than towers in the right-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty (20) feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater for eligible support structures, it involves adding an appurtenance to

the body of the structure that would protrude from the edge of the structure by more than six (6) feet;

4. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) cabinets; or for towers in the right-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten (10) percent larger in height or overall volume than any other ground cabinets associated with the structure;
 5. It entails any excavation or deployment outside the current site, except that, for towers other than towers in the public right-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site; or would impair the concealment elements of the eligible support structure; or
 6. For any eligible support structure, it does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that would not exceed the thresholds identified in Paragraphs (1), (2), (3), and (4) of this definition; and
 7. For any eligible support structure, it does not comply with the generally applicable building, structural, electrical, and safety codes or with other laws codifying objective standards reasonably related to health and safety, or it does not comply with any relevant federal requirements.
- t. Tower. Any structure that is designed and constructed primarily built for the sole or primary purpose of supporting one (1) or more any Federal Communications Commission ("FCC") - licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. The term includes self-supporting lattice towers, guy towers or monopole towers. The term also includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and such other similar structures.
- u. Transmission Equipment. Equipment that facilitates transmission for any FCC licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
- v. Wireless Communications Facility, or "WCF". A facility used to provide personal wireless services as defined at 47 U.S.C. Section 332(c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A WCF does not include a facility entirely enclosed within a permitted building where the installation does not require a modification of the exterior of the building; nor does it include a

device attached to a building, used for serving that building only and that is otherwise permitted under other provisions of the Code. A WCF includes an antenna or antennas, including without limitation, directional, omni-directional and parabolic antennas, base stations, support equipment, alternative tower structures, and towers. It does not include the support structure to which the WCF or its components are attached if the use of such structures for WCFs is not the primary use. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand-held radios/telephones and their associated transmitting antennas, nor does it include other facilities specifically excluded from the coverage of Subsection 070.030.030(g), Wireless Communication Facilities.

(2)(3) Applicability.

- a. *Base Stations, Alternative Tower Structures, Small Cell Facilities, and Towers.* The requirements in this Subsection shall apply to all WCF applications for base stations, alternative tower structures, small cell facilities, and towers as defined in Subsection 070.030.030(g)(7), Definitions, and further addressed herein.
- b. *Exemptions.* The requirements set forth in this Subsection shall not apply to:
 1. *Amateur Radio Antennas.* Amateur radio antennas that are owned and operated by a federally licensed amateur radio station operator or are used exclusively for receive-only antennas, provided that the height be no more than the distance from the base of the antenna to the property line is met.
 2. *Pre-Existing WCFs.* Any WCF for which a permit has been properly issued prior to November 1, 2017, shall not be required to meet the requirements of this Subsection, other than the operational standards set forth in this Subsection. Changes and additions to pre-existing WCFs (including trading out of antennas for an equal number of antennas) shall meet applicable operational standards set forth in this Subsection.
 3. *Miscellaneous Antennas.* Antennas used for reception of television, multi-channel video programming and radio such as over the air reception devices ("OTARD") antennas, television broadcast band antennas, and broadcast radio antennas, provided that any requirements related to special uses of this Code and the requirement that the height be no more than the distance from the base to the property line are met. The Director has the authority to approve modifications to the height restriction related to OTARD antennas and OTARD antenna structures, if in the Director's reasonable discretion, modifications are necessary to comply with federal law.

(3)(4) Operational Standards.

- a. *Federal Requirements.* All WCFs shall meet the current standards and regulations of the Federal Aviation Authority ("FAA"), the FCC and any other agency of the federal government with the authority to regulate WCFs. If such standards and regulations are amended, then the owners of the WCF governed by this Subsection shall bring such facility into compliance with such revised standards and regulations within the time period mandated by the controlling federal agency. Failure to meet such revised standards and regulations shall constitute grounds for the removal of the WCF at the owner's expense.
- b. *Radio Frequency Standards.* All WCFs shall comply with federal standards for radio frequency emissions. If the City has or receives ~~if~~ concerns regarding compliance with radio frequency emissions standards for a WCF ~~have been made to the City~~, the City may request that the owner or operator of the WCF provide information demonstrating compliance. If such

information suggests, in the reasonable discretion of the City, that the WCF may not be in compliance, the City may request and the owner or operator of the WCF shall then submit a project implementation report which provides cumulative field measurements of radio frequency emissions of all antennas installed at the subject site, and which compares the results with established federal standards. If, upon review, the City finds that the facility does not meet federal standards, the City may require corrective action within a reasonable period of time, and if not corrected, may require removal of the WCF pursuant to this Section. Any reasonable costs incurred by the City, including reasonable consulting costs to verify compliance with these requirements, shall be paid by the owner or operator.

- c. *Signal Interference.* All WCFs shall be designed and sited, consistent with applicable federal regulations, so as not to cause interference with the normal operation of radio, television, telephone and other communication services utilized by adjacent residential and non-residential properties; nor shall any such facilities interfere with any public safety communications. The applicant shall provide a written statement from a qualified radio frequency engineer, certifying that a technical evaluation of existing and proposed facilities indicates no potential interference problems and shall allow the City to monitor interference levels with public safety communications during this process. Additionally, the owner or operator shall notify the City at least ten (10) calendar days prior to the introduction of new service or changes in existing service, and shall allow the City to monitor interference levels with public safety communications during the testing process.
- d. *Legal Access.* In all applications for WCFs an applicant must warrant and represent that it has the written agreement of the owner of the property which is the subject of the application for legal access to and from the WCF and the applicant must also warrant and represent that it will have legal access to the utilities to operate and maintain the WCF.
- e. *Operation and Maintenance.* To ensure the structural integrity of WCFs, the owner of a WCF shall ensure that it is maintained in compliance with standards contained in applicable local building and safety codes. If upon inspection, the City concludes that a WCF fails to comply with such codes and constitutes a danger to persons or property, then, upon written notice being provided to the owner of the WCF, the owner shall have thirty (30) days from the date of notice to bring such WCF into compliance. Upon good cause shown by the owner, the City's building official may extend such compliance period not to exceed ninety (90) days from the date of said notice. If the owner fails to bring such WCF into compliance within said time period, the City may remove such WCF at the owner's expense.
- f. *Abandonment and Removal.* If a WCF has not been in use for a period of three (3) months, the owner of the WCF shall notify the City of the non-use and shall indicate whether re-use is expected within the ensuing three (3) months. Any WCF that is not operated for a continuous period of six (6) months shall be considered abandoned. The City, in its sole discretion, may require an abandoned WCF to be removed. The owner of such WCF shall remove the same within thirty (30) days of receipt of written notice from the City. If the WCF is not removed within said thirty (30) days, the City may remove it at the owner's expense and any approved permits for the WCF shall be deemed to have expired. Additionally, the City, in its sole discretion, shall not approve any new WCF application until the Applicant who is also the owner or operator of any such abandoned WCF has removed such WCF or paid the City for such removal.

(4)(5) *Design Standards.* The requirements set forth in this Subsection shall apply to the location and design of all WCFs governed by this Section as specified below; provided, however, that the City may waive these requirements if it determines that the goals of this Section are

better served thereby. To that end, WCFs shall be designed and located to minimize the impact on the surrounding area and to maintain the character and appearance of the City, consistent with other provisions of the Code.

- a. *Camouflage/Concealment.* All WCFs and any transmission equipment shall, to the extent possible, use camouflage design techniques including, but not limited to the use of materials, colors, textures, screening, undergrounding, landscaping, or other design options that will blend the WCF to the surrounding natural setting and built environment. Design, materials, and colors of WCFs shall be compatible with the surrounding environment. Designs shall be compatible with structures and vegetation on the same parcel and adjacent parcels.
 1. Camouflage design may be of heightened importance where findings of particular sensitivity are made (e.g. proximity to historic or aesthetically significant structures, views, and/or community features). In such instances where WCFs are located in areas of high visibility, they shall (where possible) be designed (e.g., placed underground, depressed, or located behind earth berms) to minimize their profile.
 2. The camouflage design may include the use of alternative tower structures should the Director determine that such design meets the intent of the Code and the community is better served thereby.
 3. All WCFs, such as antennas, vaults, equipment rooms, equipment enclosures, and tower structures shall be constructed out of non-reflective materials (visible exterior surfaces only). Coloring of welds, bands, bolts, and the like, shall be of a similar color to the main WCF.
 4. When located adjacent to a commercial establishment, care should be taken to locate the WCF such that it does not negatively impact the business. WCFs shall not be located in front of store front windows, primary walkways, primary entrances or exits, or in such a way that it would impede a delivery to the building. WCFs should be located between properties as much as possible.
 5. When located within a right-of-way, deployment shall not impede existing and future facilities, including sidewalks, stormwater infrastructure, water infrastructure, and electric infrastructure, and other infrastructure included in adopted City plans.
- b. *Wall-Mounted WCFs.* Wall-mounted WCFs shall not extend above the roofline unless mounted to a penthouse.
- c. *Roof-Mounted WCFs.* Roof-mounted WCFs shall be approved only where an applicant demonstrates a wall-mounted WCF is inadequate to provide service and shall be evaluated for approval based upon the following criteria:
 1. Roof-mounted whip antennas shall extend no more than twelve (12) feet above the parapet of any flat roof or ridge of a sloped roof or penthouse to which they are attached;
 2. Roof-mounted panel antennas shall extend no more than seven (7) feet above the parapet of a flat roof or ridge of a sloped roof to which they are mounted; and
 3. Other roof-mounted related accessory equipment shall extend no more than seven (7) feet above any parapet of a flat roof upon which they may be placed, and shall not be permitted on a sloped roof.

- d. *Hazardous Materials.* No hazardous materials shall be permitted in association with WCFs, except those necessary for the operations of the WCF and only in accordance with all applicable laws governing such materials.
- e. *Siting.*
1. No portion of any WCF may extend beyond the property line of the lot upon which it is located.
 2. Collocation. Collocation of facilities with other providers is encouraged. No WCF owner or operator shall unfairly or unreasonably exclude a competitor from using the same facility or location. Collocation can be achieved as either wall-mounted, roof-mounted or ground-mounted facilities. In designing or retrofitting towers, applicants are strongly encouraged to consider the possibility of present or future collocation of other WCFs by structurally overbuilding in order to handle the loading capacity of additional WCFs for the use of the applicant and for other wireless service providers to use as well. Applicants shall use good faith efforts to negotiate lease rights to other users who desire to use an approved WCF site. Collocation on an existing support structure shall be permitted as an accessory use. Projections of any type on the monopole, which are not antennas, are strongly discouraged.
 - i. Multiple use facilities are encouraged as well. WCFs and equipment may be integrated into existing, replacement of existing, or newly developed facilities that are functional for other purposes, such as flagpoles, church steeples, highway lighting, etc. All multiple use facilities shall be designed to make the appearance of the antennae as inconspicuous as possible.
 - ii. The collocation requirement may be waived by the Community Development Director upon a showing of one of the following: federal or state regulations prohibit the use; the proposed use will interfere with the current use; the proposed use will interfere with surrounding property or uses; the proposed user will not agree to reasonable terms; the collocation is not in the best interest of the public health, safety or welfare; or collocation is not reasonably feasible from a technological, construction or design perspective. Time needed to review a collocation request shall not greatly exceed that for a single applicant.

WCFs may be required to be designed and constructed to permit the facility to accommodate WCFs from at least two (2) wireless service providers on the same WCF unless the City approves an alternative design.
 - 2.3. WCFs shall be sited in a location that does not reduce the parking for the other principal uses on the parcel below Code standards.
- f. *Lighting.* WCFs shall not be artificially lighted, unless required by the FAA or other applicable governmental authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes. If lighting is required, it shall conform to other applicable sections of the Code regulating outdoor lighting. ~~the City may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.~~ Lighting shall be shielded or directed to the greatest extent possible so as to minimize the amount of glare and light falling onto nearby properties, particularly residences.
- g. *Landscaping and Fencing.*

1. WCFs shall be sited in a manner that does not reduce the landscaped areas for the other principal uses on the parcel; below Code standards.
 2. WCFs shall be landscaped with a buffer of plant materials that effectively screen the view of the WCF from adjacent residential property. The standard buffer shall consist of the front, side, and rear landscaped setback on the perimeter of the site.
 3. In locations where the visual impact of the WCF would be minimal, the landscaping requirement may be reduced or waived altogether by the director.
 4. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In some cases, such as WCFs sited on large, wooded lots, natural growth around the site perimeter may be a sufficient buffer.
 5. No trees larger than four (4) inches in diameter measured at four and one-half (4½) feet high on the tree may be removed, unless authorized by the director. To obtain such authorization the applicant shall show that tree removal is necessary, the applicant's plan minimizes the number of trees to be removed and any trees removed are replaced at a ratio of 2 to 1.
- 5.6. The WCF shall comply with all additional measures deemed necessary to mitigate the visual impact of the facility. Also, in lieu of these landscaping standards, the Director may allow use of an alternate detailed plan and specifications for screening WCFs, including fences, walls, sign and structural applications, manufactured devices and other features designed to screen, camouflage and buffer antennas, poles and accessory uses. The plan should accomplish the same degree of screening achieved by meeting the standards outlined herein.
- h. *Noise.* Noise generated on the site shall not exceed the standards permitted in the Code, except that a WCF owner or operator shall be permitted to exceed Code noise standards for a reasonable period of time during repairs, not to exceed two (2) hours without prior authorization from the City.
 - i. *Additional Design Requirements.* Additional design requirements shall be applicable to the various types of WCFs as specified below:
 1. *Base Stations.* If an antenna is installed on a structure other than a tower, such as a base station (including, but not limited to the antennas and accessory equipment) it shall be of a neutral, non-reflective color that is identical to, or closely compatible with, the color of the supporting structure, or uses other camouflage/concealment design techniques so as to make the antenna and related facilities as visually unobtrusive as possible.
 2. *Alternative Tower Structures and Small Cell Facilities.*
 - i. Shall be designed and constructed to look like a building, facility, or structure typically found in the area;
 - ii. Shall be camouflaged/concealed consistent with other existing natural or manmade features near the location where the alternative tower structure or small cell facility will be located;
 - iii. Height or size of the proposed alternative tower structure or small cell facility should be minimized as much as possible and shall be subject to the maximum height restrictions of the zoning district in which they are located, subject to a maximum height limit of sixty (60) feet;

~~iii-iv.~~ Shall be sited in a manner that is least obtrusive to residential structures and residential district boundaries;

~~iv-v.~~ Shall take into consideration the uses on adjacent and nearby properties and the compatibility of the facility to these uses;

~~v-vi.~~ Shall be compatible with the surrounding topography, tree coverage, and foliage;

~~vi-vii.~~ Shall be designed utilizing design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and

~~vii-viii.~~ Visual impacts of the proposed ingress and egress shall be minimized.

3. *Alternative Tower Structures and Small Cell Facilities Located in the Right-of-Way.* The following requirements apply in addition to those set forth in Subsection 070.030.030(g)(4)i.2:

~~i. i.~~ Shall be no higher than thirty-five (35) feet;

~~ii. i.~~ Shall be no more than ~~five (5)~~ ~~ten (10)~~ feet higher (as measured from the ground to the top of the pole) than any existing utility pole or traffic signal within five hundred (500) feet of the pole or structure or a maximum of twenty-five (25) feet, whichever is more restrictive; lower;

~~ii.~~ Any new pole for an alternative tower structure or small cell facility shall be separated from any other existing WCF facility by a distance of a least six hundred (600) feet, unless ~~deployed on an existing structure in the right-of-way.~~ The Community Development Director may exempt an applicant from this requirement if: (i) the applicant demonstrates through technical network documentation that the minimum separation requirement cannot be satisfied for technical reasons, or (ii) the Community Development Director determines, when considering the surrounding topography, the nature of adjacent uses and nearby properties, and the height of existing structures in the vicinity, that placement of a wireless facility at a distance less than six hundred (600) feet from another wireless facility in the public right-of-way will meet the intent of reducing visibility and visual clutter of WCF facilities;

~~iii.~~ the new pole replaces an existing traffic signal, street light pole, or similar structure determined by the Director;

~~iii-iv.~~ Shall be sized to minimize the negative aesthetic impacts to the right-of-way;

~~iv-v.~~ Pole-mounted components shall be located on ~~or within~~ an existing utility pole serving another utility; or ~~be located on~~ ~~or within~~ a new utility pole where other utility distribution lines are aerial, if there are no reasonable alternatives, and the applicant is authorized to construct the new utility pole;

~~v-vi.~~ Shall be camouflaged/concealed consistent with other existing natural or manmade features in the right-of-way near the location where the alternative tower structure will be located;

~~vi-vii.~~ the extent possible, collocations are strongly encouraged to limit the number of poles in the right-of-way Shall, to the extent feasible, be consistent with the size and shape of pole-mounted equipment installed by communications companies on utility poles near the alternative tower structure;

~~vii-viii.~~ Shall, when located near a residential property, be placed adjacent to in front of the common side yard property line between adjoining residential properties, such that the WCF minimizes visual impacts equitably among adjacent properties. In the case of a corner lot, the facility must be placed adjacent to in front of the common side yard property line between adjoining residential properties, or on the corner formed by two (2) intersecting streets;

~~viii-ix.~~ Shall be designed such that antenna installations on traffic signals are placed in a manner so that the size, appearance, and function of the signal will not be considerably altered;

~~ix-x.~~ Facility antennas, mast arms, equipment, and other facilities shall be sized to minimize visual clutter;

~~x-xi.~~ Any ground mounted equipment shall be installed in an underground or partially underground equipment vault (projecting not more than thirty-six (36) inches above grade), or ~~col~~-located within a traffic cabinet of a design approved by the Director; and

~~xii.~~ Shall not alter vehicular circulation or parking within the right-of-way or impede vehicular, bicycle, or pedestrian access or visibility along the right-of-way. Must comply with the ~~federal~~ Americans with Disabilities Act and all applicable local, state, and federal law and regulations. No alternative tower structure nor small cell facility may be located or maintained in a manner that causes unreasonable interference. Unreasonable interference means any use of the right-of-way that disrupts or interferes with this use by the City, the general public, or other person authorized to use or be present upon the right-of-way, when there exists an alternative that would result in less disruption or interference. Unreasonable interference includes any use of the right-of-way that disrupts vehicular or pedestrian traffic, any interference with public utilities, and any other activity that will present a hazard to public health, safety, or welfare.

~~xi-xiii.~~ Equipment enclosures shall be located out of view as much as possible.

4. Towers.

- i. Towers shall either maintain a galvanized steel finish, or, subject to any applicable FAA standards, be painted a neutral color so as to reduce visual obtrusiveness as determined by the City;
- ii. Tower structures should use existing land forms, vegetation, and structures to aid in screening the facility from view or blending in with the surrounding built and natural environment;
- iii. Monopole support structures shall taper from the base to the tip;
- iv. All towers, excluding towers in right-of-way, shall be enclosed by security fencing or wall at least six (6) feet in height and shall also be equipped with an appropriate anti-climbing device. No security fencing or any portion thereof shall consist of barbed wire or chain link material;
- v. Towers shall be subject to the maximum height restrictions of the zoning district in which they are located, subject to a maximum height limit of sixty (60) feet. Towers in the right-of-ways shall not exceed twenty-five (25) thirty-five (35) feet in height and

shall meet all of the design requirements of alternative tower structures in the right-of-way;

- vi. Towers should be sited in a manner that that is least obtrusive to residential structures and residential district boundaries where feasible;
 - vii. Towers should take into consideration the uses on adjacent and nearby properties and the compatibility of the tower to these uses;
 - viii. Towers should be designed utilizing design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and
 - ix. Visual impacts of the proposed ingress and egress shall be minimized.
 - x. No new towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the City that no existing WCFs can accommodate the needs that the applicant proposes to address with its tower application. Evidence submitted to demonstrate that no existing WCF can accommodate these needs may consist of the following:
 - a. No existing WCFs are of sufficient height and are located within the geographic area required to meet the applicant's engineering requirements;
 - b. Existing WCFs do not have sufficient structural strength to support applicant's proposed WCF;
 - c. The applicant's proposed WCFs would cause electromagnetic interference with the WCFs on the existing WCFs or the existing WCF would cause interference with the applicant's proposed WCF; and
 - d. The applicant demonstrates that there are other limiting factors that render existing WCFs unsuitable for colocation.
 - xi. A tower, located outside of the right-of-way, shall meet the greater of the following minimum setbacks from all property lines:
 - a. The setback for a principal building within the applicable zoning;
 - b. Twenty-five (25) percent of the facility height, including WCFs and transmission equipment; or
 - c. The tower height, including antennas, if the tower is in or adjacent to a residential district or residential zoned property.
 - d. Towers over forty (40) feet in height shall not be located within one-quarter ($\frac{1}{4}$) mile from any existing tower that is over forty (40) feet in height, unless the applicant has shown to the satisfaction of the City that there are no reasonably suitable alternative sites in the required geographic area which can meet the applicant's needs.
5. *Related Accessory Equipment.* Accessory equipment for all WCFs shall meet the following requirements:
- i. All buildings, shelter, cabinets, and other accessory components shall be grouped as closely as technically possible;
 - ii. The total footprint coverage area of the WCF's accessory equipment shall not exceed three hundred fifty (350) square feet;

- iii. No related accessory equipment or accessory structure shall exceed twelve (12) feet in height; and
- iv. Accessory equipment, including but not limited to remote radio units, shall be located out of sight whenever possible by locating behind parapet walls or within equipment enclosures. Where such alternate locations are not available, the accessory equipment shall be camouflaged or concealed.

(6) Review Procedures and Requirements. No new WCF shall be constructed and no collocation or modification to any WCF may occur except after a written request from an applicant, reviewed and approved by the Director in accordance with this Subsection. Except as otherwise set forth herein, all WCFs shall be reviewed pursuant to the procedures set forth in this Subsection:

j.a. Pre-application Conference. The applicant shall conduct a pre-application conference with staff of the Community Development Department before submitting a WCF application. A pre-application conference is not required but is strongly encouraged to facilitate the efficient processing of WCF applications. Except as otherwise set forth herein, all WCFs shall be reviewed pursuant to the procedures set forth in this Subsection:

b. Submittal Requirements. In addition to an application form, signal interference letter, and payment of all application and review fees, as established by resolution of City Council, each applicant shall submit a scaled site plan meeting the requirements of the City's Engineering Standards; photo simulation, scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate qualified professionals, showing the location and dimension of all improvements, including antennas, support structures, transmission buildings and/or other accessory uses, and information concerning topography, radio frequency coverage, tower height, setbacks, drives, access, parking, fencing, landscaping, lighting, signs, adjacent uses, drainage, and other information deemed by the director to be necessary to assess compliance with this Section. The applicant shall also submit a building permit application, contractor license application, and right of way permit application, for concurrent review and processing by the applicable City departments, as specified in the WCF Application Checklist prepared and released by the Community Development Department.

c. Prior to issuance of a building permit, applicant shall submit a structural integrity report from a professional engineer licensed in the State of Colorado documenting the following:

1. Tower height and design, including technical, engineering, and other pertinent factors governing selection of the proposed design;
2. Total anticipated capacity of the structure, including number and types of antennas which can be accommodated;
3. Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris in the event of failure; and
4. Specific design and reconstruction plans to allow shared use. This submission is required only if the applicant intends to share use of the facility by subsequent reinforcement and reconstruction of the facility; and
- 1-5. Specific design considerations for impact or breakaway characteristics as required in specific roadway rights-of-ways.

k.d. License Fee. No new WCF facility shall be constructed or collocated upon any tower or other structure in a right-of-way without ~~first negotiating and agreeing to the payment of a~~ agreeing to the payment of a license or access fee, as established by resolution of City Council, not to exceed the amount that would be authorized of an entity regulated pursuant to 47 U.S.C. § 224.

l.e. Inventory of Existing Sites.

1. Each applicant for a WCF shall provide to the Director a narrative description, and map, and a GIS compatible data file ~~description~~ of the applicant's existing or then currently proposed WCFs within the City, and outside of the City within one (1) mile of its boundaries. In addition, to the extent permitted by applicable regulations, the applicant shall inform the City generally of the areas of the City in which it believes WCFs may need to be located within the next three (3) years. The inventory list should identify the site name, site address, and a general description of the facility (for example, rooftop antennas and ground mounted equipment). This provision is not intended to be a requirement that the applicant submit its business plan, proprietary information, or make commitments regarding locations of WCFs within the City. Rather, it is an attempt to provide a mechanism for the City and all applicants for WCFs to share general information, assist in the City's comprehensive planning process, and promote colocation by identifying areas in which WCFs might be appropriately constructed for multiple users.
2. The City may share such information with other applicants applying for administrative approvals or special use permits under this Section or other organizations seeking to locate WCFs within the jurisdiction of the City, provided however, that the City is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

f. Good Faith Effort to Satisfy Order of Preference. Except for applications for small cell facilities located in the right-of-way and eligible facilities requests, an applicant shall submit documentation demonstrating a good faith effort to locate facilities in accordance with the following order of preference:

First: Collocated on existing structures such as buildings, communication towers, flagpoles, church steeples, cupolas, nonornamental street lights such as highway lighting, etc.

Second: In locations where the existing topography, vegetation, buildings or other structures provide the greatest amount of screening.

Least: On vacant ground or highly visible sites without significant visual mitigation and where screening or buffering is difficult at best.

m.g. Special Use Permit Required.

1. In all zoning districts, applications for base stations and alternative tower structures not within the right-of-way, and towers may be permitted only upon acquisition of a special use permit in accordance with Subsection 070.060.050(e), Special Use Permit.
2. All applications for towers shall demonstrate that other alternative design options such as base stations or alternative tower structures are not viable options as determined by the City. Notwithstanding anything in this Subsection to the contrary, no towers located in the right-of-way shall exceed ~~thirty-five (35)~~ twenty-five (25) feet in height.

n.h. Applications for Base Stations and Alternative Tower Structures within Right-of-Way. In all zoning districts, each application for a base station or alternative tower structure within the

right-of-way shall be reviewed and considered for approval by the Director for conformance with this Subsection and the applicant's execution of a license agreement as approved by the Director.

- ~~1. Appeal of Director Decision. Applicants may appeal the Director's decision by submitting a written notice of appeal to the City Manager within ten (10) calendar days of the date of the Director's decision. The notice of appeal must specifically set forth the grounds for appeal and include all documentation the applicant deems relevant. The City Manager shall within ten (10) business days of receipt of the notice of appeal and after review of all documentation submitted by the applicant and the Director's decision issue a final decision which may affirm, overturn or modify the Director's decision.~~
- ~~2. Referral to Planning and Zoning Commission. Except for WCF's in the right-of-way that meet all requirements of this Subsection, the Director may refer the application to Planning and Zoning Commission for special use permit review if the Director finds the proposed WCF to have a significant visual impact (e.g., proximity to historic or designated view corridors, or on significant community features), or otherwise is substantially incompatible with the structure on which the WCF will be installed, or it does not meet the clear intent of this Subsection.~~
- i. Review Procedures for Small Cell/Wireless Communication Facilities Located in the Right-of-Way. Applications for ~~+~~ WCFs shall be reviewed by the Director for conformance with this Subsection and may be approved pursuant to a Master License Agreement or similar form of authorization or individually in accordance with the provisions of this Subsection.
 1. Time periods for review. The City shall act on a siting application on or before the shot clock date for the application, as defined in paragraph (5) of this subsection, Review Procedures for Wireless Communication Facilities, unless the applicant and the City agree to a different time period for review.
 2. Shot clock period. The shot clock period for a siting application is the sum of –
 - i. The number of days of the presumptively reasonable period of time for the pertinent type of application, pursuant to paragraph (3) of this subsection, Review Procedures for Wireless Communication Facilities; plus
 - ii. The number of days of the tolling period, if any, pursuant to paragraph (4) of this subsection.
 3. Presumptively reasonable periods of time. The following are the presumptively reasonable periods of time for action on applications seeking authorization for deployments in following categories:
 - i. Review of an application to collocate a Small cell facility using an existing structure: 60 days.
 - ii. Review of an application to collocate a facility other than a Small cell facility using an existing structure: 90 days.
 - iii. Review of an application to deploy a Small cell facility using a new structure: 90 days.
 - iv. Review of an application to deploy a facility other than a Small cell facility using a new structure: 150 days
 - v. Batching:
 - a. If a single application seeks authorization for multiple deployments, all of which fall within a category set forth in either paragraph (3)(i) or (iii) of this subsection,

Review Procedures for Wireless Communication Facilities, then the presumptively reasonable period of time for the application as a whole is equal to that for a single deployment within that category.

- b. If a single application seeks authorization for multiple deployments, the components of which are a mix of deployments that fall within paragraph (3)(i) of this subsection and deployments that fall within paragraph (3)(iii) of this subsection, then the presumptively reasonable period of time for the application as a whole is 90 days.

4. Tolling period. Unless a written agreement between the applicant and the Department provides otherwise, the tolling period for an application (if any) is:

- i. For an initial application to deploy Small Wireless Facilities, if the Community Development Department notifies the applicant on or before the 10th day after submission that the application is materially incomplete, and clearly and specifically identifies the missing documents or information and the specific rule or regulation creating the obligation to submit such documents or information, the shot clock date calculation shall restart at zero on the date on which the applicant submits all the documents and information identified by the Department to render the application complete.
- ii. For all other initial applications, the tolling period shall be the number of days from:
 - a. The day after the date when the Department notifies the applicant in writing that the application is materially incomplete and clearly and specifically identifies the missing documents or information that the applicant must submit to render the application complete and the specific rule or regulation creating this obligation; until
 - b. The date when the applicant submits all the documents and information identified by the Department to render the application complete;
 - c. But only if the notice pursuant to paragraph (4)(ii)(a) of this subsection, Review Procedures for Wireless Communication Facilities, is effectuated on or before the 30th day after the date when the application was submitted; or
- iii. For resubmitted applications following a notice of deficiency, the tolling period shall be the number of days from
 - a. The day after the date when the Department notifies the applicant in writing that the applicant's supplemental submission was not sufficient to render the application complete and clearly and specifically identifies the missing documents or information that need to be submitted based on the Department's original request under paragraph (4)(i) or (ii) of this subsection, Review Procedures for Wireless Communication Facilities; until
 - b. The date when the applicant submits all the documents and information identified by the Department to render the application complete;
 - c. But only if the notice pursuant to paragraph (d)(3)(i) of this subsection is effectuated on or before the 10th day after the date when the applicant makes a supplemental submission in response to the Department's request under paragraph (d)(1) or (2) of this subsection.

5. Shot clock date. The shot clock date for a WCF application is determined by counting forward, beginning on the day after the date when the application was submitted, by the number of calendar days of the shot clock period identified pursuant to paragraph (2) of this subsection, Review Procedures for Wireless Communication Facilities; provided, that if the date calculated in this manner is a legal holiday within the City, the shot clock date is the next business day after such date. ~~1. Approval. Applications for small cell facilities located in the right-of-way shall be reviewed by the Director for conformance with this Subsection and may be approved pursuant to a Master License Agreement or similar form of authorization or individually in accordance with the provisions of this Subsection.~~

~~2. Timeframe to Determine Completeness. Within ten (10) days of receipt of the application, the Director shall provide written comments to the applicant determining completeness of the application and setting forth any modifications required to complete the application to bring the proposal into full compliance with the requirements of this Subsection.~~

~~3. Timeframe for Review of Application. The Director shall review the completed application for conformance with the provisions in this Subsection and may approve or deny an application within ninety (90) days of the date the application is submitted for new stand-alone facilities or sixty (60) days for facilities collocated on City infrastructure.~~

~~i. To reset the timeframe for incompleteness, the City must provide written notice to the applicant within ten (10) days of receipt of the application, specifically delineating all missing documents or information required in the application;~~

~~ii. The timeframe for review is reset to ten (10) days after the applicant makes a supplemental written submission in response to the City's notice of incompleteness; and~~

~~iii. Following a supplemental submission, the City will notify the applicant within ten (10) days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled, not reset, in the case of second or subsequent notices pursuant to the procedures identified in Paragraph i. above. In the case of a second or subsequent notice of incompleteness, the City may not specify missing documents or information that were not delineated in the original notice of incompleteness.~~

6. Consolidated Applications. The City shall allow a wireless provider to file a consolidated application for up to twenty (20) small cell facilities and receive a single permit for the small cell network. The City's denial of any individual small cell facility is not a basis to deny the application as a whole or any other small cell facility incorporated within the consolidated application.

0.i. Review Procedures for Eligible Facilities Requests.

1. Application. In all zoning districts, eligible facilities requests shall be considered a permitted use ~~by right~~ subject to administrative review and determination by the Director. The City shall prepare, and make publicly available, an application form which shall be limited to the information necessary for the City to consider whether an application is an eligible facilities request. Such information may include, without limitation, whether the request:

- i. Would result in a substantial change; or
- ii. ~~Would violate~~ a generally applicable law, regulations, or other rule reasonably related to public health and safety.

The application may not require the applicant to demonstrate a need or business case for the proposed modification or collocation.

2. *Type of Review.* Upon receipt of an application for an eligible facilities request pursuant to this Section, the Director shall review such application to determine whether the application so qualifies.
3. *Timeframe for Review.* Subject to the tolling provisions of [this subsection, Review Procedures for Eligible Facilities Requests 070-030-030\(g\)\(5\)f.4](#), Tolling of the Timeframe for Review, within sixty (60) days of the date on which an applicant submits an application seeking approval under this [Sectionsubsection](#), the City shall approve the application unless it determines that the application is not covered by this [subsection or is otherwise not in conformance with applicable codes](#).
4. *Tolling of the Timeframe for Review.* The sixty-day review period begins to run when the application is filed, and may be tolled only by mutual agreement of the City and the applicant, or in cases where the [Director](#) determines that the application is incomplete:
 - i. To toll the timeframe for incompleteness, the City must provide written notice to the applicant within thirty (30) days of receipt of the application, specifically delineating all missing documents or information required in the application;
 - ii. The timeframe for review begins running again [the following business day after when](#) the applicant makes a supplemental written submission in response to the City's notice of incompleteness; and
 - iii. Following a supplemental submission, the City will notify the applicant within ten (10) days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in Paragraph i. above. In the case of a second or subsequent notice of incompleteness, the City may not specify missing documents or information that were not delineated in the original notice of incompleteness.
5. *Failure to Act.* In the event the City fails to act on a request seeking approval for an eligible facilities request under this [Sectionsubsection](#) within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant becomes effective when the applicant notifies the City in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.
6. *Interaction with Telecommunications Act Section 332(c)(7).* If the City determines that the applicant's request is not an eligible facilities requests set forth in this Subsection, the presumptively reasonable timeframe under Section 332(c)(7), as prescribed by the FCC's Shot Clock order [and set forth above in Review Procedures for Wireless Communication Facilities](#), will begin to run from the issuance of the City's decision that the application is not a covered request. To the extent such information is necessary, the City may request additional information from the applicant to evaluate the application under [Section 332\(c\)\(7\)-reviewsReview Procedures for Wireless Communication Facilities](#).
- k. [Micro wireless facilities. An application, application fee, and permit are not required for the installation, placement, operation, maintenance, or replacement of a micro wireless facility suspended on cable operator-owned cables or lines that are strung between existing utility poles in compliance with national safety codes. Cable operator shall have the meaning set forth in C.R.S. § 29-8-103\(1\), as amended. However, a right-of-way permit is required if the installation, placement, operation, maintenance, or replacement of a micro wireless facility:](#)

- i. Involves working within a highway travel lane or requires the closure of a highway travel lane;
- ii. Disturbs the pavement or a shoulder, roadway, or ditch line;
- iii. Includes placement on limited access rights-of-way; or
- iv. Requires any specific precautions to ensure the safety of the traveling public; the protection of public infrastructure; or the operation of public infrastructure; and such activities either were not authorized in, or will be conducted in a time, place, or manner that is inconsistent with, the approval terms of the existing permit for the facility or structure upon which the micro wireless facility is attached.

p.l. *Abandonment and Removal.* Prior to approval, affidavits shall be required from the owner of the property and from the applicant acknowledging that each is responsible for the removal of a WCF that is abandoned or is unused for a period of six (6) months.

q.m. *Decision.* Any decision to approve, approve with conditions, or deny an application for a WCF, shall be in writing and supported by substantial evidence in a written record. The applicant shall receive a copy of the decision.

r.n. *Compliance with Applicable Law.* Notwithstanding the approval of an application for colocation as described herein, all work done pursuant to WCF applications must be completed in accordance with all applicable building and safety requirements as set forth in the Code and any other applicable regulations. In addition, all WCF applications shall comply with the following:

1. Comply with any permit or license issued by a local, state, or federal agency with jurisdiction of the WCF;
2. Comply with easements, covenants, conditions and/or restrictions on or applicable to the underlying real property;
3. Be maintained in good working condition and to the standards established at the time of application approval; and
4. Remain free from trash, debris, litter, noxious weeds, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as practicable, and in no instance more than ten (10) calendar days from the time of notification by the City or after discovery by the owner or operator of the site. Notwithstanding the foregoing, any graffiti on WCFs located in the right-of-way or on other public property may be removed by the City at its discretion, and the owner or operator of the WCF shall pay all costs of such removal within thirty (30) days after receipt of an invoice from the City.

o. *Compliance Report.* Upon request by the City, the applicant shall provide a compliance report within forty-five (45) days after installation of a WCF, demonstrating that as installed and in operation, the WCF complies with all conditions of approval, all applicable Code requirements and standard regulations.

(7) Appeal of Director Decision. Applicants may appeal the Director's decision in accordance with Sec. 070.060.070(c) Appeals.

(8) Referral to Planning and Zoning Commission. Except for WCF's in the right-of-way that meet all requirements of this Subsection, the Director may refer the application to Planning and Zoning Commission for special use permit review if the Director finds the proposed WCF to have a

significant visual impact (e.g., proximity to historic or designated view corridors, or on significant community features), or otherwise is substantially incompatible with the structure on which the WCF will be installed, or it does not meet the clear intent of this Subsection. The City shall notify the applicant of this referral as early as practicable and in no event more than 14 days prior to the Planning Commission hearing.

~~(5)~~(9) *Special Use Permit Standards for Approval.* In addition to the design standards set forth in this Subsection, WCFs, subject to acquisition of a special use permit shall be reviewed in accordance with the procedure set forth in Subsection 070.060.050(e), Special Use Permit, subject to the following criteria:

a. Base Stations.

1. Such facilities shall be architecturally compatible with respect to attachments, and colored to match the building or structure to which they are attached;
2. The maximum protrusion of such facilities from the building or structure face to which they are attached shall be six (6) feet;
3. Wall-mounted WCFs shall not extend above the roofline unless mounted to a penthouse; and
4. Roof-mounted WCFs shall be approved only where an applicant demonstrates a wall mounted WCF is inadequate to provide service and evaluated for approval based upon the following criteria:
 - i. Roof-mounted whip antennas shall extend no more than twelve (12) feet above the parapet of any flat roof or ridge of a sloped roof or penthouse to which they are attached;
 - ii. Roof-mounted panel antennas shall extend no more than seven (7) feet above the parapet of a flat roof or ridge of a sloped roof to which they are mounted; and
 - iii. Other roof-mounted transmission equipment shall extend no more than seven (7) feet above any parapet of a flat roof upon which they may be placed, and shall not be permitted on a sloped roof.

b. Alternative Tower Structures.

1. Such structures shall be architecturally compatible with the surrounding area;
2. Height or size of the proposed alternative tower structure should be minimized as much as practically possible;
3. WCFs shall be sited in a manner that evaluates the proximity of the facility to residential structures and residential district boundaries;
4. WCFs shall take into consideration the uses on adjacent and nearby properties and the compatibility of the facility to these uses;
5. Compatibility with the surrounding topography;
6. Compatibility with the surrounding tree coverage and foliage;
7. Compatibility of the design of the site, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and
8. Impact on the surrounding area of the proposed ingress and egress, if any.

c. *All Other Towers.* The City shall within the framework of the review criteria set forth in this Subsection consider the following factors in determining whether to issue a special use permit, although the City may waive or reduce the burden on the applicant of one (1) or more of these criteria if the City concludes that the goals of this Subsection are better served thereby.

1. Height or size of the proposed tower;
2. Proximity of the tower to residential structures and residential district boundaries;
3. Nature of uses on adjacent and nearby properties;
4. Compatibility with the surrounding topography;
5. Compatibility with the surrounding tree coverage and foliage;
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
7. Proposed ingress and egress; and
8. No new towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the City that no existing WCFs can accommodate the needs that the applicant proposes to address with its tower application. Evidence submitted to demonstrate that no existing WCF can accommodate these needs may consist of the following:
 - i. No existing WCFs with a suitable height are located within the geographic area required to meet the applicant's engineering requirements;
 - ii. Existing WCFs do not have sufficient structural strength to support applicant's proposed WCF;
 - iii. The applicant's proposed WCFs would cause electromagnetic interference with the WCFs on the existing WCFs or the existing WCF would cause interference with the applicant's proposed WCF; and
 - iv. The applicant demonstrates that there are other limiting factors that render existing WCFs unsuitable for colocation.



Planning Commission Report

Date: December 14, 2021
To: Planning and Zoning Commission
From: Hannah Klausman, Assistant Director
Subject: #57-21 Code Text Amendments–Title 070
Glenwood Springs Municipal Code

REQUEST	Consideration of various code text amendments to Municipal Code Title 070 Sections including but not exclusive of Sections 070.030, 070.040, 070.060 and 070.070 regarding nonresidential development standards and zoning districts.
APPLICANT	City of Glenwood Springs
OWNER	City of Glenwood Springs
LOCATION	City wide
ZONE	All

REQUIRED ACTION

Action 1:

Consideration of code text amendments to Municipal Code Title 070 including but not exclusive of Sections 070.030, 070.040, 070.060 and 070.070 regarding Use Regulations; Accessory Uses; Landscaping, Screening and Fencing; Off-street Parking; Signs; Administration and Procedures; and Rules of Construction and Definitions.

Staff recommends **approval** of amendments to Title 070, with suggested findings listed on page 6 of this report.

REVIEW AUTHORITY

For actions involving amendments to the Land Use Code, the Planning & Zoning Commission is a recommending body to City Council. All Municipal Code amendments are completed by ordinance, which requires two hearings before City Council.

SUMMARY

Planning and Zoning Commission held a work session to discuss municipal code retail standards in July 2021. The Commission discussed building design and orientation, lot coverage, parking lot design and property use. The proposed amendments to the code for section 070.040.090 Nonresidential and Mixed-Use Site and Building Design, originated from that discussion. Staff took direction from Planning and Zoning Commission at the work session and subsequent October 26, 2021 meeting to further refine the suggested standards.

The proposed amendments include minor edits to design standards as well as the creation of a Business District Overlay Zone that provides standards for the orientation and location of parking lots and standards for percentage of tax generating retail uses on the ground floor.

Nonresidential and Mixed-Use Site and Building Design

The proposed amendments to Section 070.040.090 include minor changes to architectural feature requirements stipulated in code. They include the following:

- Adding that required projections for every twenty-five feet of building shall include a column and lintel feature.
- Adding a detail that belt courses used to articulate distinction between floor levels shall be a minimum 4- inch depth.
- Adding a detail that kickplates shall measure between 18 and 24 inches tall.

These amendments are included as an attachment to this report with the specific code language changes titled *070.040.090 Nonresidential and Mixed Use Building Design Text Changes*.

Business District Overlay Zone

The purpose for which this District is created is to enhance the pedestrian oriented business and service character in the central core to support an active, vibrant street life.

The overlay district would include the following standards in addition to the base layer zoning standards:

1. When a non-residential building is proposed on a vacant lot within the downtown core, a minimum of 50% of the gross floor area on the first floor shall be uses that generate sales and/or lodging revenues for the city.
2. When a non-residential building within the downtown core is demolished, the first floor of the new building shall be uses that generate sales and/or lodging revenues for the city Staff believes the most efficient way to incorporate these standards into the code is through the creation of a new overlay district. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone, which identifies special provisions in addition to those in the underlying base zone. Staff proposes implementing a Business District Overlay Zone to encompass the desired standards.
3. 100% of off-street surface parking is required to occur behind the rear wall of the primary building.

Overlay Area

Area of land located south of the Colorado River and north of 10th Street, east of Colorado Avenue, and west of Blake Avenue, and including North Glenwood, east of Laurel Street and west of Pine Street fronting 6th Street. This area includes the eastern half of Original Townsite Blocks 43, 38, and 23, and the western half of blocks 45, 37, and 24, all of Block 44 on the South, as well as portions of Block 72, 62, and 61 on the North.

Staff has included a map showing the proposed overlay district boundaries to the right here and in the attachments to this report.

The process of implementing the overlay zone and corresponding use regulations is a land use action with potential impacts to property owners' ability to develop or redevelop. As such, staff mailed public notice documents with details of the changes to all property owners within 300 feet of the proposed district. At the time of staff report no public comment had been received.

Image 1. Map of Proposed Business District Overlay Zone



Surface Parking Configuration and Location

The municipal code includes standards for surface parking location for both residential and non residential uses in Section 070.040 Development Standards. Both use categories have standards aimed at limiting the amount of surface parking that is placed between the primary building and a street frontage, with additional considerations for the Downtown Core area. The surface parking standards for both Residential and Nonresidential are summarized below for reference.

Residential Surface Parking Configuration 070.040.080(d)(3):

- Off-street parking within the front yard setback (not including parking within a driveway) is prohibited.
- For multi-building developments, surface parking lots shall be internalized in building groupings and located away from street frontages.
- No parking space shall be located closer than five (5) feet from a window or door of a habitable structure.

Additional Standards in the Downtown Core.

- Established parallel or diagonal parking configurations along downtown residential streets, along with associated tree lawns, shall be maintained.
- Off-street parking areas that do not connect to an alley are prohibited within residential neighborhoods, in order to minimize disruption to the single-family character of the neighborhood.

- If providing off-street parking is unavoidable for multi-family residential located in a residential neighborhood, it shall be located behind or to the side of the building.
- New curb cuts and off-street parking and driveways located in front yard setbacks compromise the residential character of the street frontage and are prohibited.
- Front-loading garages are inconsistent with the historic character of downtown residential neighborhoods and are prohibited. New garages shall be set back from the primary structure and accessed from an alley.

Non Residential Surface Parking standards 070.040.090(d)(3):

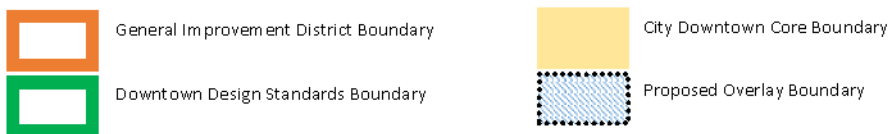
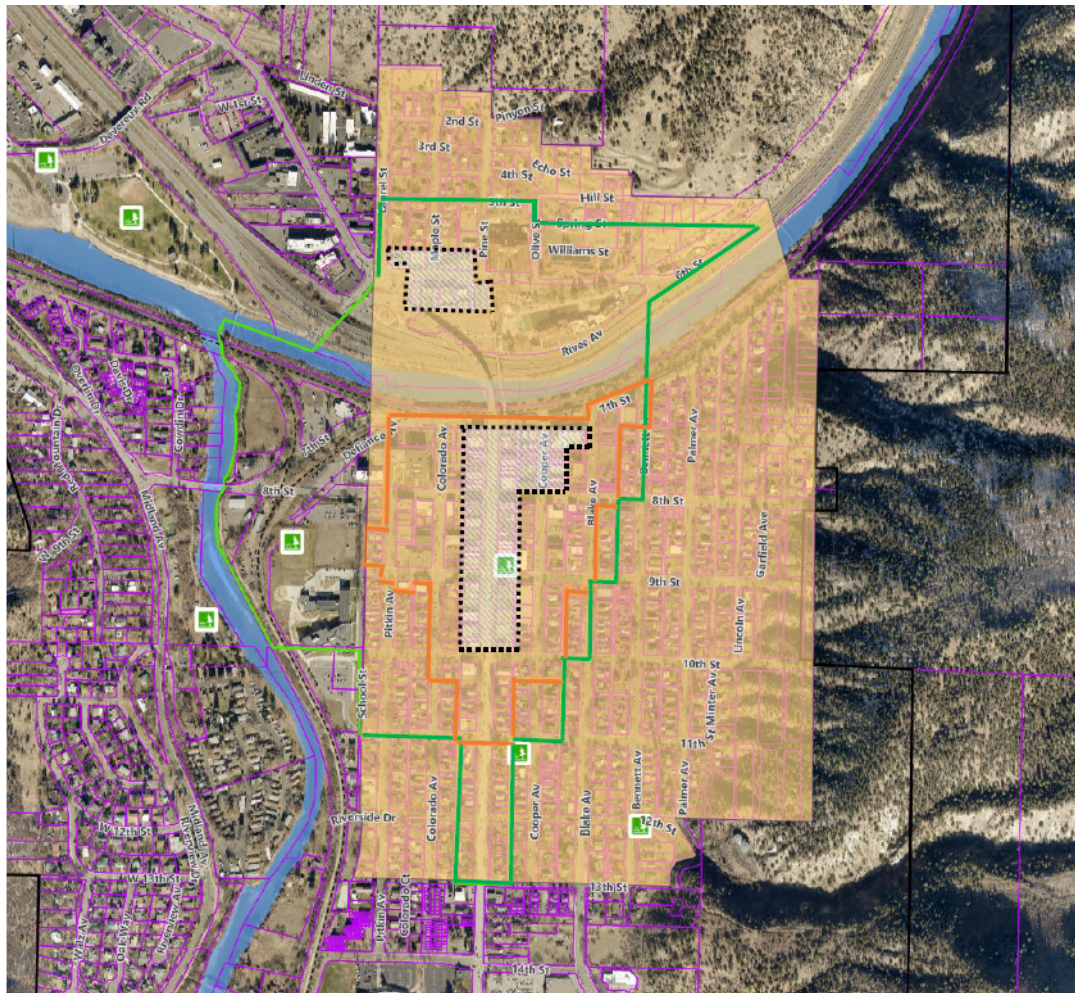
- In the mixed-use and other nonresidential districts, except in the Downtown Core, no more than thirty (30) percent of the total number of off-street parking spaces provided shall be located between the principal building and the front property line.
- No parking space shall be located closer than five (5) feet from a window or door of a habitable structure.
- No portion of a parking space, loading space, or maneuvering area shall be provided in any required landscape area, sidewalk, or other pedestrian or bicycle path.
- Surface parking shall not be located in a focal point area.
- Additional Downtown Core Standards
- Development of any nonresidential or mixed-use structure in the Downtown Core shall comply with the general site layout and building design standards set forth above, plus the standards of this Subsection.
 - Building Edge to Sidewalk. A minimum of seventy-five (75) percent of the building edge shall be located adjacent to the sidewalk edge (e.g., zero setback). (Figure 040-25)

The surface parking requirement in the proposed Overlay zone is compatible with the current code intent to shield parking areas from public rights of way, however increases the restriction so that no parking may occur adjacent to the central streets of Grand Avenue and 6th street within the overlay boundaries.

General Improvement District

The portion of the proposed overlay district that is south of the Colorado River is within the existing General Improvement District (GID). Developments within the GID are not required to provide parking. This would remain within that overlapping area of the new overlay zone district. Only those developments that choose to provide parking would be required to abide by the orientation and location standard of the overlay district. The portion of the overlay district that is north of the Colorado River is outside of the GID, therefore all development is subject to parking requirements of code and the additional parking orientation standard would apply to all off-site surface parking provided.

Staff has provided a map on the next page, as well as an attachment, of all the existing downtown area boundaries with the proposed overlay district to illustrate how these components interact.



CRITERIA AND STAFF ANALYSIS

A Code amendment is a legislative decision by the City Council. Prior to recommending approval or approving a proposed Code amendment, the Planning Commission and City Council shall consider whether and to what extent the proposed amendment meets the following criteria. **Staff has provided an analysis of the criteria in bold.**

- i. Is consistent with the Comprehensive Plan and other City policies;
Staff finds that the proposed text amendments support the Comprehensive Plan and City policies addressing several stated goals including promoting long term sustainable, diverse economic development, and maintaining Glenwood Springs as the regional tourism, retail, and commercial center.
- ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

Staff has taken careful consideration in drafting the code amendments to ensure that there is no conflict with other code sections.

- iii. Is necessary to address a demonstrated community need;
Planning and Zoning Commission has held multiple work sessions on the proposed amendment topics including discussions detailing the need to improve design standards for commercial vibrancy and to better accommodate a pedestrian friendly environment.
- iv. Is necessary to respond to substantial changes in conditions and/or policy; and
Staff believes the changes facilitate the desired outcomes of commercial vibrancy, pedestrian friendliness, and aesthetic design of development within Glenwood Springs.
- v. Is consistent with the general purpose and intent of this Code.
Staff believes the changes meet and uphold the general purpose and intent of the code.

ACTION ALTERNATIVES

Regarding the amendments, the Planning and Zoning Commission may take one of the following actions:

- 1. Recommend approval of some or all of the amendments;
- 2. Recommend denial of some or all of the amendments; or,
- 3. Continue the hearing with a requirement that staff submit changes or provide additional information regarding some or all the amendments.

Staff Recommendation

Staff recommends approval of the amendments with the following findings:

Recommended Findings:

- 1. Pursuant to the authority in the Glenwood Springs Municipal Charter and Colorado Revised Statutes §29-20-101 et seq., and §31-23-301 et seq., as amended the City of Glenwood Springs has the authority to plan for and regulate the use of land within the municipality and to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the height and location of trees and other vegetation, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.
- 2. The proposed text amendments-
 - a. Are consistent with the Comprehensive Plan and other City policies;
 - b. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
 - c. Are necessary to address a demonstrated community need;
 - d. Are necessary to respond to substantial changes in conditions and/or policy; and
 - e. Are consistent with the general purpose and intent of this Code.

070.040.090 Nonresidential and Mixed-Use Site and Building Design.

- (a) *Purpose.* This Section is intended to promote high-quality building design and is intended to:
- (1) Protect and enhance the visual interest, character, and quality of nonresidential and mixed-use areas;
 - (2) Ensure compatibility between residential neighborhoods and adjacent commercial and mixed-use areas;
 - (3) Mitigate negative impacts created by the scale and bulk of large buildings;
 - (4) Promote an environment that is friendly toward multiple modes of transportation and accommodates varying ages and abilities; and
 - (5) Protect and enhance property values and encourage further investment and reinvestment.
- (b) *Applicability.*
- (1) *General Applicability.* This Section shall apply to the following:
 - a. Development of any structure that will contain a nonresidential use or a mix of nonresidential and residential uses; and
 - b. An addition or renovation to an existing structure that will contain a nonresidential use where the total gross floor area of the proposed addition is fifty (50) percent or more than that of the total gross floor area of the existing structure before addition or renovation. In cases where modifications are subject to these standards, only the modification shall be subject to compliance with this Section. For purposes of this standard, "modifications" shall not include routine maintenance and repair of a building, changes to signage, or general repairs to a surface parking area, changes to landscaping, or other features on the parcel. The Director shall determine if a modification shall be subject to these standards.
 - (2) *Exemptions.* This Section shall not apply to the following:
 - a. An addition or renovation project to an existing structure that will contain a nonresidential use where the total gross floor area of the proposed addition is less than fifty (50) percent of the total gross floor area of the existing structure before addition or renovation; and
 - b. Properties subject to the Glenwood Meadows Annexation and Development Agreement.
 - (3) *Special Review Uses.* All nonresidential special review uses located within the zone districts enumerated in Article 070.030: Use Regulations, shall comply with this Section 070.040.090, in addition to any special review use performance standards of the applicable zone district, and the general special review approval criteria in Subsection 070.060.050(e)(3)e.2.
 - (4) *Planned Unit Developments.*
 - a. Development of a nonresidential or mixed-use structure within any new Planned Unit Development established after the effective date of this Code shall be subject to this Section, unless alternative nonresidential/mixed-use site and building design standards are adopted as part of the PUD approval that, in the determination of the Director, are at least equal to the standards set forth in this Section.
 - b. Development of a residential structure within an existing Planned Unit Development established prior to the effective date of this Code is exempt from this Section.
- (c) *Administration.*
- (1) *Site/Architectural Plan Review Process.*

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- a. Review for compliance with these standards shall occur at the time of site/architectural plan review. Where site/architectural plan review is not required, review for compliance with these standards shall occur prior to issuance of a building permit.
 - b. Interpretations as to applicability or design requirements contained within this Section shall be the responsibility of the Director. Appeals of the Director's interpretations shall be heard according to the process set forth in Subsection 070.060.070(c), Appeals.
- (2) *Alternative Equivalent Compliance.*
- a. *Purpose and Scope.* To encourage creative and unique design, "alternative equivalent compliance" allows development to occur in a manner that meets the intent of this Section, yet through an alternative design that does not strictly adhere to the Section's standards. This is not a general waiver of regulations. Rather, this authorizes a site-specific plan that is equal to or better than the strict application of the standard.
 - b. *Applicability.* The alternative equivalent compliance procedure is available only for the standards in Section 070.040.090, Nonresidential and Mixed-Use Site and Building Design.
 - c. *Alternative Equivalent Compliance Meeting Required.* An applicant proposing alternative equivalent compliance shall request and attend an alternative equivalent compliance meeting prior to submitting application materials for the applicable permit(s), to determine the preliminary response from the Director. Based on the response, the application shall include sufficient explanation and justification, in both written and graphic form, for the requested alternative compliance. The Director may require that the applicant provide additional drawings and/or material samples in order to better understand the need for the proposed alternative.
 - d. *Decision-Making Responsibility.* Final approval of any proposed alternative compliance shall be the responsibility of the decision-making body responsible for deciding upon the application. Administratively approved projects proposing alternative compliance shall receive written approval of the alternative compliance from the Director.
 - e. *Criteria.* Alternative equivalent compliance may be approved if the applicant demonstrates that following criteria have been met by the proposed alternative:
 - 1. Achieves the intent of the subject standard to the same or better degree than the subject standard;
 - 2. Advances the goals and policies of this Code to the same or better degree than the subject standard;
 - 3. Results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard; and
 - 4. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this Code.
 - f. *Effect of Approval.* Alternative equivalent compliance shall apply only to the specific site for which it is requested and shall not establish a precedent for approval of other requests.

(d) *Nonresidential and Mixed-Use Site Design Standards.*

- (1) *General Intent.* The general intent of these site design standards is to:
 - a. Ensure development relates to the physical characteristics of the site;
 - b. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene;

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- c. Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment;
 - d. Promote design environments built to "human scale," which means that buildings and objects are designed in size and shape to be optimized for pedestrian use;
 - e. Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and
 - f. Ensure safe and efficient access between buildings and parking areas.
- (2) *Building Organization and Location.*
- a. *Building Orientation.* Buildings shall be sited parallel to public rights-of-way, to the maximum extent practicable.
 - b. *Climatic Conditions.* Local climatic conditions shall be considered when designing the orientation of new buildings. For example, north-facing facades are especially susceptible to winter snow and ice accumulation, and entries may require special treatment. Snow shed from roofs and snowpiling zones along streets shall be considered in arranging building elements on the site. Adequate solar access shall be considered when planning outdoor spaces, with shade and relief from glare provided by landscaping and overhead structures.
 - c. *Primary Entrance.*
 - 1. The primary entrances to a building shall be clearly identified.
 - 2. Buildings shall be oriented so that the principal building entrance faces the principal street or the street providing main access to the site.
 - 3. Where there are multiple buildings on a development parcel, at least one (1) building shall be oriented with an entrance facing the principal street or the street providing main access to the site.
 - 4. A corner site may orient its primary entry towards the corner for emphasis.
 - d. *Corner Lots.*
 - 1. *Scale and Massing.* Structures shall relate to the scale and massing of the buildings on each of the respective streets.
 - 2. *Building Entries.* When a structure is located on a corner lot, prominent entries shall be designed for both façades along the street edge or a single prominent entry shall be turned forty-five (45) degrees to face the corner. The primary entrance shall not be oriented to an interior court.
 - 3. *Courtyards.* When designing interior courtyards for buildings on corner lots, a minimal amount of street frontage shall be utilized. Courtyards shall not extend across the entire front of the property. Instead, a building shall be located flush with the property line on the street side.
 - 4. *Focal Points.*
 - i. To visually and physically anchor street intersections, buildings located on corner lots shall provide a focal point within a box formed from lines extending thirty (30) feet away from intersecting property lines. The focal point shall include one (1) or more of the following elements:

-
- a. A primary building. In the case where a primary building includes drive-in and/or drive-through lanes, or gasoline pumping bays, the bays and/or queuing lanes shall not be located within the focal point.
 - b. Decorative architectural wall that is between thirty (30) and thirty-six (36) inches tall and complies with any other sight distance triangle restrictions in Subsection 070.020.190(c)(5), Sight Distance Triangle Requirement.
 - c. An architectural feature that is a minimum of the height of the building and a maximum of the height restriction for the zoning district (for example, a clock tower, spire, or other decorative roof form). These architectural features shall not contain signs or logos in any form.
 - d. Public art or sculpture within a landscaped area.
 - e. Fountains or other water feature within a landscaped area.
 - f. Public plaza or open space with landscaping, a low decorative wall to visually and physically separate the space from nearby traffic lanes, and other pedestrian-oriented amenities such as benches. The low decorative wall shall match or complement the building exterior in materials and colors.
- ii. Signs may be located within this focal point area provided that they are incorporated with another focal point element enumerated above. Signs shall comply with Section 070.040.110, Signs.
 - iii. For all focal point options, the sufficiency of proposed pedestrian-oriented amenities and landscaping shall be determined by the Director. All such features shall meet all applicable requirements of this Code, including but not limited to the general landscaping, building materials and color, and signage standards.
 - iv. The Alternative Equivalent Compliance process in Subsection 070.040.090(c)(2) may be used to consider alternatives from this requirement where strict compliance would result in unsafe or inadequate access, where the lot has less than fifty (50) linear feet of frontage, and/or where the site has unique topographical characteristics that make it infeasible to locate at least one (1) of the listed focal point elements. (Figure 040-24)

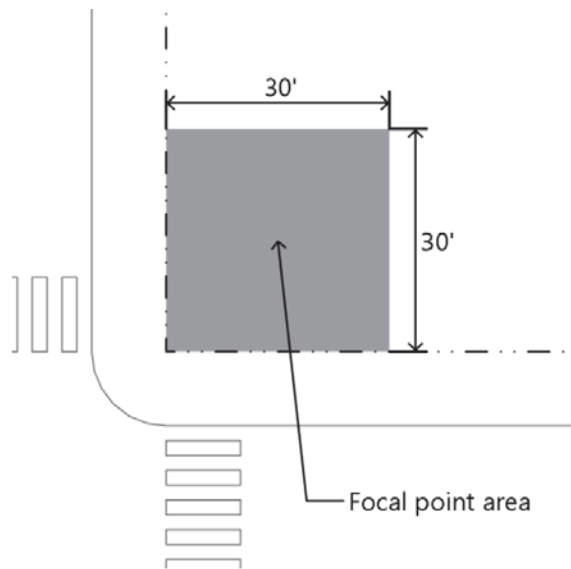


Figure 040-24: Focal Points

(3) *Surface Parking Configuration and Location.*

- a. In the mixed-use and other nonresidential districts, except in the Downtown Core, no more than thirty (30) percent of the total number of off-street parking spaces provided shall be located between the principal building and the front property line.
- b. No parking space shall be located closer than five (5) feet from a window or door of a habitable structure.
- c. No portion of a parking space, loading space, or maneuvering area shall be provided in any required landscape area, sidewalk, or other pedestrian or bicycle path.
- d. Surface parking shall not be located in a focal point area indicated in Figure 040-24.

(4) *Parking Structures.* The visual impacts of a parking structure shall be minimized through compliance with the standards in Subsection 070.040.060(h)(8), Parking Structures.

(5) *Refuse Containers.*

- a. *General.* Refuse containers shall comply with Article 100.010 of the Municipal Code.
- b. *Design and Materials.* Dumpsters and refuse containers shall be located within the footprint of a building, or shall meet the following standards:
 1. Dumpsters and refuse containers shall be located on a non-porous surface and within a four-sided, opaque enclosure that completely screens the dumpster or container and accumulated trash.
 2. Enclosures shall be a maximum of six (6) feet in height and shall have gated access for the collection of waste materials.
 3. Dumpster and refuse container enclosures shall incorporate compatible materials, colors, and architectural details that are compatible with the primary associated residential buildings.
 4. The use of chain-link fencing as screening is prohibited.

- c. *Location.* Enclosures shall be located to minimize visual and impacts and odors on the primary street frontage and neighboring properties and uses to the maximum extent feasible.
- (6) *Supplemental Site Design Standards: Downtown Core.* Development of any nonresidential or mixed-use structure in the Downtown Core shall comply with the general site layout and building design standards set forth above, plus the standards of this Subsection.
 - a. *Building Edge to Sidewalk.* A minimum of seventy-five (75) percent of the building edge shall be located adjacent to the sidewalk edge (e.g., zero setback). (Figure 040-25)

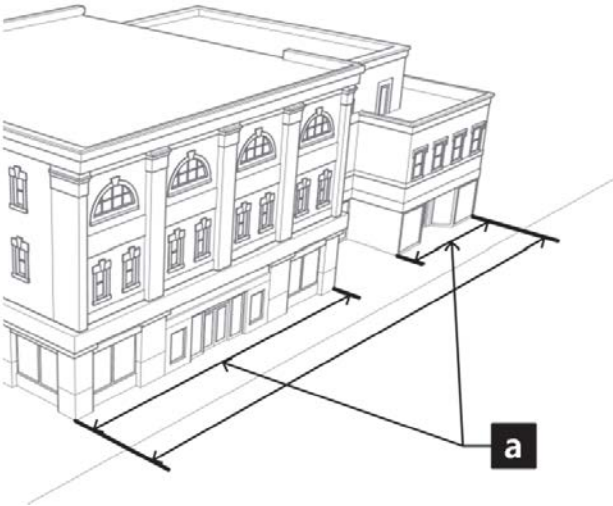


Figure 040-25: Zero Setback

- b. *Building Entrances.* The building entrance shall appear similar in scale and character to those used historically, both in the location of the building entrance and also in how the entrance area is distinguished from the rest of building by materials, size, projections or recessions, and other techniques.
- (e) *Nonresidential and Mixed-Use Building Design Standards.*
- (1) *General Intent.*
 - a. The general intent of these building design standards is to encourage creative design that:
 - 1. Preserves Glenwood Springs' small-town atmosphere;
 - 2. Enhances the visual and physical qualities of Glenwood Springs;
 - 3. Considers how the building relates to the site, neighboring properties, and the community;
 - 4. Provides strong pedestrian orientation by visually connecting the building's interior with the public exterior;
 - 5. Creates prominent, well-proportioned customer entrances;
 - 6. Uses high quality, long lasting materials with a proven ability to withstand Glenwood Springs' environment;
 - 7. Promote building designs and construction practices that are sustainable and adaptable to multiple uses for extended building lifecycles; and

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8. Incorporates a palette of colors that adds visual interest to the development parcel and that is compatible with the surrounding natural environment.
- b. The general intent of these building design standards is to discourage:
1. Buildings that are out of scale or have little physical or visual connection to the street, neighboring properties, or the community;
 2. Building elements, materials, and colors that are out of character with the community, that are inherently associated with brand identification, or that are designed to function as signs;
 3. Minimal or no physical pedestrian connections between the building and public street; and/or
 4. Large expanses of blank, flat wall surfaces.
- (2) *Building Elevations.*
- a. *Horizontal and Vertical Articulation Required.* No building elevation, regardless of exterior wall plane setback or the location of interior walls, shall exceed thirty (30) feet in length without incorporating at least three (3) of the following elements:
1. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of twenty-four (24) inches in depth and that has the effect of casting shadows;
 2. Glazed windows and doors, if used to comply with this standard shall comprise not less than thirty (30) percent of the elevation of which they are a part. See also Subsection 070.040.090(e)(3), Windows, Doors, and Customer Entrances, for additional requirements;
 3. Change in texture and/or masonry pattern;
 4. Change in building, parapet, or roofline height. If used to comply with this standard, the minimum change in roofline shall be two (2) feet; and/or
 5. Awnings, canopies, or marquees extending at least four (4) feet beyond the building face.

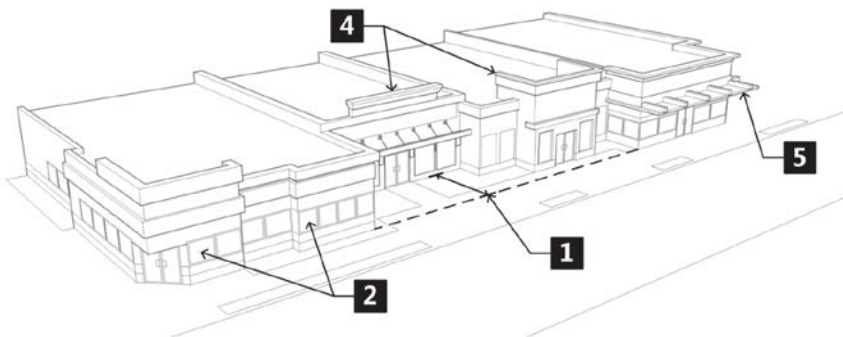


Figure 040-26: Horizontal and Vertical Articulation

Annotations correspond with paragraph numbers in the preceding text.

- b. *Alternative Designs.* An equivalent design that provides pedestrian interest by dividing the façade into horizontal and vertical planes and is in proportion to the height and width of the entire building may be approved through the Alternative Equivalent Compliance process. However, design elements used to fulfill this standard shall not consist solely of color variations.

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- c. *Building Design as Signage.* Building elevations and/or elements used to comply with these standards shall not function as signs. The incorporation of certain design elements that are unique or symbolic of a particular business shall be unobtrusive and secondary to the overall architectural design.
 - d. *Building Elevations Facing Public Rights-of-Way.* Building elevations that face public rights-of-way, parking lots, or adjacent residential land uses shall include glazed windows and doors as one (1) of the required elements enumerated in Paragraph a. above. See also Subsection 070.040.090(e)(3), Windows, Doors, and Customer Entrances, for additional requirements.
 - e. *False Windows and Doors.* Building elevations not adjacent to residential land uses, public rights-of-way, or parking lots, or that do not have a customer entrance, may use false windows and/or doors to fulfill the requirement in Paragraph a. above. The windows and/or doors, whether functional, false, or a combination of functional and false windows and/or doors, shall make up a minimum of thirty (30) percent of the elevation of which they are a part and shall have a minimum six-inch change of wall plane from the primary wall in order to provide shadow or sense of depth.
- (3) *Windows, Doors, and Customer Entrances.*
- a. In order to create a sense of transparency and to visually connect the building's interior with the public exterior, primary and secondary customer entrances shall be clearly defined, highly visible and feature a minimum of two (2) of the following treatments:
 - 1. Recessions and/or projections with a minimum change in wall plane of twenty-four (24) inches;
 - 2. Display windows that are located immediately adjacent to the customer entrance and that are in proportion to the overall façade of which they are a part;
 - 3. Canopies, porticos, overhangs, awnings, or marquees with a minimum projection of four (4) feet and of a width that at minimum spans the customer entrance;
 - 4. Raised, corniced parapets located over the customer entrance with a minimum projection of four (4) feet and that span at least the width of the customer entrance door; or
 - 5. Outdoor patios with customer seating and landscaping that at a minimum includes perennials, shrub plantings, and/or ornamental trees. Landscaping provided to meet this standard shall be credited towards the general minimum landscaping requirements as set forth in Section 070.040.050, Landscaping, Screening, and Fencing.
 - b. To preserve views and to provide a clear sense of connection into and out of the building, window and door glazing shall be transparent or have a low-reflectivity. Mirror-like windows are prohibited.
- (4) *Roofs.*
- a. To reduce the visual impact of roof mass, no roofline along any building elevation shall exceed fifty (50) feet in length without a visual variation that incorporates:
 - 1. Projections, recessions, dormers that alter the vertical or horizontal plane of the roof by at least two (2) feet; or
 - 2. Change in roof height of at least two (2) feet; or
 - 3. Another architectural feature approved through the Alternative Equivalent Compliance process.
 - b. Mansard roofs, or roofs having a mansard-like appearance, are prohibited.

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- c. Flat roofs shall be concealed by parapets that are in proportion to the overall building design and that are generally of sufficient height to conceal rooftop mechanical systems that are in view from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties. Parapets shall not exceed the maximum building height as established in Article 070.020: Zoning Districts, except where allowed by Subsection 070.020.190(d)(2), Exceptions to Height Requirements.

(5) *Building Materials.*

- a. *Primary Exterior Wall Materials.* Building materials shall be high-quality and long-lasting and shall have a proven ability to withstand Glenwood Springs' intense sunlight and temperature extremes. The primary exterior building wall material, consisting of at least seventy (70) percent of the elevation to which it is applied, shall be one (1) or more of the following:
 - 1. Brick;
 - 2. Natural and cultured stone;
 - 3. Wood;
 - 4. Stucco, including synthetic stucco;
 - 5. Metal, excluding metal with exposed rivets, seams or fasteners, ribs and batons; or
 - 6. Concrete, excluding smooth-faced gray concrete block, painted concrete block and pre-cast ribbed concrete panels.
 - 7. Another material that meets the intent of this standard if approved through the Alternative Equivalent Compliance process.
- b. *Accent Exterior Wall Materials.* Exterior building walls shall consist of one (1) or more of the following materials provided that the sum total of the materials enumerated below comprise no more than thirty (30) percent of the elevation to which it is applied:
 - 1. Smooth-faced gray concrete block, painted concrete block, or pre-cast ribbed concrete panels. However, when used in combination with the allowance above for concrete as a primary exterior wall material, the concrete in its entirety may not exceed seventy (70) percent of the elevation to which it is applied.
 - 2. Metal with exposed seams, rivets or fasteners, ribs and batons. However, when used in combination with the allowance above for metal as a primary exterior wall material, the metal in its entirety may not exceed seventy (70) percent of the elevation to which it is applied.
 - 3. Glass, when used as a curtain wall or when designed to span multiple floors.
- c. *Exterior Wall Materials Generally.*
 - 1. All sides of the building shall be constructed using materials that are compatible with, or of equal or greater quality, as those used on elevations with customer entrances, facing public rights-of-way, or surface parking areas.
 - 2. Highly reflective building materials shall not be used.
- d. *Roofing Materials.*
 - 1. Acceptable roofing material includes the following:
 - i. Rubber membrane or EPDM (ethylene propylene diene monomer).
 - ii. Built up or modified bitumen roofing systems.

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- iii. Asphalt shingles.
 - iv. Metal, standing seam.
 - v. Clay tile.
 - vi. Another material approved through the Alternative Equivalent Compliance process.
2. Roofing materials shall not include corrugated metal panels.
- (6) *Building and Roofing Colors.*
- a. Color and intensity of color proposed for all exterior building and roofing materials, including exposed rooftop mechanical systems such as HVAC equipment, roof vents, air handling/exchange units, shall be warm or dark earth-toned colors with low reflectivity.
 - b. Exterior building and roofing colors shall not include white, off-white, high-intensity primary colors, and/or fluorescent colors.
- (7) *Supplemental Building Design Standards: Downtown Core.* Setbacks, orientation, and heights of new buildings in the Downtown Core shall be similar to those found on the same block face and shall comply with the following additional standards:
- a. *Building Scale and Massing.*
 - 1. Building scale and massing shall respect the scale and massing of existing buildings along the block face.
 - 2. The height of new buildings shall vary as follows:
 - i. Variation shall be used in building roof and parapet heights to add visual interest and reduce boxy or monolithic building masses.
 - ii. Upper floors of a large building mass shall be stepped back from the street or an adjacent residential zone to reduce looming effect.
 - iii. Step back distances and proportions shall be varied to avoid monotonous, uniform, tiered "wedding cake" appearance.
 - 3. Featureless backs of buildings shall not be located adjacent to the Roaring Fork or Colorado River. To encourage active uses in this area, all design standards applicable to street frontage structures shall also be applicable to the back of a building in this area.
 - b. *Building Height.*
 - 1. Floor heights in new buildings shall be similar to those of existing historic buildings in the downtown commercial core. (Figure 040-27)
 - i. The level of the first floor shall be at or near grade level at the entrance.
 - ii. The first floor shall appear to be a full floor in height.

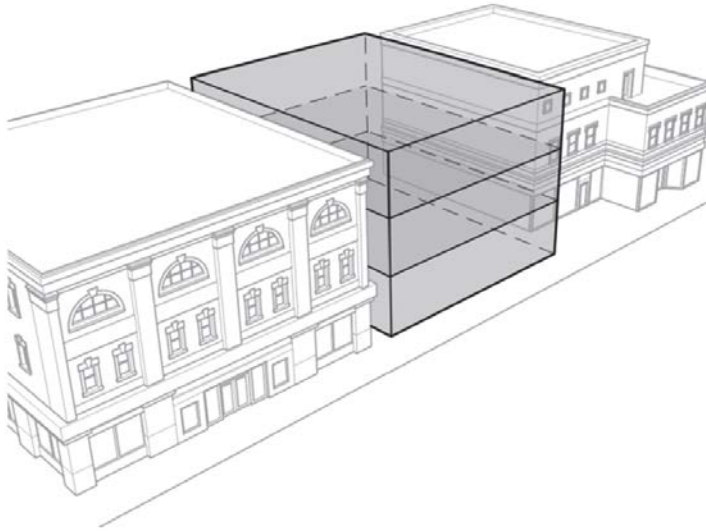


Figure 040-27: Building Floor Heights

2. Structures directly adjacent to residential buildings shall "step-down" in height on the abutting edge to match the height of the adjacent structure.
- c. *Roof Design.*
1. The alignment of horizontal elements along the block face, including parapets and cornices, shall be maintained along the entire façade to provide a continuous visual line along the block.
 - i. This alignment occurs most successfully when buildings are similar in height.
 - ii. Window sills and moldings are examples of other building elements that shall be aligned.
 2. The primary roof form shall appear to be flat, as traditionally found on the City's downtown commercial structures. A parapet shall conceal roofs.
 3. Roof design shall be consistent with those of historic buildings in the commercial Downtown Core.
 4. Roofs are encouraged to be activated with decks or vegetation. Roof decks are appropriate to take advantage of views. Green roofs, or "living roofs," are appropriate to bring visual interest to highly visible roofs, as well as contribute to sustainability principles.
 5. Roofs shall be designed to manage snowfall, using methods that appropriately prevent injuries from snow or ice falling from buildings.
 6. Monolithic roof design is not appropriate. See also requirements under Building Articulation.
- d. *Building Articulation.*
1. Vertical and horizontal articulation techniques shall be used to establish a sense of scale in the design of a larger building. Articulation techniques include, but are not limited to:
 - i. Wall offsets;

- ii. Step backs;
- iii. Base, middle, and cap design; and
- iv. Variation in material (Figure 040-28).

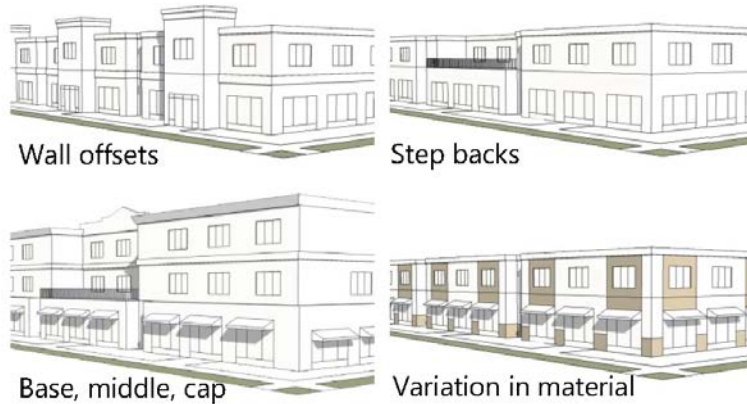


Figure 040-28: Building Articulation Techniques

- 2. Vertical articulation shall be used to express traditional façade widths **were- when** a new larger building is adjacent to existing, smaller-scale buildings.
- 3. To minimize apparent mass, new buildings shall be divided into bays through projections and/or recesses (minimum two (2) feet deep and one (1) foot wide) at a minimum of every twenty-five (25) feet in order to be compatible with the character of historic building frontages. **Projections and/or recesses shall include a column and lintel feature.** Civic structures may vary in front width and shall be reviewed on an individual basis for compatibility.
- 4. ~~Buildings shall have a clearly articulated architectural distinction between the street level and upper floors, expressed through detailing, changes in materials, and fenestration. One (1) or more belt courses shall be used to help distinguish between floors.~~
- e. *Floor Distinctions.* Buildings shall have a clearly articulated architectural distinction between the street level and upper floors, expressed through detailing, changes in materials, and fenestration. One (1) or more belt courses shall be used to help distinguish between floors. **Belt courses shall be a minimum 4-inch depth**
- f. *Commercial-Oriented Building Design.*
 - 1. The ground-level street frontage of every nonresidential and mixed-use building in the Downtown Core shall be primarily dedicated to commercial uses.
 - 2. New commercial storefront buildings shall incorporate the following character-defining elements: (Figure 040-29)
 - i. Display windows: The main portion of glass on the storefront.
 - ii. Glass transom: The upper portion of the display, separated from the main display window by a frame.
 - iii. Kickplate: Found beneath the display window. Sometimes called a bulk-head panel. **Kickplates shall measure between 18-24 inches tall.**

- iv. Upper-story windows: Windows located above the street level. These usually have a vertical orientation, and appear to be less transparent than the large expanse of glass in the storefront below.

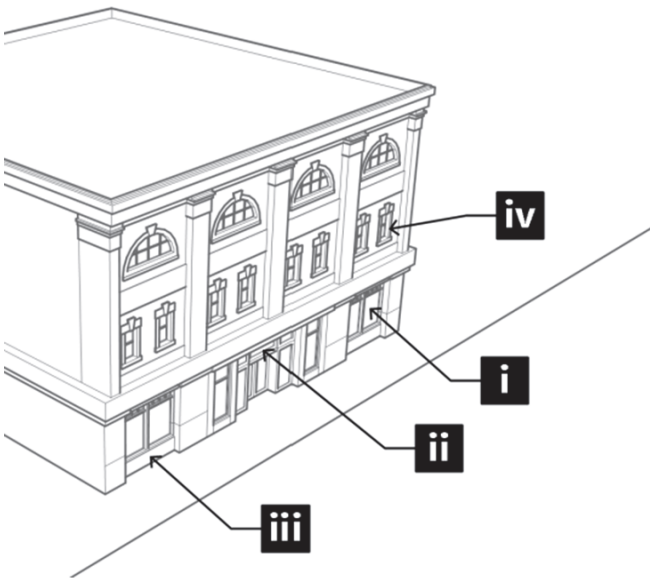


Figure 040-29: Commercial-Oriented Building Design

Annotations correspond with paragraph numbers in the preceding text.

g. *Windows and Transparency.*

1. Windows shall be located and spaced to express the rhythm and visual continuity found in historic buildings in the Downtown Core.
 - i. Horizontal spacing shall be consistent between windows on a floor.
 - ii. Windows shall be vertically aligned on upper and lower floors.
2. The size and proportion of windows shall be in the range of heights and width as found in historic buildings in the Downtown Core.
3. The first floor of the primary façade shall be sixty-five (65) to eighty (80) percent transparent glass.
4. Windows shall be designed windows to create depth and shadow on a façade.
 - i. Upper floors shall be perceived as being more opaque than the lower floor.
 - ii. Highly reflective or darkly tinted glass is prohibited.

h. *Building Entry.*

1. The primary building entrance shall be recessed; doors that are flush with the sidewalk are prohibited.
2. Doors shall be made of at least forty (40) percent glass.
3. Accent colors shall be used on the door(s) to encourage pedestrian activity.

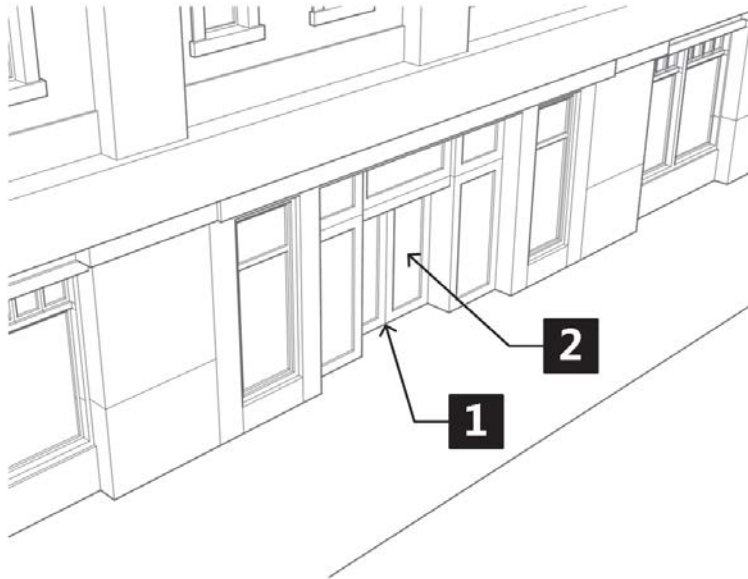


Figure 040-30: Commercial-Oriented Building Design

Annotations correspond with paragraph numbers in the preceding text.

i. *Awnings, Canopies, and Marquees.*

1. Awnings and canopies shall be canvas with a matte finish. Awnings with high gloss finishes are prohibited. Marquees may be constructed in metal but shall be painted or shall have a matte finish.
2. Rigid frame awnings and canopies may be used, but shall stop at the top section and shall not be included in the valance.
3. Illuminated, plastic awnings and canopies are prohibited.
4. Awning and canopy colors shall be compatible with the overall color scheme of the façade. Solid colors or subtle striped patterns shall be used.
5. Awnings and canopies for rectangular openings shall be simple shed shapes. Rounded or bull-nose awnings and canopies shall only be allowed over arched openings.
6. Marquees shall be located only over the primary public entrance into a building.
7. Awnings, canopies, or marquees that span continuously across more than one (1) structural bay or storefront shall not be allowed.
8. Poles or posts supporting awnings, canopies, or marquees shall not be allowed.
9. Awnings, canopies, or marquees shall not project more than five (5) feet from the building façade to which they are attached.
10. Awnings, canopies, or marquees shall maintain an eight-foot height clearance above a public sidewalk, or other publically owned space. Additional height clearance may be required if an awning, canopy, or marquee is located over a public right-of-way, including an alley way.

j. *Building Materials and Colors.*

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1. Primary materials shall be similar in character to those used traditionally on downtown commercial structures by complying with the following standards:
 - i. Brick and masonry, known for their durability, were traditionally found on historic commercial structures in downtown. New materials shall demonstrate similar durability and compatibility. The use of split face concrete block is prohibited, but may be approved through the Alternative Equivalent Compliance procedure.
 - ii. Diagonal wood siding shall not be used.
 - iii. Cinder block is acceptable for interior walls, but shall not be used as an exposed material on building façades facing streets, alleys, or undeveloped lots.
 2. Accent materials shall be similar to those used historically. Wood was traditionally used for trim elements on commercial storefronts while stone, painted metal, terra cotta, ceramic tile, and rounded plaster were used in detailing.

(Ord. No. 19-2018 , § 2(Exh. A), 8-2-2018; Ord. No. 3-2021 , § 2(Exh. A), 5-20-2021)



Map of Proposed Downtown Commercial Overlay District City of Glenwood Springs



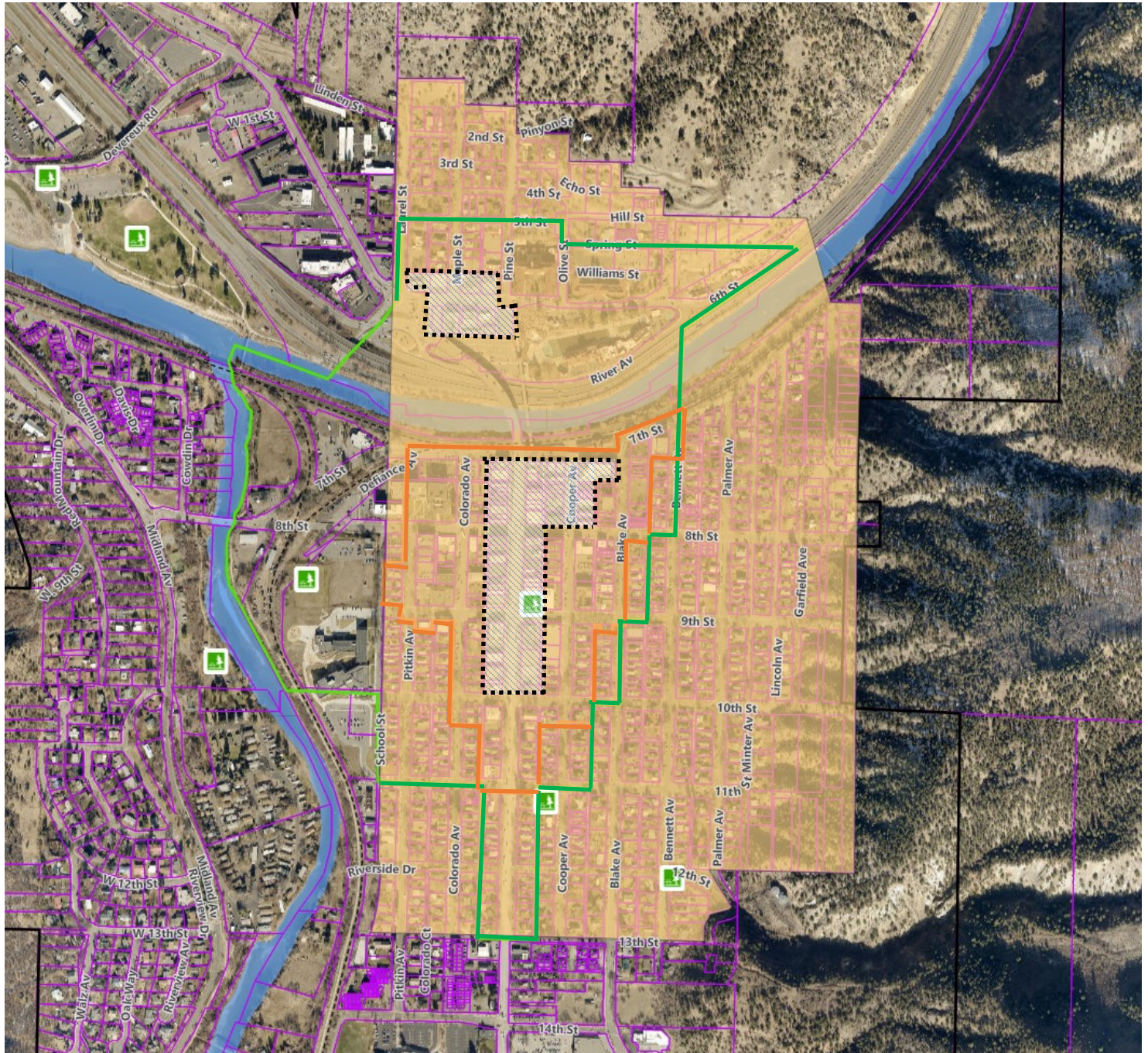
Overlay
District

Disclaimer: The GIS information shown is provided as a public resource for general information purposes only. The representation of locations cannot be substituted for actual legal surveys.



City of Glenwood Springs

Downtown Boundaries



General Improvement District Boundary

Downtown Design Standards Boundary



City Downtown Core Boundary

Proposed Overlay Boundary