

-A-

ACCESSORY BUILDINGS, STRUCTURES AND USES	
Defined	5.1.2
Listed	3.8.1
ADEQUATE PUBLIC FACILITIES MANAGEMENT SYSTEM	
See COMPACT URBAN GROWTH STANDARDS	
ADMINISTRATION	
Administrative bodies	2.1.1
Decision maker	2.1.1
Development review procedure overview	2.1.2
ADULT DAY/RESPITE CARE CENTER	
Defined	5.1.2
ADULT-ORIENTED USES	
Defined	5.1.2
Regulations	3.8.12
AIR QUALITY	
See ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS	
AMENDMENTS	
See also CODE; ZONING MAP	
Code text	2.9.3(B)
Initiation	2.9.3
Soil	3.8.21
Zoning map	2.9.3(A)
ANNEXATION AND DISCONNECTION OF LAND	
Application, enactment, filing	2.12.6
Compliance with state law	2.12.1
Effective date	2.12.5
Petitions	2.12.2
Planning and Zoning Board hearing, report	2.12.3
Uses not legally permitted	2.12.4
APPEALS	
Administrative decisions	
purpose, applicability	2.11.1
review procedures	2.11.2
applicable steps	2.11.2
Final plans	2.5.2(L)
Project development plans	2.4.2(L)
ARTISAN AND PHOTOGRAPHY STUDIO AND GALLERIES	
Defined	5.1.2

## -B-

BASIC DEVELOPMENT REVIEW	
Defined	5.1.2
BICYCLE PATHS	
See PEDESTRIAN AND BICYCLE PATHS	
BLOCK REQUIREMENTS	
Community Commercial District	4.18(E)
Low Density Mixed-Use Neighborhood District street system block size	4.5(D)
Medium Density Mixed-Use Neighborhood District	4.6(E)
Neighborhood Commercial District	4.23(E)
BOARDING HOUSES	
See EXTRA OCCUPANCY RENTAL HOUSES	
BUFFER YARD	
Defined	5.1.2
BUFFER ZONES	
Natural habitat buffer zones established	3.4.1(E)
Residential buffering – see RESIDENTIAL BUFFERING	
BUILDING HEIGHT	
Measuring of	3.8.17(A)
Regulations	3.8.17(B)
exemptions	3.8.17(C)
BUILDING PERMITS	
Applicability	2.7.2
Housing model variety	3.8.15
Improvements prior to issuance	3.3.2(D)
Purpose	2.7.1
Review procedures	2.7.3
applicable steps	2.7.3
BUILDING STANDARDS	
Compatibility of building and project architectural character, infill uses	3.5.1(B)
building	
color	3.5.1(F)
height, review	3.5.1(G)
materials	3.5.1(E)
size, height, bulk, mass, scale, infill uses	3.5.1(C)
compatibility standards, operational and physical	3.5.1(J)
land use transition	3.5.1(H)
privacy considerations	3.5.1(D)
purpose	3.5.1(A)

storage and mechanical equipment	3.5.1(I)
Convenience shopping centers	
buildings	3.5.5(C)
land use	3.5.5(B)
purpose	3.5.5(A)
site design	3.5.5(D)
Large retail establishments	
development standards	3.5.4(C)
land use	3.5.4(B)
purpose	3.5.4(A)
Mixed-use, commercial buildings	
character, image	3.5.3(D)
massing variation	3.5.3(C)
purpose	3.5.3(A)
relationship to streets, walkways, parking	3.5.3(B)
Residential building standards	
garage doors	3.5.2(E)
housing models	3.5.2(B)
lot width	3.5.2(D)
multi-family garage rear walls	3.5.2(F)
purpose, applicability	3.5.2(A)
relationship to streets, parking	3.5.2(C)
setbacks	3.5.2(D)
size	3.5.2(D)

**-C-**

CERTIFICATE OF OCCUPANCY	
Improvements required prior to issuance	3.3.2(E)
CHANGE OF USE	
Defined	5.1.2
CHILD CARE CENTERS	
Defined	5.1.2
Regulations	3.8.4
CODE	
See also ADMINISTRATION	
Amendments	
applicability	2.9.2
initiation	2.9.3
purpose	2.9.1
review procedures	2.9.4
applicable steps	2.9.3
Applicability	1.2.4
Authority	1.2.3
Enforcement	
certificates of occupancy	2.14.2
criminal and civil liability	2.14.4
development approval requirements, conditions	2.14.6

inspection	2.14.3
liability of city, injunction	2.14.5
methods	2.14.1
penalties	2.14.4
permits	2.14.2
Interpretations – see INTERPRETATIONS	
Legal provisions	
conflict with laws	1.7.2
relationship to City Code	1.7.1
severability	1.7.3
Organization	1.1
Purpose	1.2.2
Standards, minimum	1.2.5
Title	1.2.1
COMMERCIAL DISTRICT (C)	
Development standards	4.21(E)
Established	1.3.1
I-25 Corridor development standards	4.21(F)
Land use standards	4.21(D)
Permitted uses	4.21(B)
administrative review	4.21(B)
basic development review	4.21(B)
board review	4.21(B)
Prohibited uses	4.21(C)
Purpose	4.21(A)
COMMERCIAL - NORTH COLLEGE DISTRICT (C-N)	
Development standards	4.22(E)
Established	1.3.1
Land use standards	4.22(D)
Permitted uses	4.22(B)
administrative review	4.22(B)
basic development review	4.22(B)
board review	4.22(B)
Prohibited uses	4.22(C)
Purpose	4.22(A)
COMMUNITY COMMERCIAL DISTRICT (C-C)	
Development standards	4.18(E)
Established	1.3.1
Land use standards	4.18(D)
Permitted uses	4.18(B)
administrative review	4.18(B)
basic development review	4.18(B)
board review	4.18(B)
Prohibited uses	4.18(C)
Purpose	4.18(A)
COMMUNITY COMMERCIAL - NORTH COLLEGE DISTRICT (C-C-N)	
Development standards	4.19(E)
Established	1.3.1

Land use standards	4.19(D)
Permitted uses	4.19(B)
administrative review	4.19(B)
basic development review	4.19(B)
board review	4.19(B)
Prohibited uses	4.19(C)
Purpose	4.19(A)

COMMUNITY COMMERCIAL POUFRE RIVER DISTRICT (C-C-R)

Development Standards	4.20(D)
Established	1.3.1
Permitted uses	4.20(B)
administrative review	4.20(B)
basic development review	4.20(B)
board review	4.20(B)
Prohibited uses	4.20(C)
Purpose	4.20(A)

COMPACT URBAN GROWTH STANDARDS

Adequate Public Facilities (APF) Management System	
applicability	3.7.3(B)
established	3.7.3(C)
minimum requirements	3.7.3(E)
purpose	3.7.3(A)
service standards levels	3.7.3(D)
transportation exception	3.7.3(F)
Contiguity	
development approval criteria	3.7.2(A)
development outside of	3.7.2(B)
waiver, exceptions	3.7.2(C)
General	3.7.1

CULTURAL RESOURCE PROTECTION STANDARDS

See ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND  
CULTURAL RESOURCE PROTECTION

**-D-**

DAY CARE HOMES	
Regulations	3.8.2(B)
DAY SHELTER	
Defined	5.1.2
DECISION MAKER AND ADMINISTRATIVE BODIES	
General	2.1.1
DEDICATIONS	
Acceptance	2.1.5
by Director	2.1.5(B)

by Planning and Zoning Board	2.1.5(A)
Alleys, easements	3.6.2(J)
Plat rights-of-way and easements	3.3.1(C)
Requirements	3.6.2(M)
DEFINITIONS	
Enumerated	5.1.2
General provisions	5.1.1
DENSITY	
Density defined	5.1.2
Low Density Mixed-Use Neighborhood District	4.5(D)
Medium Density Mixed-Use Neighborhood District	4.6(D)
Residential density calculations	3.8.18
DEVELOPMENT AGREEMENT	
General provisions	3.3.2(B)
DEVELOPMENT APPLICATIONS	
Approval effect	2.1.4
criteria	2.1.4(C)
limitation on other development	2.1.4(A)
process	2.1.4(B)
Defined	5.1.2
Types of applications	2.1.3
final plan and plat	2.1.3(D)
overall development plan	2.1.3(B)
preliminary plat	2.1.3(C)
project development plan	2.1.3(C)
DEVELOPMENT CONSTRUCTION PERMITS	
Applicability	2.6.2
Development guarantee	3.3.2(C)
Maintenance and repair guarantees	3.3.2(C)
Purpose	2.6.1
Review procedures	2.6.3
DEVELOPMENT PLANS	
Final development plan	
purpose, applicability	2.5.1
review procedures	2.5.2
applicable steps	2.5.2
Overall development plan	
purpose, applicability	2.3.1
review procedures	2.3.2
applicable steps	2.3.2
Project development plan	
purpose, applicability	2.4.1
review procedures	2.4.2
applicable steps	2.4.2

## DEVELOPMENT REVIEW PROCEDURES

Administrative bodies	2.1.1
Amendments, Step 10	
major amendments	2.2.10(B)
minor amendments	2.2.10(A)
other criteria	2.2.10(C)
Appeals, Step 12	2.2.12
Conceptual review, Step 1	2.2.1(A)
Conditions of approval, Step 9	2.2.9
Determination of sufficiency, Step 4	2.2.4
Development application submittal, Step 3	
application forms	2.2.3(A)
consolidated applications and review	2.2.3(B)
contents	2.2.3(C)
development review fees	2.2.3(D)
Lapse, Step 11	
application submittals	2.2.11(A)
final plat and plan	2.2.11(D)
overall development plan	2.2.11(B)
preliminary plat	2.2.11(C)
project development plan	2.2.11(C)
site specific development plans	2.2.11(D)
Neighborhood meetings, Step 2	
applicability	2.2.2(B)
attendance	2.2.2(D)
notice	2.2.2(C)
purpose	2.2.2(A)
summary	2.2.2(E)
Notice, Step 6	
posted	2.2.6(B)
published	2.2.6(C)
supplemental notice	2.2.6(D)
written	2.2.6(A)
Overview	2.1.2
Building Permit requirement	2.1.2(G)
development application type	2.1.2(C)
location of project	2.1.2(A)
other development applications	2.1.2(F)
review level	2.1.2(D)
review process	2.1.2(E)
uses proposed	2.1.2(B)
Preliminary design review, Step 1	2.2.1(B)
Public hearing, Step 7	
conduct of	2.2.7(B)
decision, findings	2.2.7(D)
decision maker	2.2.7(A)
notification to applicant	2.2.7(E)
order of proceedings	2.2.7(C)
record of proceedings	2.2.7(F)
recording of decision, plat	2.2.7(G)
Staff report, Step 5	2.2.5
Standards, Step 8	2.2.8
Step process	

Step 1, conceptual review or preliminary design review	2.2.1
Step 2, neighborhood meeting	2.2.2
Step 3, development application submittal	2.2.3
Step 4, determination of sufficiency	2.2.4
Step 5, staff report	2.2.5
Step 6, notice	2.2.6
Step 7, public hearing	2.2.7
Step 8, standards	2.2.8
Step 9, conditions of approval	2.2.9
Step 10, amendments	2.2.10
Step 11, lapse	2.2.11
Step 12, appeals	2.2.12

## DEVELOPMENT STANDARDS

Access, circulation, parking	
access requirements	3.2.2(D)
development standards	3.2.2(C)
drive-in facilities	3.2.2(H)
general standard	3.2.2(B)
landscaping	3.2.2(M)
parking lot layout	3.2.2(E)
parking lot required spaces for uses	3.2.2(K)
parking lot requirements	3.2.2(D)
parking stall dimensions	3.2.2(L)
purpose	3.2.2(A)
setbacks	3.2.2(J)
shared parking	3.2.2(G)
truck traffic	3.2.2(I)
user needs	3.2.2(F)
Applicability of standards	3.1.1
Commercial District (C)	4.21(E)
Commercial-North College District (C-N)	4.22(E)
Community Commercial District (C-C)	4.18(E)
Community Commercial-North College District (C-C-N)	4.19(E)
Community Commercial Poudre River District (C-C-R)	4.20(D)
Connections, street patterns	3.6.3
Downtown District (D)	4.16(E)
Employment District (E)	4.27(E)
Harmony Corridor District (H-C)	4.26(E)
High Density Mixed-Use Neighborhood District (H-M-N)	4.10(E)
I-25 Corridor	
activity centers	
block pattern	3.9.6
minimum residential density in	3.9.11
applicability	3.9.1(A)
commercial building	
design standards	3.9.5
building form	3.9.5(B)
façade treatment	3.9.5(B)
materials, colors	3.9.5(C)
roof form	3.9.5(A)
placement standards	3.9.3
fencing, walls	3.9.8

location	3.9.8(B)
materials	3.9.8(A)
maximum length	3.9.8(C)
height	3.9.10
landscaping standards	3.9.4
parking lot perimeter landscaping	3.9.4(A)
site perimeter landscaping adjacent to I-25 right-of-way	3.9.4(B)
purpose	3.9.1(B)
service areas, outdoor storage, mechanical equipment	3.9.7
location	3.9.7(A)
screening	3.9.7(B)
single-family residential lot location	3.9.2
wireless telecommunication	3.9.9
height	3.9.9(B)
location	3.9.9(A)
Industrial District (I)	4.28(E)
Lighting on site	
alternative compliance	3.2.4(E)
design standards	3.2.4(D)
general standard	3.2.4(B)
lighting levels	3.2.4(C)
purpose	3.2.4(A)
Limited Commercial District	4.24(E)
Low Density Mixed-Use Neighborhood District (L-M-N)	4.5(E)
Medium Density Mixed-Use Neighborhood District (M-M-N)	4.6(E)
Neighborhood Commercial District (N-C)	4.23(E)
Neighborhood Conservation, Buffer District (N-C-B)	4.9(E)
Neighborhood Conservation, Low Density District (N-C-L)	4.7(F)
Neighborhood Conservation, Medium Density District (N-C-M)	4.8(D)
Neighborhood District (H-M-N)	4.10(E)
Residential Foothills District (R-F)	4.3(E)
River Conservation District (R-C)	4.14(E)
River Downtown Redevelopment District (R-D-R)	4.17(D)
Rural Land District (R-U-L)	4.1(E)
Site planning and design standards	
landscaping	
alternative compliance	3.2.1(N)
applicability	3.2.1(A)
general standard	3.2.1(C)
irrigation	3.2.1(J)
materials, maintenance, replacement	3.2.1(I)
plan elements required	3.2.1(H)
purpose	3.2.1(B)
revegetation	3.2.1(M)
sight distance triangles	3.2.1(L)
standards	3.2.1(E)
utilities	3.2.1(K)
visual clearance triangles	3.2.1(L)
tree protection	
alternative compliance	3.2.1(N)
applicability	3.2.1(A)
general standard	3.2.1(C)
irrigation	3.2.1(J)

protection, replacement	3.2.1(F)
purpose	3.2.1(B)
revegetation	3.2.1(M)
sight distance triangles	3.2.1(L)
specifications	3.2.1(G)
tree planting standards	3.2.1(D)
utilities	3.2.1(K)
visual clearance triangles	3.2.1(L)
Solar access, orientation, shading	
alternative compliance	3.2.3(E)
purpose	3.2.3(A)
shading	3.2.3(D)
solar-oriented residential lots	3.2.3(B)
sunshine access	3.2.3(C)
Street connections	3.6.3
Transit-Oriented Development Overlay Zone	3.10
applicability	3.10.1(A)
character and image	
articulation	3.10.5(A)
building height	3.10.5(F)
display windows	3.10.5(H)
materials and colors	3.10.5(C)
multiple store fronts	3.10.5(D)
rooflines	3.10.5(B)
walls, fences and planters	3.10.5(E)
windows	3.10.5(G)
permitted uses	3.10.2
purpose	3.10.1(B)
site planning	
building orientation	3.10.3(A)
central feature or gathering place	3.10.3(B)
outdoor spaces	3.10.3(C)
streetscape and pedestrian connections	
bicycle parking	3.10.4(E)
off-street parking	3.10.4(C)
on-street parking	3.10.4(B)
parking structure design	3.10.4(D)
streetscape	3.10.4(A)
Trash and recycling enclosures	
purpose	3.2.5(A)
regulations	3.2.5(B)
Urban Estate District (U-E)	4.2(E)
Zone District Standards relationship	3.1.2

## DORMITORY

Defined	5.1.2
---------	-------

## DOWNTOWN DISTRICT (D)

Development standards	4.16(E)
Established	1.3.1
Land use standards	4.16(D)
Permitted uses	4.16(B)
administrative review	4.16(B)

basic development review	4.16(B)
board review	4.16(B)
Prohibited uses	4.16(C)
Purpose	4.16(A)
TOD Overlay Zone	
development standards	4.27(G)

**-E-**

**EASEMENTS**

    See DEDICATIONS

**ECOLOGICAL CHARACTER**

Boundary definition	3.4.1(D)
Protection standards	3.4.1(F)

**ELDERLY DAY CARE HOMES**

Regulations	3.8.2(C)
-------------	----------

**EMERGENCY ACCESS**

General standard	3.6.6(B)
Purpose	3.6.6(A)

**EMPLOYMENT DISTRICT (E)**

Development standards	4.27(E)
Established	1.3.1
I-25 Corridor development standards	4.27(F)
Land use standards	4.27(D)
Permitted uses	4.27(B)
administrative review	4.27(B)
basic development review	4.27(B)
board review	4.27(B)
Prohibited uses	4.27(C)
Purpose	4.27(A)

**ENFORCEMENT OF CODE**

    See CODE

**ENGINEERING STANDARDS**

Approval	3.3.2(A)
Design standards	3.3.5
Development improvements	
approval by Director	3.3.2(A)
development agreement	3.3.2(B)
off-site public access improvements	3.3.2(F)
participation by city in street improvements	3.3.2(G)
required prior to Building Permit	3.3.2(D)
required prior to certificate of occupancy	3.3.2(E)
Engineering design standards	3.3.5
Hazards	3.3.4
Plat standards	
general provisions	3.3.1(A)

lots	3.3.1(B)
public sites, reservations, dedications	3.3.1(C)
Water hazards	3.3.3

ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND  
CULTURAL RESOURCE PROTECTION STANDARDS

Air quality	
alternative compliance	3.4.2(C)
general standard	3.4.2(A)
setbacks	3.4.2(B)
Applicability	3.4.1(A)
Boundary definition	3.4.1(D)
Buffer zones established	3.4.1(E)
Compliance proof	3.4.1(O)
Construction, protection during	3.4.1(N)
Design, aesthetics	3.4.1(I)
Ecological character	3.4.1(F)
Ecological characterization study	3.4.1(D)
Erosion control	3.4.1(J)
General standard	3.4.1(C)
Glare or heat from manufacturing	3.4.6
Hazardous materials	
general standard	3.4.5(B)
impact analysis	3.4.5(C)
purpose	3.4.5(A)
Health risks	
general standard	3.4.9(B)
purpose	3.4.9(A)
Historic and cultural resources	
additions	3.4.7(D)
alterations	3.4.7(D)
general standard	3.4.7(B)
landmark eligibility determination	3.4.7(C)
new construction	3.4.7(E)
purpose	3.4.7(A)
renovation	3.4.7(D)
reuse	3.4.7(D)
Lake shoreline protection	3.4.1(G)
Noise and vibration	3.4.4
Parks and trails master plan established, compliance	3.4.8
Public natural areas	
access to	3.4.1(M)
compatibility with	3.4.1(L)
Purpose	3.4.1(B)
Ridgeline protection	3.4.1(H)
Riparian areas protection	3.4.1(G)
Stormwater drainage	3.4.1(J)
Water quality	3.4.3
Water rights	3.4.1(K)
Wildlife habitat protection	3.4.1(F)

EXHIBIT HALL

Defined	5.1.2
---------	-------

EXPANSIONS OF EXISTING BUILDINGS

Accessory buildings	3.8.20(C)
Large retail establishments	3.8.20(A)
Multi-family dwellings	3.8.20(B)
Nonresidential buildings	3.8.20(B)
Single-family dwellings	3.8.20(C)
Two-family dwelling	3.8.20(C)

EXTRA OCCUPANCY RENTAL HOUSE

Defined	5.1.2
Regulations	3.8.28

**-F-**

FAMILY

Defined	5.1.2
Occupancy limits, increasing number of persons allowed	3.8.16

FAMILY-CARE HOMES

Accessory uses	
day care homes	3.8.2(B)
elderly day care homes	3.8.2(C)
family foster homes	3.8.2(A)
Defined	5.1.2

FAMILY FOSTER HOMES

Regulations	3.8.2(A)
-------------	----------

FENCES AND WALLS

Height	3.8.11(D)
Materials	3.8.11(B)
Regulations	3.8.11(C)
Standards	3.8.11(A)

FINAL PLAN

Purpose, applicability	2.5.1
Review procedures	2.5.2

FLOOD HAZARDS

See WATER HAZARDS

FULL TREE STOCKING

Defined	3.2.1(D)(1)
---------	-------------

**-G-**

GENERAL DEVELOPMENT STANDARDS

See DEVELOPMENT STANDARDS

GROUP HOMES	
Defined	5.1.2
Shelters, victims of domestic violence	3.8.6
Supplementary regulations	3.8.6

## -H-

HARMONY CORRIDOR DISTRICT (H-C)	
Development standards	4.26(E)
Established	1.3.1
Land use standards	4.26(D)
Permitted uses	4.26(B)
administrative review	4.26(B)
basic development review	4.26(B)
board review	4.26(B)
Prohibited uses	4.26(C)
Purpose	4.26(A)
HAZARDS	
Drainage	3.3.4(B)
Flood – see WATER HAZARDS	
Geologic	3.3.4(A)
Hazardous materials – see	
ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND	
CULTURAL RESOURCE PROTECTION STANDARDS	
Soil	3.3.4(A)
Water – see WATER HAZARDS	
HEALTH CLUB	
Defined	5.1.2
HIGH DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (H-M-N)	
Development standards	4.10(E)
Established	1.3.1
Land use standards	4.10(D)
Permitted uses	4.10(B)
Prohibited uses	4.10(C)
Purpose	4.10(A)
HISTORIC AND CULTURAL RESOURCES	
See ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND	
CULTURAL RESOURCE PROTECTION STANDARDS	
HOME OCCUPATIONS	
Accessory use, regulations	3.8.3
HOUSING MODEL VARIETY	
Regulations	3.8.15

I-25 ACTIVITY CENTER	
Defined	5.1.2
I-25 CORRIDOR DEVELOPMENT STANDARDS	
See DEVELOPMENT STANDARDS	
IMPROVEMENT	
Defined	5.1.2
INDOOR KENNEL	
Defined	5.1.2
INDUSTRIAL DISTRICT (I)	
Development standards	4.28(E)
Established	1.3.1
I-25 Corridor development standards	4.28(F)
Land use standards	4.28(D)
Permitted uses	4.28(B)
administrative review	4.28(B)
basic development review	4.28(B)
board review	4.28(B)
Prohibited uses	4.28(C)
Purpose	4.28(A)
INFILL AREA	
Defined	5.1.2
INTERPRETATIONS	
Authority	1.4.1
Boundary interpretation rules	1.4.4
cases not covered	1.4.5
Definitions	1.4.9
Distance measurements	1.4.10
Initiation	1.4.2
Land transfers, nonregulated	1.4.7
Lot of record divided by boundary	1.4.6
Procedures for interpretation	1.4.3
appeal	1.4.3(F)
determination of sufficiency	1.4.3(B)
form	1.4.3(D)
interpretation rendered	1.4.3(C)
official record	1.4.3(E)
request submitted	1.4.3(A)
Text construction, rules	1.4.9
Zoning continuity	1.4.8

## -L-

### LEGAL

See CODE

### LEVEL OF SERVICE

See TRANSPORTATION SYSTEM

### LIFESTYLE SHOPPING CENTER

Defined 5.1.2

### LIMITED COMMERCIAL DISTRICT (C-L)

Development standards	4.24(E)
hours of operation	4.24(E)
maximum size	4.24(E)
Established	1.3.1
Land use standards	4.24(D)
Permitted uses	4.24(B)
administrative review	4.24(B)
basic development review	4.24(B)
board review	4.24(B)
Prohibited uses	4.24(C)
Purpose	4.24(A)

### LIMITED PERMITTED USES

See PERMITTED USES

### LOTS

Access	3.3.1(B)
Area, dimension	3.8.8(A)
Defined	5.1.2
Layout	3.3.1(B)
Reduction for public purpose	3.8.8(B)
Utility facilities	3.8.8(C)
Yards	3.8.9

### LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (L-M-N)

Development standards	4.5(E)
nonresidential, mixed-use buildings	4.5(E)(2)
streets and blocks	4.5(E)(1)
Established	1.3.1
Land use standards	4.5(D)
blocks of nonresidential uses	4.5(D)(5)
density	4.5(D)(!)
facing uses	4.5(D)(6)
mix of housing types	4.5(D)(2)
neighborhood centers	4.5(D)(3)
other nonresidential development	4.5(D)(4)
small neighborhood parks	4.5(D)(7)
Permitted uses	4.5(B)
administrative review	4.5(B)

basic development review	4.5(B)
board review	4.5(B)
Prohibited uses	4.5(C)
Purpose	4.5(A)

#### LOW DENSITY RESIDENTIAL DISTRICT (R-L)

Established	1.3.1
Land use standards	4.4(D)
Permitted uses	4.4(B)
administrative review	4.4(B)
basic development review	4.4(B)
board review	4.4(B)
Prohibited uses	4.4(C)
Purpose	4.4(A)

### -M-

#### MASTER STREET PLAN

See STREETS

#### MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (M-M-N)

Development standards	4.6(E)
block requirements	4.6(E)(1)
Established	1.3.1
Land use standards	4.6(D)
density	4.6(D)(1)
mixed housing types	4.6(D)(2)
Permitted uses	4.6(B)
administrative review	4.6(B)
basic development review	4.6(B)
board review	4.6(B)
Prohibited uses	4.6(C)
Purpose	4.6(A)

#### MIX OF HOUSING TYPES

Low Density Mixed-Use Neighborhood District	4.5(D)
Medium Density Mixed-Use Neighborhood District	4.6(D)

#### MODIFICATION OF STANDARDS

Modification review procedures	2.8.2
Purpose, applicability	2.8.1

NATURAL AREA PROTECTION STANDARDS

See also ENVIRONMENTAL, NATURAL AREA, RECREATIONAL  
AND CULTURAL RESOURCE PROTECTION STANDARDS

Applicability	3.4.1(A)
Boundary definition, habitat or feature	3.4.1(D)
Buffer zones established	3.4.1(E)
Compliance proof	3.4.1(O)
Construction, protection during	3.4.1(N)
Design, aesthetics	3.4.1(I)
Ecological character	3.4.1(F)
Ecological characterization study	3.4.1(D)
Erosion control	3.4.1(J)
General standard	3.4.1(C)
Lake shoreline protection	3.4.1(G)
Public natural areas	
access	3.4.1(M)
compatibility	3.4.1(L)
Purpose	3.4.1(B)
Ridgeline protection	3.4.1(H)
Riparian areas protection	3.4.1(G)
Stormwater drainage	3.4.1(J)
Water rights	3.4.1(K)
Wildlife habitat protection	3.4.1(F)

NEIGHBORHOOD CENTER

Defined	5.1.2
---------	-------

NEIGHBORHOOD COMMERCIAL DISTRICT (N-C)

Development standards	4.23(E)
Established	1.3.1
Land use standards	4.23(D)
Permitted uses	4.23(B)
administrative review	4.23(B)
basic development review	4.23(B)
board review	4.23(B)
Prohibited uses	4.23(C)
Purpose	4.23(A)

NEIGHBORHOOD CONSERVATION, BUFFER DISTRICT (N-C-B)

Development standards	4.9(E)
Established	1.3.1
Land use standards	4.9(D)
Permitted uses	4.9(B)
administrative review	4.9(B)
basic development review	4.9(B)
board review	4.9(B)
Prohibited uses	4.9(C)
Purpose	4.9(A)

## NEIGHBORHOOD CONSERVATION, LOW DENSITY DISTRICT

### (N-C-L)

Development standards	4.7(F)
Dimensional standards	4.7(E)
Established	1.3.1
Land use standards	4.7(D)
Permitted uses	4.7(B)
administrative review	4.7(B)
basic development review	4.7(B)
board review	4.7(B)
Prohibited uses	4.7(C)
Purpose	4.7(A)

## NEIGHBORHOOD CONSERVATION, MEDIUM DENSITY DISTRICT

### (N-C-M)

Development standards	4.8(F)
Dimensional standards	4.8(E)
Established	1.3.1
Land use standards	4.8(D)
Permitted uses	4.8(B)
administrative review	4.8(B)
basic development review	4.8(B)
board review	4.8(B)
Prohibited uses	4.8(C)
Purpose	4.8(A)

## NONCONFORMING STRUCTURES

Abandonment of use	1.5.3
Alteration or repair	1.5.6
Continuation of use	1.5.1
Defined	5.1.2
Enlargement, expansion, compliance	1.5.5
Reconstruction after damage	1.5.4

## NONCONFORMING USES

Abandonment of use	1.5.2
Change of use	1.5.2
Continuation of use	1.5.1
Defined	5.1.2
Enlargement, expansion, compliance	1.5.5
Reconstruction after damage	1.5.4

**-0-**

## OFF-SITE PUBLIC IMPROVEMENT REQUIREMENTS

See STREETS

## OVERALL DEVELOPMENT PLAN

Purpose, applicability	2.3.1
Review procedures	2.3.2

OWNER	
Defined	5.1.2

**-P-**

PARKING LOTS	
Design	3.2.2
parking stall dimensions	3.2.2(L)
required number of off-street spaces	3.2.2(K)
Landscaping	3.2.1(E)

PARKING REGULATIONS	
Single-family dwellings	3.8.10
Two-family dwellings	3.8.10

PARKING STRUCTURE	
Defined	5.1.2

PEDESTRIAN AND BICYCLE PATHS	
Requirements	3.6.2(J)

PERMITS	
Building permits	
See BUILDING PERMITS	
Development construction permits	
See DEVELOPMENT CONSTRUCTION PERMITS	
Stockpiling permits	
See STOCKPILING PERMITS	

PERMITTED USES	
Abandonment period	3.8.25
Added to Districts	
conditions	1.3.4
new use codified	1.3.4
required findings	1.3.4
Existing limited permitted uses	
abandonment	1.6.7
applicability	1.6.1
building alteration or repair	1.6.6
change of use	1.6.3
continuation of use	1.6.2
enlargement of building	1.6.5
expansion of facilities, equipment, structures	1.6.5
purpose	1.6.1
reconstruction	1.6.4
Reconstruction provisions	3.8.25

PLAT STANDARDS	
General provisions	3.3.1(A)
Lots	3.3.1(B)

Public sites, reservations, dedications	3.3.1(C)
<b>PREEMPTION USES</b>	
Regulations	3.8.14
<b>PROJECT DEVELOPMENT PLAN</b>	
Purpose, applicability	2.5.1
Review procedures	2.5.2
<b>PROPERTY MANAGER</b>	
Defined	5.1.2
<b>PUBLIC OPEN LANDS DISTRICT (P-O-L)</b>	
Development standards	4.13(E)
Established	1.3.1
Permitted uses	4.13(B)
administrative review	4.13(B)
basic development review	4.13(B)
board review	4.13(B)
Prohibited uses	4.13(C)
Purpose	4.13(A)

**-R-**

<b>RECEPTION CENTERS, SMALL-SCALE</b>	
Performance standards in U-E District	3.8.27
<b>RECREATIONAL PROTECTION STANDARDS</b>	
See ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS	
<b>RESIDENTIAL BUFFERING</b>	
Applicability	3.8.26(A)
Buffer standards	3.8.26(C)
Purpose	3.8.26(B)
<b>RESIDENTIAL FOOTHILLS DISTRICT (R-F)</b>	
Development standards	4.3(E)
Established	1.3.1
Land use standards	4.3(D)
Permitted uses	4.3(B)
administrative review	4.3(B)
basic development review	4.3(B)
board review	4.3(B)
Prohibited uses	4.3(C)
Purpose	4.3(A)
<b>RETAIL ESTABLISHMENTS, LARGE</b>	
Defined	5.1.2
Expansion regulations	3.8.20

## RIGHTS-OF-WAY

See DEDICATIONS

## RIVER CONSERVATION DISTRICT (R-C)

Development standards	4.14(E)
Established	1.3.1
Land use standards	4.14(D)
Permitted uses	4.14(B)
administrative review	4.14(B)
basic development review	4.14(B)
board review	4.14(B)
Prohibited uses	4.14(C)
Purpose	4.14(A)

## RIVER DOWNTOWN REDEVELOPMENT DISTRICT (R-D-R)

Development standards	4.17(D)
Established	1.3.1
Permitted uses	4.17(B)
administrative review	4.17(B)
basic development review	4.17(B)
board review	4.17(B)
Prohibited uses	4.17(C)
Purpose	4.17(A)

## ROOMING HOUSES

See EXTRA OCCUPANCY RENTAL HOUSES

## RURAL LANDS DISTRICT (R-U-L)

Development standards	4.1(E)
Established	1.3.1
Land Use Standards	4.1(D)
Permitted uses	4.1(B)
administrative review	4.1(B)
basic development review	4.1(B)
board review	4.1(B)
Prohibited uses	4.1(C)
Purpose	4.1(A)

**-S-**

## SETBACK REGULATIONS

See also YARDS

Contextual setbacks	3.8.19(B)
Corner lots, front setbacks	3.8.19(C)
Features allowed	3.8.19(A)
Reduction for public purposes	3.8.19(D)

## SHELTERS FOR VICTIMS OF DOMESTIC VIOLENCE

Defined	5.1.2
Supplemental regulations	3.8.6(D)

## SIGNS

Administration	3.8.7(B)
Awning signs	3.8.7(J)
Banners	3.8.7(N)
Canopy signs	3.8.7(J)
Defined	5.1.2
Discontinued establishments	3.8.7(R)
Election signs	3.8.7(L)
Electrical signs	3.8.7(M)
Flush wall signs	3.8.7(I)
Freestanding requirements	3.8.7(G)
Ground sign requirements	3.8.7(G)
Limitations and standards	
nonresidential districts	3.8.7(D)
nonresidential districts, uses in residential districts	3.8.7(E)
residential districts	3.8.7(C)
Measurements	3.8.7(F)
Nonconforming signs	3.8.7(A)(3)
Off-premise signs	3.8.7(P)
Pennants	3.8.7(N)
Permit required	3.8.7(B)
Prohibited signs	3.8.7(A)(2)
Projecting signs	3.8.7(H)
Regulations	3.8.7(A)
Structural requirements, exceptions	3.8.7(O)
Vehicle-mounted signs	3.8.7(Q)
Window signs	3.8.7(S)

## SITE PLANNING AND DESIGN STANDARDS

See DEVELOPMENT STANDARDS

## SMALL SCALE RECEPTION CENTER

Defined	5.1.2
---------	-------

## SOIL

Amendments	3.8.21
------------	--------

## STANDARDS

See also specific standards

Modification — See PLANNING AND ZONING BOARD

## STOCKPILING PERMITS

Review procedures	2.6.3
-------------------	-------

## STREET TREES

Replacement	3.2.1(D)
-------------	----------

## STREETS

Alignment	3.6.2(A)
City participation	3.3.2(G)
Defined	5.1.2
Design requirements	

alleys	3.6.2(J)
arterial streets	
access to	3.6.2(D)
lots adjacent to	3.6.2(E)
alternative compliance	3.6.2(E)
reverse curves	3.6.2(F)
conformance to design criteria	3.6.2(I)
cul-de-sacs	3.6.2(B)
dead-ends	3.6.2(C)
emergency fire access requirements	
see EMERGENCY ACCESS	
intersections	3.6.2(A)
medians	3.6.3(D)
standards	3.3.5
topography considered	3.6.2
Easements - see also DEDICATIONS	
requirements	3.6.2(M)
Improvements required prior to	
building permit issuance	3.3.2(D)
certificate of occupancy issuance	3.3.2(E)
Layout - see PATTERNS AND CONNECTIVITY STANDARDS	
Local street system	3.6.3
defined	3.6.3(A)
Maintenance of newly constructed defined	5.1.2
Master Street Plan	
access control plan compliance	3.6.1(C)
compliance required	3.6.1(B)
conformance	3.6.2(A)
established	3.6.1(A)
map on file	3.6.1(A)
Off-site public access	
improvements required	3.3.2(F)
reimbursements	3.3.2(F)
Patterns and connectivity standards	
alternative compliance	3.6.3(H)
connections to other developments	3.6.3
gated developments	3.6.3(G)
intersection spacings and connections	
arterials	
full movement	3.6.3(C)
limited movement	3.6.3(D)
sub-arterial connections	3.6.3(F)
local street system	3.6.3
purpose	3.6.3(A)
traffic distribution to multiple arterials	3.6.3(E)
Private drives	3.6.2(L)
Private streets	3.6.2(K)
Right-of-way widths	3.6.2(H)
 STUDIES, REPORTS	
Transportation Impact Study	3.6.4(C)

## SUPPLEMENTARY REGULATIONS

Abandonment period for permitted uses	3.8.25
Accessory buildings and uses	3.8.1
Adult-oriented uses	3.8.12
Building height	3.8.17
Child care centers	3.8.4
Composting	3.8.24
Dog day-care facilities	3.8.22
Extra occupancy rental houses	3.8.28
Families	3.8.16
Family-care homes	3.8.2
Fences and walls	3.8.11
Group homes	3.8.6
Home occupations	3.8.3
House variety	3.8.15
Lots	3.8.8
Mobile home parks	3.8.23
Preemptive uses	3.8.14
Reconstruction of permitted uses	3.8.25
Residential buffering	3.8.26
Residential density calculations	3.8.18
Retail establishments, expansion	3.8.20
Setbacks	3.8.19
Shelters, victims of domestic violence	3.8.6
Signs	3.8.7
Single-family parking	3.8.10
Small-scale reception center in U-E District; performance standards	3.8.27
Soil amendments	3.8.21
Veterinary clinics and hospitals, small animals	3.8.5
Wireless telecommunications	3.8.13
Yards	3.8.9

## -T-

## TAKINGS DETERMINATIONS

Administrative process	2.13.2
Application	2.13.3
determination	
appeal to City Council	2.13.8
of completeness	2.13.4
by Hearing Officer	2.13.6
issuance	2.13.7
time limit waived	2.13.9
fee	2.13.3
review, determination by Hearing Officer	2.13.6
review, determination, recommendation	
City Attorney	2.13.5
Director	2.13.5
Criteria for determination	2.13.11
Hearing Officer	2.13.2
Purpose	2.13.1

TRANSITION DISTRICT (T)	
Established	1.3.1
Permitted uses	4.12(B)
Purpose	4.12(A)
TRANSIT-ORIENTED DEVELOPMENT (TOD) OVERLAY ZONE	
See also DEVELOPMENT STANDARDS	
Defined	5.1.2
TRANSPORTATION SYSTEM	
See also STREETS	
Level of service requirements	
general standard	3.6.4(B)
purpose	3.6.4(A)
transportation impact study	3.6.4(C)
Transit facilities standards	
general standard	3.6.5(B)
purpose	3.6.5(A)
transit route locations, existing and planned	3.6.5(C)
TREES	
See also DEVELOPMENT STANDARDS	
Protection, replacement	3.2.1(F)
Protection specifications	3.2.1(G)
Utility coordination	3.2.1(K)

-U-

URBAN ESTATE DISTRICT (U-E)	
Development standards	4.2(E)
Established	1.3.1
I-25 Corridor development standards	4.2(F)
Land use standards	4.2(D)
Permitted uses	4.2(B)
administrative review	4.2(B)
basic development review	4.2(B)
board review	4.2(B)
Prohibited uses	4.2(C)
Purpose	4.2(A)
Small scale reception center in	3.8.27
USES	
See also specific uses	
Preemption uses	3.8.14
UTILITIES	
Undergrounding	3.3.2(D)

**-V-**

<b>VACATIONS</b>	
Acceptance	2.1.5
by Director	2.1.5(B)
by Planning and Zoning Board	2.1.5(A)
<b>VARIANCES</b>	
Applicability, purpose	2.10.1
Review procedures	2.10.2
applicable steps	2.10.2
<b>VESTED RIGHTS</b>	
Administrative process	2.13.2
Application	2.13.3
determination	
appeal to City Council	2.13.8
by Hearing Officer	2.13.6
issued by Hearing Officer	2.13.7
of completeness	2.13.4
time limit waived	2.13.9
fee	2.13.3
review, determination by Hearing Officer	2.13.6
review, determination, recommendation	
City Attorney	2.13.5
Director	2.13.5
Criteria for determination	2.13.10
Hearing Officer	2.13.2
Purpose	2.13.1
<b>VETERINARY CLINICS AND HOSPITALS, SMALL ANIMAL</b>	
Defined	5.1.2
Supplementary regulations	3.8.5

**-W-**

<b>WALLS</b>	
See FENCES AND WALLS	
<b>WATER HAZARDS</b>	
Flooding	
development in flood areas	3.3.3(A)
mitigation, control	3.6.2(J)
Groundwater	3.3.3(C)
Warnings	3.3.3(B)
<b>WETLANDS</b>	
Protection	3.4.1(F)

WILDLIFE	
Buffer zones	3.4.1(E)
Habitat protection	3.4.1(F)
Rescue and education centers	5.1.2

WIRELESS TELECOMMUNICATION	
Definitions	5.1.2
Location, co-location of facilities	3.8.13
Standards	3.8.13(C)

**-Y-**

YARDS	
Regulations	3.8.9

**-Z-**

ZONE DISTRICTS	
Defined	5.1.2
Development standards established	1.3.3
Established	1.3.1

ZONING BOARD OF APPEALS	
Variances	
purpose, applicability	2.10.1
review procedures	2.10.2
applicable steps	2.10.2

ZONING MAP	
Amendment	
applicability	2.9.2
initiation	2.9.3
purpose	2.9.1
review procedures	2.9.4
Defined	5.1.2
Established	1.3.2