



Land Use Code

**Phase 2: Development Standards
(Parking & Landscaping)**

v. Domestic Water

b. Section 4.4, Environmental Resource Standards

Minor expansions and changes of use may not expand into or impact hazard or environmentally sensitive areas that are mapped through the consideration of environmental resource standards. Where an application for minor expansion or change provides an opportunity to reduce the impact on environmental resources, the Director may encourage design changes that will result in reducing the impact.

c. Section 4.5, Connectivity and Circulation

Minor expansions and changes of use shall comply with the following sections:

- i. § 4.5.3, Driveways, and
- ii. § 4.5.5 Pedestrian and Bicycle Connectivity.

d. Section 4.6, Off-Street Parking and Loading

i. Minor expansions shall comply with all applicable requirements in §4.6, Off-Street Parking and Loading unless the Planning Director waives the requirements based on a determination that the character and scale of the expansion does not adversely impact the parking and loading needs of the development.

i.ii. Changes of use shall comply with all applicable requirements in §4.6, Off-Street Parking and Loading unless the Planning Director waives the requirements based on a determination that the scale and character of the new use is sufficiently similar to the current use and is not likely to adversely impact the off-street parking and loading needs of the development.

e. Section 4.7, Landscaping

i. Minor expansions shall comply with all applicable requirements in §4.7.4, Minimum Landscaping Required unless the Planning Director waives the requirements through an Alternative Landscape Plan or based on a determination that the scale and character of the expansion does not adversely impact the quality, appearance, or

i.ii. Changes of use shall comply with all applicable requirements in §4.7.4, Minimum Landscaping Required unless the Planning Director waives the requirements based on a determination that the scale and character of the new use is sufficiently similar to the current use and is not likely to adversely impact the off-street parking and loading needs of the development.

4.5.5. Pedestrian and Bicycle Circulation

A. Sidewalks

1. Unless exempted in §2 below, sidewalks shall be installed on both sides of all arterials, collector streets, and local streets, including cul-de-sacs, and within and along the frontage of all new development or redevelopment.
2. Sidewalks are not required for:
 - a. Existing local streets in single-family residential zoning districts; and
 - b. Steep-slope areas where sidewalks on one side of the street may be approved to reduce excessive slope disturbance, adverse impacts on natural resources, and potential soil erosion and drainage problems.

B. Multi-Use Trails

Multi-use trails, separated from automobile traffic, are encouraged to enhance pedestrian and bicycle travel. Upon approval from the Planning Director, multi-use trails may replace the sidewalk requirements in §4.5.5.A if the multi-use trails:

1. Connect to the street system in a safe and convenient manner;
2. Are well-signed with destination and directional signing;
3. Connect origin and destination points such as residential areas, schools, shopping centers, parks, etc.; and
4. Are designed in such a manner that motor vehicle crossings can be eliminated or significantly minimized.

C. Use and Maintenance of Sidewalks, Walkways, and Trails

1. Restriction on Use

Sidewalks, walkways, and trails are intended to provide pedestrian and bicycle access. Vehicle parking, garbage containers, merchandise storage or display, utility boxes and poles, signs, trees, and other obstructions shall not encroach into the required minimum widths of any required sidewalk, trail, walkway, or other pedestrian way.

2. Maintenance and Snow Removal

Sidewalks, trails, and walkways required by this title shall be maintained in usable condition throughout the year.

D. Bicycle Circulation

Designated bicycle lanes are required in the design of all arterial and collector streets where low traffic speeds and volumes allow bicycles and motorists to share the road safely.

4.6. Off-Street Parking and Loading

4.6.1. Purpose

This Section is intended to regulate the amount and design of off-street parking and loading for different areas of the County and to help protect the public health, safety, and general welfare by:

- A. Avoiding and mitigating traffic congestion;
- B. Providing necessary access for service and emergency vehicles;
- C. Providing for safe and convenient interaction between motor vehicles, bicycles, and pedestrians;

- D. Encouraging multi-modal transportation options and enhanced pedestrian safety; and
- E. Providing flexibility to respond to the transportation, access, and loading impacts of various land uses in different areas of the County.

4.6.1.4.6.2. Applicability

The standards of this section shall apply to all development that meets the applicability thresholds established in §4.2, *Applicability*.

4.6.3. Calculation of Parking and Loading Requirements

A. Area Measurements

All square-footage based parking and loading requirements shall be computed on the basis of gross floor area of the subject use. Structured parking within a building shall not be counted in that computation.

B. Fractions

When measurements of the number of required spaces result in a fractional number, any fraction exceeding 0.5 shall be rounded up the next higher whole number.

C. Parking and Loading for Multiple Uses

Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses unless otherwise stated in this section or as approved by the Planning Director.

D. Parking and Loading for Unlisted Uses

For uses not expressly stated in Table 4-1, the Planning Director and/or County Engineer is authorized to:

1. Apply the minimum off-street parking space requirement for the listed use that is deemed most similar to the proposed use based on operating characteristics, occupancy classification, or other factors determined by the Planning Director; or
2. Establish the minimum off-street parking space requirement by reference to parking resources published by the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data.

4.6.4. Minimum Vehicle Parking Required

Unless otherwise provided in this LUC, uses in the Urban character area districts and GMAs shall provide the number of off-street parking spaces listed in Table 4-4. Uses in all other areas of the County should follow the recommendation listed in Table 4-4.

Table 4-4: Minimum Off-Street Vehicle Parking Requirements		
<u>Sq. ft. = square feet of gross floor area</u>		
Use	Number of Spaces Required	
	Requirement in Urban Districts and GMAs	Recommendation in All Other Areas
Residential Uses		
Household Living		
<u>Dwelling, Duplex</u>	<u>Two spaces per dwelling unit</u>	

Table 4-4: Minimum Off-Street Vehicle Parking Requirements		
Sq. ft. = square feet of gross floor area		
Use	Number of Spaces Required	
	Requirement in Urban Districts and GMAs	Recommendation in All Other Areas
<u>Dwelling, Multifamily</u>	<u>One space per one- or two-bedroom unit</u> <u>Two spaces per unit with more than two bedrooms</u>	
<u>Dwelling, Single-Family Detached</u>	<u>Two spaces per dwelling unit</u>	
Group Living		
<u>Assisted Living Facility</u>	<u>One space per two beds plus five additional spaces per 25 beds</u>	
Public, Civic & Institutional Uses		
Community & Cultural Facilities		
<u>Assembly</u>		
	<u>Indoor only</u>	<u>One space per three seats in the principal place of assembly</u>
	<u>With outdoor area</u>	<u>One space per four seats in the principal place of assembly</u>
<u>Day Care Center</u>	<u>One space per 450 sq. ft.</u>	
Educational Facilities		
<u>School, Nonpublic</u>	<u><i>Elementary through junior high schools:</i></u> <u>Two spaces per classroom or one space per three seats in the auditorium or principal place of assembly, whichever is greater</u> <u><i>Senior high schools:</i></u> <u>Ten spaces per classroom or one space per three seats in the auditorium or principal place of assembly, whichever is greater</u> <u><i>Colleges or universities:</i></u> <u>One space per classroom plus one space per five students or one space per three seats in the auditorium or principal place of assembly, whichever is greater</u>	
<u>School, Public</u>		
Healthcare Facilities		
<u>Health Services</u>	<u><i>Medical laboratories:</i></u> <u>One space per 450 sq. ft.</u> <u><i>Health care service facility:</i></u> <u>One space per examination or treatment room, plus one space per two employees or health care providers</u>	
<u>Hospital</u>	<u>Two parking spaces per bed</u>	
<u>Medical or Dental Clinic</u>	<u>One space per 200 sq. ft.</u>	
Commercial Uses		
Agriculture & Animal Uses		
<u>Garden Supply Center</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 250 sq. ft.</u>
<u>Greenhouse or Nursery</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 250 sq. ft.</u>

Table 4-4: Minimum Off-Street Vehicle Parking Requirements Sq. ft. = square feet of gross floor area		
Use	Number of Spaces Required	
	Requirement in Urban Districts and GMAs	Recommendation in All Other Areas
<u>Kennel, Commercial</u>		
<u>Indoor Only</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 250 sq. ft.</u>
<u>Outdoor Animal Use Area</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 250 sq. ft.</u>
<u>Pet Animal Service Facility</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 250 sq. ft.</u>
<u>Veterinary Clinic or Hospital, Livestock</u>		
<u>Indoor Only ≤ 5,000 SF or Outdoor Animal Use Area ≤ 1,000 SF</u>	<u>One space per 300 sq. ft.</u>	<u>One space per 350 sq. ft.</u>
<u>Indoor Only > 5,000 SF or Outdoor Animal Use Area >1,000 SF</u>		
<u>Veterinary Clinic or Hospital, Pet Animal</u>		
<u>Indoor Only ≤ 2,500 SF or Outdoor Animal Use Area ≤ 200 SF</u>	<u>One space per 300 sq. ft.</u>	<u>One space per 350 sq. ft.</u>
<u>Indoor Only > 2,500 SF and Outdoor Animal Use Area < 200 SF</u>		
<u>Outdoor Animal Use Area >200 SF</u>		
Food & Beverage Services		
<u>Bar or Tavern</u>	<u>One space per 100 sq. ft.</u>	<u>One space per 200 sq. ft.</u>
<u>Microbrewery, Cidery, Winery, Meadery, or Distillery</u>	<u>Food and beverage served for consumption within a building or accessory patio area: One space per 100 sq. ft. plus one space per 200 sq. ft. of accessory patio</u>	<u>Food and beverage served for consumption within a building or accessory patio area: One space per 200 sq. ft. plus one space per 200 sq. ft. of accessory patio</u>
<u>Restaurant</u>	<u>Drive-in or fast-food restaurants: One space per 150 sq. ft.</u>	<u>Drive-in or fast-food restaurants: One space per 200 sq. ft.</u>
Lodging Facilities		
<u>Bed & Breakfast</u>		
<u>≤ Ten Guests</u>	<u>Two spaces plus one space per bedroom used for accommodation</u>	
<u>> Ten Guests</u>	<u>One space per bedroom</u>	
<u>Boarding or Rooming House</u>	<u>One space per bedroom</u>	
<u>Hotel or Motel</u>	<u>One space per every three units</u>	<u>One space per every four units</u>
<u>Resort Lodge or Resort Cottages</u>	<u>One space per every three units</u>	<u>One space per every four units</u>
Marijuana		

Table 4-4: Minimum Off-Street Vehicle Parking Requirements		
Sq. ft. = square feet of gross floor area		
Use	Number of Spaces Required	
	Requirement in Urban Districts and GMAs	Recommendation in All Other Areas
<u>Retail Marijuana Cultivation Facility</u>	One space per 200 sq. ft.	One space per 250 sq. ft.
<u>Retail Marijuana Product Manufacturing Facility</u>		
<u>Retail Marijuana Store</u>		
<u>Retail Marijuana Testing Facility</u>		
Office, Business, & Professional Services		
<u>Financial Institution</u>	One space per 250 sq. ft.	One space per 300 sq. ft.
<u>Professional Office</u>	<i>Administrative, insurance, and research facilities:</i> One space per 250 sq. ft. <i>Professional office:</i> One space per 200 sq. ft.	<i>Administrative, insurance, and research facilities:</i> One space per 300 sq. ft. <i>Professional office:</i> One space per 250 sq. ft.
Personal Services		
<u>Instructional Facility</u>	One space per 200 sq. ft.	One space per 250 sq. ft.
<u>Personal Service</u>	One space per 200 sq. ft.	One space per 250 sq. ft.
Recreation & Entertainment		
<u>Membership Club or Clubhouse</u>	One space per 300 sq. ft.	One space per 350 sq. ft.
<u>Rafting Business</u>	One space per 200 sq. ft.	
<u>Recreation Facility, Indoor</u>	<i>Place of amusement or recreation:</i> One space per 200 sq. ft. If the facility is primarily without structures, spaces are determined by the type of area and the maximum number of people to be accommodated <i>Dance clubs or dance halls:</i> One space per 100 square feet of gross floor area	<i>Place of amusement or recreation:</i> One space per 200 sq. ft. If the facility is primarily without structures, spaces are determined by the type of area and the maximum number of people to be accommodated <i>Dance clubs or dance halls:</i> One space per 200 square feet of gross floor area
<u>Recreation Facility, Outdoor</u>	One space per 200 sq. ft.	One space per 300 sq. ft.
<u>Riding Stable</u>	One space per 200 sq. ft.	One space per 300 sq. ft.

Table 4-4: Minimum Off-Street Vehicle Parking Requirements		
Sq. ft. = square feet of gross floor area		
Use	Number of Spaces Required	
	Requirement in Urban Districts and GMAs	Recommendation in All Other Areas
<u>Seasonal Camp</u>		
<u>Shooting Range</u>		
<u>Indoor Only</u>		
<u>With Outdoor Activity</u>		
Retail Sales		
<u>Building Material & Supply Store</u>		
<u>Fireworks Sales, Permanent</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 300 sq. ft.</u>
<u>Flea Market</u>		
<u>With Outdoor Activity</u>		
<u>General Retail</u>		
<u>≤ 10,000 SF</u>		
<u>10,000 to 25,000 SF</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 300 sq. ft.</u>
<u>> 25,000 SF</u>		
<u>Outdoor Display and Sales</u>		
Vehicles and Equipment		
<u>Truck Stop</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 300 sq. ft.</u>
<u>Vehicle Fuel Sales</u>		
<u>Vehicle Repair, Major</u>		
<u>Vehicle Repair, Minor</u>		
<u>Vehicle Sales & Leasing</u>	<u>One space per 450 sq. ft.</u>	
<u>Vehicle Wash</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 300 sq. ft.</u>
Adult Uses		
<u>All</u>	<u>One space per 200 sq. ft.</u>	<u>One space per 300 sq. ft.</u>
Industrial Uses		
Manufacturing & Processing		
<u>Hazardous Materials Storage and/or Processing</u>		
<u>Junkyard</u>		
<u>Landfill</u>		
<u>Manufacturing, Light</u>	<u>Warehouse: One space per 1,000 sq. ft.</u>	<u>Warehouse: One space per 1,000 sq. ft.</u>
<u>Manufacturing, Heavy</u>	<u>Other: One space per 500 sq. ft.</u>	<u>Other: One space per 700 sq. ft.</u>
<u>Mining</u>		
<u>Oil & Gas Drilling and Production</u>		
<u>Recycling Facility</u>		
<u>Sawmill</u>		
<u>Trade Use</u>		
Storage & Warehousing		

Table 4-4: Minimum Off-Street Vehicle Parking Requirements Sq. ft. = square feet of gross floor area		
Use	Number of Spaces Required	
	Requirement in Urban Districts and GMAs	Recommendation in All Other Areas
<u>Storage, Enclosed</u>	Two spaces plus one space per 10,000 sq. ft.	
<u>Storage, Outdoor</u>		
<u>Warehousing & Wholesale Facility</u>	One space per 200 sq. ft. of building office area, plus one space per additional 1,000 sq. ft.	One space per 400 sq. ft. of building office area, plus one space per additional 1,000 sq. ft.

4.6.2.4.6.5. Minimum Amount of Accessible Parking Spaces Required

- A.** Accessible parking spaces must be provided to meet the requirements of the Americans with Disabilities Act (ADA). If there is a conflict between any standard in this Section and ADA requirements, ADA requirements shall apply.
- B.A.** Handicapped-Accessible parking spaces shall be surfaced with concrete or asphalt and striped.
- C.B.** Parking-Accessible spaces for the physically handicapped shall be 13 feet wide unless the space is parallel to a pedestrian walkway. All other dimensions for the space are the same as those for standard parking spaces.
- D.C.** Handicapped-Accessible parking spaces shall be located as close as possible to the nearest accessible building entrance, using the shortest-accessible travel route. When possible, the accessible route should not cross lanes for vehicular travel.
- E.D.** Each handicapped parking space shall be clearly designated as being reserved for use by the physically handicapped with the appropriate signing and pavement markings.
- F.E.** The minimum amount of accessible parking spaces shall be provided as stated in Table 4-5.

G.

Table 4-5: Minimum Required Accessible Parking	
Total Parking Spaces in Lot Provided	Minimum Number of Required Accessible Spaces
Less than 25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	2% of Total Spaces

Table 4-5: Minimum Required Accessible Parking

Total Parking Spaces in Lot Provided	Minimum Number of Required Accessible Spaces
More than 1,000	20 spaces plus one space for every 100 spaces or fraction thereof over 1,000

H.

4.6.6. Minimum Parking Alternatives

A. Modification by the Planning Director or County Engineer

The number of parking spaces provided for a particular use may be varied from the requirement or recommendation listed in Table 4-4, provided the applicant submits a description of the type of business, number of employees, number of customers, distribution of customers over time, and any other information necessary to support a different number to the County Engineer or Planning Director for approval.

I.B. Joint Parking

Off-street parking spaces may be provided in areas designated to jointly serve two or more buildings or uses provided the total number of parking spaces provided is not less than that required for the total combined number of buildings or uses.

J.C. Shared Parking

No part of an off-street parking space required for any building or use for the purpose of complying with the provisions of this section can be included as part of an off-street parking space similarly required for another building or use. However, the Director and/or County Engineer may approve a shared parking plan in cases where there is sufficient evidence to clearly show that demands for parking for adjacent uses justify a shared parking arrangement as practical and appropriate.

D. Structured Parking

1. The Director and/or County Engineer may reduce off-street parking for developments that provide structured parking.
2. The height of a parking structure shall not exceed the height of the principal building it is intended to serve or if no principal building exists, the maximum height of the zoning district in which the structure is located.

E. Pedestrian and Transit Access

The Director and/or County Engineer may reduce off-street parking requirements if an applicant can show that:

1. Because of the unique nature of the specific existing or proposed land use or due to an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated; and
2. The reduced parking supply will still accommodate the vehicular traffic without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

4.6.7. Design, Use, and Location of Vehicle Parking**A. Compliance with the Rural Area and/or Urban Area Street Standards**

Off-street parking shall comply with the Rural Area Road Standards and/or the Urban Area Street Standards included in the technical supplement to this code.

B. Conversion of Parking

No part of an off-street parking space required for any building or use under this section can be converted to any use other than parking unless additional parking space is provided to replace the converted parking space or meet the requirements of any use for which the parking space is converted.

K.C. Location

Required off-street parking shall be located on the same lot as the principal use except parking spaces provided on any lot or premises owned by the owner of the parking generator within 300 feet of the property generating the parking requirements for any commercial or industrial use if:

1. The owner of the off-site parking spaces signs and records a covenant that applies to the land where the off-site parking spaces are located;
2. The covenant restricts the use of the off-site parking spaces, so they are available for as long as the parking generator exists; and
3. The covenant is enforceable by the County.

L.D. Single-Family Detached and Duplex Dwellings

Single-family detached and duplex dwellings in the Urban districts and GMAs shall pave parking and loading access areas with asphalt, concrete, or similar material from the edge of the roadway to the right-of-way line. In all other areas, single-family detached and duplex dwellings shall pave parking and loading access areas when necessary to comply with ADA requirements or §3.3.5.B, *Short-Term Rental*.

M.E. Multifamily Residential and Nonresidential Development

1. Multifamily and nonresidential parking areas and associated private local access roads in the Urban districts and GMAs shall be paved with asphalt or concrete, with the exception of the following situations where a gravel, all-weather surface is acceptable:
 - a. Parking areas and private local access roads that take access from unpaved roads.
 - b. Seasonal or temporary private local access roads and parking areas.
 - c. Loading and storage areas.
 - d. Parking areas and associated private local access roads for agricultural uses listed in §3.2, *Tables of Allowed Uses* except the following uses that are considered more commercial in character and require an asphalt or concrete surface:
 - i. Garden supply center;
 - ii. Commercial kennel; and
 - iii. Pet animal veterinary clinic or hospital.
2. Parking areas shall be designed with clearly defined and unobstructed points of ingress entrances and egress exits rather than continuous access from an adjacent roadway. No parking space or lot will be permitted that would require a vehicle to back into the roadway to exit the space or lot.

3. Entrances and exits to the parking lot shall be sited to minimize disruption to traffic flows on the access road. When a parking lot is adjacent to both an arterial road and a road of lower functional classification (such as a collector), access shall be from the lower classification road to avoid interfering with the primary function of the arterial road to move traffic rather than provide access.
4. When entrances and exits shall be located off higher classification roads, they shall be sited to minimize safety and operational problems and to preserve the traffic-carrying capacity of the road.
5. Entrances and exits to the parking lot shall also be sited to minimize conflicts within the parking lot and encourage efficient circulation patterns.
6. In cases where there are adjacent and compatible land uses, parking areas shall be designed with circulation between the uses in mind, providing internal connections between the parking areas for the adjacent uses.
7. All proposed parking areas shall have an access road between the access point off the public road system to the parking area that meets, at a minimum, the design and construction standards for private local access roads found in Appendix G of the Rural Area Road Standards.

N.F. Additional Standards for Parking Lots

1. Layout

- a. In general, parking bays shall be perpendicular to the land use they serve. Circulation patterns around parking bays can be established using angled parking, signing, or pavement marking.
- b. Where more than 10 parking spaces are proposed or required, no more than 50 percent of the off-street parking can be located between the front façade of the principal building(s) and the abutting streets.
- c. Parking lots shall meet the applicable requirements in Table 4-6, unless otherwise stated in this Section.

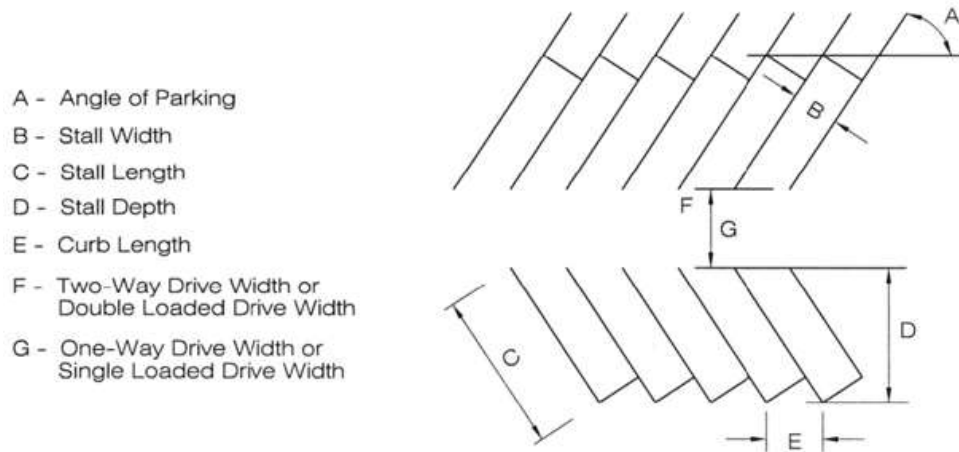
Table 4-6: Minimum Parking Lot Layout Requirements *Space Calculations*
Standards in columns B through G are listed in feet.

A	B [1]	C [2]	D	E	F	G
0 degrees	8	23	8	23	20	12
30 degrees	8.5	20	17.4	17	20	15
45 degrees	8.5	20	20.2	12	20	15
60 degrees	9	19	21	10.4	24	20
90 degrees	9	19	19	9	24	20

Notes:

[1] For accessible spaces, the width is 13 feet.

[2] Stall length can be reduced by two feet when overhang is provided. However, one-sided loading stall width shall be increased by two feet for a 90-degree parking angle.



2. Location

- a. Parking lots shall be separated from road rights-of-way and from side and rear lot lines in accordance with the following:
 - i. Along an arterial road – 15 feet
 - ii. Along a nonarterial road – 10 feet
 - iii. Along a side or rear lot line – 8 feet
- b. Parking lot setbacks for rear and side lot lines may be waived for buildings or uses with shared parking facilities.

3. Pedestrian Facilities

- a. Parking lots shall be designed to minimize conflicts between vehicles, bicycles, and pedestrians. Pedestrian routes that provide direct and convenient access through the site shall be identified and incorporated into the layout of the parking lot.
- b. To the maximum extent practical, pedestrian improvements shall be provided within the parking lot that collect and channel pedestrians safely through the lot, minimizing the need to use driving aisles for walkways.
- c. Pedestrian routes shall be highly visible, incorporating design elements, such as grade separation, special paving, pavement marking, or other means to clearly delineate routes for both pedestrians and vehicles. Where pedestrian routes cross driving aisles, consideration shall be given to providing pedestrian refuge areas.
- d. Pedestrian drop-off areas shall be provided where needed, particularly for land uses serving children and the elderly. However, pedestrian drop-off areas shall not be sited in any public road rights-of-way.

4. Drainage Requirements

Parking lots shall be designed to provide positive drainage and carry stormwater quickly and effectively away from the site. At points where stormwater flows are discharged from the site, water quality and erosion control measures may be required. Parking lots cannot be designed to serve as stormwater detention facilities.

5. Landscaping Requirements

Landscaping for parking lots shall comply with the landscaping requirements in §4.7.4.B, *Parking Lot Landscaping* as applicable.

G. Additional Standards for Drive-Through Facilities

- 6-1.** Drive-through facilities shall be designed to minimize interference with access and circulation on public roadways and within a parking lot. To accomplish this, drive-through facilities shall be located on separate routes off the primary circulation routes for vehicles, bicycles, and pedestrians, such as the sides or rear of a parking lot.
- 7-2.** Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.
- 8-3.** Drive-through facilities shall provide adequate stacking spaces for automobiles entering and exiting the facility.

H. Electric Vehicle Charging

Parking areas in the Urban districts and GMAs with more than 30 parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 30 parking spaces provided on site. The electric vehicle parking spaces shall be:

- 1. EV-Capable as defined in §20.3, Other Terms Defined;
- 2. Located on the same lot as the principal use; and
- 3. When the electric vehicle parking spaces are put in service, they shall be signed in a clear and conspicuous manner indicating exclusive availability to electric vehicles.

4.6.3.4.6.8. Loading Zones

- A. Loading zones and service areas shall be designed to minimize interference with access and circulation on public roadways and within a parking lot.
 - B. When possible, loading zones and service areas shall be located on separate routes off primary circulation routes for vehicles, bicycles, and pedestrians, such as at the sides and rear of the building.
- 4.6.4.C.** Accesses to parking lots that will also be used by delivery and service vehicles shall be designed to minimize conflicts with the movements of other vehicles, bicycles, and pedestrians.

4.6.9. Bicycle Parking

A. Amount Required

- 1. For multifamily residential and nonresidential developments in Urban districts and GMAs, bicycle parking shall be provided at a rate of one per 10 required vehicle parking spaces, up to five bicycle spaces, and then at a rate of one per every additional 30 required vehicle parking spaces.
- 1-2.** Required bicycle parking may be reduced by the County Engineer for sites that are unlikely to be accessed by bicycles.

B. Location and Design

- 2-1.** Bicycle parking spaces shall be located near building entrances but not so close as to interfere with pedestrian or automobile traffic near the entrances.
- 3-2.** Bicycle parking facilities shall be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure, which shall be of permanent construction materials such as heavy-gauge tubular steel permanently attached to the pavement.

~~4.6.5.~~

4.7. Landscaping

4.7.1. Purpose

The purpose of this section is to protect the aesthetic, economic, recreational, and environmental resources of Larimer County with landscape standards that:

1. Enhance the quality and appearance of new development in public or private areas.
2. Mitigate negative visual impacts between existing and proposed uses.
3. Promote the efficient use of water in landscaping through application of Xeriscape™ water-wise design techniques to establish procedures for landscape design, installation, and maintenance.
4. Improve the environment by providing:
 - a. Shade to reduce the heat island effect generated by large, paved areas or structures;
 - b. Air purification;
 - c. Wildlife habitat;
 - d. Wildfire-safe designs;
 - e. Erosion and stormwater control;
 - f. Controls on noxious weed and invasive/destructive plants;
 - g. For the use of native, adaptive and drought tolerant plants; and
 - h. For the preservation of existing, non-invasive, trees and shrubs.

4.7.2. Applicability

A. General Applicability

Except as otherwise provided in this section, the standards of this section shall apply to all development that meets the compliance thresholds established in §4.2, *Applicability*.

B. Exemptions

Properties containing only single-family detached, cabin dwellings, or duplex dwellings are exempt from all parts of this section except for the following:

1. §4.7.4.D, *Street Landscaping*,
2. §4.8.1, *Buffering and Screening*; and
3. §4.8.2, *Fences and Walls*.

C. Landscape Plan Requirements

1. Landscape Plan

All landscape plans shall meet the requirements listed in the LUC Supplemental Materials.

2. Alternative Compliance:

a. Landscape Narrative

The Director may determine that a landscape narrative can substitute for a landscape plan. The landscape narrative shall be approved by the County prior to installation of any landscape materials. The landscape narrative shall meet the requirements in the LUC Supplemental Materials.

b. Alternative Landscape Plan

The Director may approve alternative landscape plans that do not meet the specific requirements in §4.7, when the applicant demonstrates and the Director determines that the alternatives meet all of the following criteria:

- i. Are consistent with the purposes of §4.7;
- ii. Are consistent with the general landscape character and context of the site;
- iii. Do not include noxious, invasive, or prohibited vegetation as identified by Larimer County, the State of Colorado, or the United States;
- iv. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development; and
- v. Provide equal or superior visual appearance of the property when viewed from a public right-of-way.

4.7.3. General Landscaping Standards

A. Plant Materials

1. Generally

All plant materials shall meet the American Association of Nurserymen specifications for Number 1 grade and comply with the quality standards of the Colorado Nursery Act, 1973 C.R.S. Title 35, Article 26, as amended.

2. Mulch

- a. Organic mulch is required below plants and shall extend a minimum of one foot from the drip line (outer edge of the plant) at time of install.
- b. Inorganic mulch, including rock, stone, and synthetic material, may be used between plant groups.
- c. Mulch depth shall not exceed four inches.
- d. Shrub and flower beds may be lined with a weed barrier mesh (or similar material designed for weed control) to prevent noxious weeds. Non-porous fabrics, such as black plastic, are prohibited.
- e. Edging shall be placed with sufficient rise to keep mulch out of turf, walks, drives and drainage features. Metal edging shall be of the "rolled edge" type. Concrete, wood, or similar material without sharp edges may also be used.

3. Turf Areas

a. Turf areas shall be a drought-tolerant and/or adaptive sod or seed mix that is appropriate to the natural conditions found at the site.

b. Turf areas classified as medium or high water use in the Larimer County Plant List shall be limited to high use or high visibility areas.

Descriptive information regarding the composition of a sod or seed mix shall be listed in the plant schedule and shown on the landscape plan.

4. Soil Amendments

Soil amendments such as compost, peat, or aged manure, that are appropriate for the intended plant materials, design of the site, and soil conditions shall be selected and installed. The minimum soil amendment requirements per 1,000 square feet of landscape area are as follows:

- a. High-water plantings (as indicated in the Larimer County Plant List) : three cubic yards
- b. Shrubs, perennials, and low to medium-water plantings (as indicated in the Larimer County Plant List): 2 cubic yards
- c. Xeric and very low-water plantings (as indicated in the Larimer County Plant List: 1 cubic yard or comparable treatment
- d. Dryland and native grassland re-establishment areas: no required treatment.

B. Location and Arrangement

- 1. Landscape areas shall be arranged to maximize their inter-connectivity with other landscaping on the site, to landscaping on adjacent sites and to natural areas. Plants shall not be spread thinly around the site in small, isolated pockets of landscaping.
- 2. Landscape elements including turf, plants, mulch, boulders, and other materials shall be arranged to provide appropriate spacing to avoid a disproportionate and excessive use of mulch.
- 3. Plants with similar water use shall be grouped together to the maximum extent practicable.
- 1.4. Low water use plants are preferred in all locations, but are required in areas where permanent irrigation is not feasible.
- 2.5. Plants that exceed six inches in mature height shall not be planted within three feet of fire hydrants.

C. Minimum Plant Specifications

1. Open Space, Common Areas, and Nonresidential Development Landscaping

- a. Plants used in open space or common areas, or in landscaped areas provided for all nonresidential development, shall meet the following size standards:

Table 4 7: Minimum Plant Size for Common Areas and Nonresidential Development	
Landscaping Type	Minimum Size
<u>Large or shade trees</u>	<u>2-inch caliper</u>
<u>Small/ornamental trees</u>	<u>1½-inch caliper</u>
<u>Evergreen trees</u>	<u>6 feet</u>
<u>Shrubs</u>	<u>5-gallon container</u>
<u>Vines, ground covers</u>	<u>1-gallon container or trays</u>

- b. Plants used in common areas or in landscaped areas provided for all nonresidential development in the Urban character area shall provide plants exceeding the minimum size requirements in the following amounts:

Table 4 8: Landscaping Exceeding Minimum Requirements Required in Urban Character Area		
Landscaping Type	Minimum Size	Percent of Total Landscaping Provided
<u>Large or shade trees</u>	<u>3-inch caliper</u>	<u>10%</u>
<u>Small/ornamental trees</u>	<u>2½-inch caliper</u>	<u>10%</u>

Table 4 8: Landscaping Exceeding Minimum Requirements Required in Urban Character Area

<u>Landscaping Type</u>	<u>Minimum Size</u>	<u>Percent of Total Landscaping Provided</u>
<u>Evergreen trees</u>	<u>8 feet</u>	<u>10%</u>

2. Residential Street Landscaping

Plants required along residential streets or roads shall meet the following size standards:

Table 4 9: ~~Table 4-9:~~ Minimum Residential Street Planting Size

Landscaping Type	Minimum Size
Large or shade trees	2-inch caliper
Small/ornamental trees	1 ½ -inch caliper
Evergreen trees	6 feet (height)
Shrubs	5-gallon
Vines, ground covers	1-gallon or trays

D. Plant Variety Selection

1. Species Mix Standards

~~1.~~

Landscape plans shall follow the below species mix requirements to reduce disease susceptibility and the potential demise of a large portion of trees. The maximum percentage of any single species is based on the number of trees proposed. Related varieties or cultivars may substitute as long as they are not susceptible to the same diseases.

Table 4-10: Maximum Percentage of Any Species

Number of Trees Proposed	Maximum %
1-9 <u>10-19</u>	20 <u>50</u>
20-35 <u>40-59</u>	15 <u>25</u>
60 or more	15 <u>50</u>

2. Plant Variety

- a. Landscaping plans shall use native, adaptive and drought tolerant plant varieties ~~appropriate for USDA designated hardiness zones 5 or below~~ as identified in the Larimer County Plant List.

b. Plant varieties shall be selected based on the natural conditions at the site and grouped together based on water, sun, and other similar needs for viability. Invasive, destructive, and exotic plants shall not be used.

E. ~~In the Urban character area and within the GMAs, trees and shrubs classified as high water use shall not exceed 50 percent of the total required landscaping.~~

c.

F.E. Lighting

Any exterior lighting used in the landscape plans shall comply with §4.10, *Exterior Lighting*.

G.F. Sight Triangles

The County Engineer will determine sight triangle locations and these shall be shown on landscape plans provided for County review and approval. No plant materials, structures, or signs higher than 30 inches above the top of the curb can be located within the designated sight triangles.

H.G. Utility Easement Landscaping

1. Landscaping in utility easements shall be designed to comply with the utility company requirements. Other required landscaping necessary to meet the requirements of this code shall be located outside of utility easements.
2. Trees shall not be planted within four feet of any underground natural gas line or electric utility line or within 10 feet of any water or sewer line. Where utility lines are present, trees shall be located outside of the utility easements.-

I.H. Water Features

Water features such as fountains, waterfalls and ponds shall comply with the following standards:

1. The water used shall be recycled through the feature;
2. The feature shall be designed to prevent leakage;
3. Permanent provisions for maintenance of the feature shall be explained in a narrative that accompanies the landscape plan;
4. Evidence of the right to use the water for this purpose is required when the water will be obtained from an irrigation ditch or a well.

J.I. Wildfire Prevention

Wildfire prevention requirements apply to all new development located in designated wildfire hazard areas. Prevention requirements are based on the "Wildfire Hazard Mitigation Requirements for New Construction" found in the International Building Code (as adopted or amended) on file with the Larimer County Building Department. Sites in designated wildfire hazard areas shall include defensible spaces in the design and use plant varieties appropriate for wildfire mitigation, ~~as described in the Larimer County Landscaping Guide.-~~ Fire-prone vegetation included in a landscape plan shall be limited to the maximum extent practicable.

4.7.4. Minimum Landscaping Required

A. Site Area Landscaping

A.1. General

1.a. Any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in a natural state, reclaimed to its natural state, or landscaped pursuant to the standards in this section.

b. Plants, walls, fences, buffering and screening, etc., located on adjacent properties do not satisfy landscape requirements for proposed development. All required landscaping shall be located on the property it serves.

2. Minimum Landscaped Area in Urban Character Area

For all multifamily residential, commercial, or mixed-use development in the Urban character area, a minimum percentage of site area is required to be landscaped as established for the zoning districts listed in Table 4-11. All required screening, parking perimeter, building perimeter, and interior parking landscaping shall count toward this minimum landscaped area requirement.

Table 4 11: Minimum Landscaped Area

District	Minimum Landscaped Area (Percent of Total Site Area)
<u>UR-1 Urban Residential</u>	
<u>UR-2 Urban Residential</u>	
<u>UR-3 Urban Residential</u>	<u>25</u>
<u>MR Multifamily Residential</u>	
<u>MHP Manufactured Housing Park</u>	
<u>MU-N Mixed Use Neighborhood</u>	
<u>MU-C Mixed Use Commercial</u>	<u>15</u>
<u>CC Commercial Corridor</u>	
<u>CN Commercial Neighborhood</u>	
<u>CD Commercial Destination</u>	
<u>IL Industrial Light</u>	
<u>IH Industrial Heavy</u>	<u>10</u>
<u>AP Airport</u>	

2.

B. Parking Lot Landscaping

1. Purpose

The purpose of this section is to reduce the heat island effect produced by large expanses of pavement. Parking lot landscaping provides shade for vehicles and pedestrians and can buffer or screen views of parking lots from adjacent public areas, streets, and development. It also adds an aesthetic element to nonresidential areas and enhances the overall appearance of the site.

2. Where Required

All uses that require special review, administrative special review, and site plan review, excluding uses in the Conservation and Agriculture and Rural character areas, shall provide parking lot landscaping in compliance with this section.

3. Standards

a. Parking Lot Perimeter

- i. At least 70 percent of the length of all sides of a parking lot containing six or more spaces shall be buffered or screened according to §4.8.1B.3.b, *Constructed Landscape Buffer*. The Director may determine that the arrangement of existing structures, uses, or other factors make this amount of landscaping impractical or unnecessary.
- ii. Parking areas on side or rear lot lines shall contain at least one shade or ornamental tree for every 40 lineal feet of parking area along the lot line, within three to 10 feet of sidewalks. Trees shall be at least 25 feet from street intersections; at least 10 feet from fire hydrant access points, and at least 40 feet from streetlights. ~~Where utility lines are present, trees shall be located outside of the utility easements.~~
- iii. Trees shall be arranged to allow for the maximum possible shading of parking areas.

b. Parking Lot Interior Design

- i. Parking lots with more than 100 spaces shall be designed to provide areas for pedestrian staging and snow storage.
- ii. Landscape areas in parking lots with a gravel or other permeable surface, may omit the raised bed requirement of Paragraph 4.7.4.B.3.c.iii.4) below with County approval. Landscape areas shall have clearly defined edges and designed in such a way to contain mulch within the landscape bed.
- iii. Landscape areas in parking lots without raised beds shall use wheel-stops to define the end of the parking area.
- ~~iv.~~ Plantings shall not interfere with driver vision or with vehicle and pedestrian circulation.
- ~~iv.v.~~ Parking lots shall be designed to minimize impervious area to enhance stormwater runoff quality, increase on-site retention for plant materials, and replenish groundwater supplies.

c. Landscape Islands

i. Number of Parking Lot Landscape Islands Required

Parking lots with more than ~~150~~ parking spaces shall provide a landscape island after every ~~tenth~~ fifteenth contiguous parking space. ~~The Director may allow landscape islands to be placed after every 12th space in areas that are not visible from the public right of way or designated for public use.~~

ii. Size and Location Requirements

- 1) Landscaped islands shall define parking lot entrances, the ends of all parking aisles and pedestrian staging areas to the maximum extent possible.

- 2) Landscape islands shall be at least nine feet by 19 feet in size. Landscape islands on the perimeter of pedestrian staging areas shall be a minimum of four feet in width per side.
- 3) Landscape islands in areas not visible from public roads, sidewalks or open space may be reduced in size to a minimum of 25 square feet.

iii. Planting Requirements

- 1) Landscape islands shall have a minimum of one shade tree and two shrubs. If the landscape island extends the width of a double parking row, two shade trees are required. Shrubs are not required for landscape islands that are 25 square feet in size.
- 2) Organic mulch shall be used around plants per §4.7.3.A.2.
- 3) Ground covers, boulders and other decorative features may be used as optional decorative elements.
- 4) Landscape islands shall be contained within raised beds to minimize vehicle contact with planting areas. Where mulch is used in the islands, the interior level of the island shall be constructed lower than the required curb to retain mulch and water.
- 5) Landscape islands shall include an automated sprinkler system and be contained within raised beds to minimize vehicles from entering planting areas. Where mulch is used in the islands, the interior level of the island shall be constructed lower than the required curb to retain mulch and water.
- 6) Rain gardens, bio-swales, drainage easements, and drainage inlets are permitted within parking lot islands.
- ~~5)~~

C. Building Perimeter Landscaping

1. Purpose

The purpose of this section is to visually connect structures to the landscape using trees, shrubs, and groundcover. Building perimeter landscaping enhances the overall appearance of the development and integrates the site with adjacent land uses and/or the surrounding neighborhoods.

2. Where Required

All commercial, industrial, and multi-family residential uses that require administrative special review, special review, and site plan review shall provide building perimeter landscaping per this section for structures included in the plan.

3. Standards

a. Planting Requirements

- i. At least 50 percent of the length of any facade visible from public streets, roads, sidewalks, and open space areas shall have perimeter landscaping.
- ii. Plant beds shall be at least five feet wide, with the actual size determined by the quantity and choice of plant materials.
- iii. At least one tree and eight shrubs are required for every 500 square feet of lineal building perimeter ~~landscaping~~.

- iv. Trees shall be placed a minimum of ½ the diameter of the mature canopy from the structure. ~~Trees placed in landscape islands for building perimeter parking may be used to satisfy this requirement.~~

~~b.~~ Landscape Islands

- ~~i.~~ Parking along building perimeters with more than ten parking spaces shall provide landscape islands after every tenth contiguous parking space.
- ~~ii.~~ Landscape islands shall be at least nine feet by 19 feet in size. Landscape islands on the perimeter of pedestrian staging areas shall be a minimum of four feet in width per side.
- ~~iii.~~ Landscape islands not visible from public roads, sidewalks or open space may be reduced in size to a minimum of 25 square feet.
- ~~iv.~~ Landscape islands shall have a minimum of one ornamental tree and two shrubs. Shrubs are not required for landscape islands that are 25 square feet in size. Organic mulch shall be used around plants per the requirements in §4.7.4.A.2. Ground covers, boulders and other decorative features may be used as optional decorative elements.
- ~~v.~~ Landscape islands shall include an automated sprinkler system and be contained within raised beds to minimize vehicles from entering planting areas. Where mulch is used in the islands, the interior level of the island shall be constructed lower than the required curb to retain mulch and water.

~~c.b.~~ Sidewalks

Sidewalks may be placed between the structure and the parking area landscaping. Cut-through areas are required to accommodate pedestrian movement.

4. Exposed Foundations

Exposed foundations not screened by landscaping shall be finished with a decorative veneer or use some other method to hide the exposed foundation.

D. Street Landscaping

1. Purpose

The purpose of this section is to add an attractive element to a site that complements the overall neighborhood character. Street trees, shrubs, ornamental grasses, ground covers and flowers can enhance the pedestrian experience, provide an element of safety by separating pedestrians and vehicular traffic, reduce the heat island effect of pavement on surrounding structures and help to establish a neighborhood identity.

2. Where Required

The following types of uses shall provide street landscaping for all areas that adjoin public streets, roads, or sidewalks:

- a. All nonresidential development, except those uses subject to the standards in §4.7.4.E, *Outdoor Display and Sales Lots*.
- b. All single- and multifamily residential development in the Urban districts and GMAs.
- c. All facilities that require site plan review, except §4.7.4.E, *Outdoor Display and Sales Lots*.

3. Standards

a. Plant Beds

Landscape areas along public streets or roads shall be at least five feet wide and run the length of the street or road between access points.

b. Shade Trees

i. Conservation and Agriculture, Rural, and Mixed Center Districts

- 1)** Shade tree plantings are required where the site includes a sidewalk, trail, or parking area adjacent to the public street or road.
- 2)** Shade trees may be planted in a lineal fashion or in groups depending on the context of the site and the existing pattern of development.
- 3)** The required number of trees is one tree for every 40 feet of street frontage adjacent to the sidewalk, trail, or parking area.

ii. Urban Districts and GMAs

- 1)** One shade tree is required for every 40 feet of street frontage.
- 2)** Trees shall be planted at an average spacing of 20 to 40 feet on center and within three to ten feet of sidewalks.
- 3)** Trees shall be at least:
 - (a)** 25 feet from street intersections;
 - (b)** ~~at least ten~~ 10 feet from fire hydrant access points; and
 - (c)** ~~at least~~ 40 feet from streetlights.
- 4)** Where utility lines are present, trees shall be located outside of the utility easements.

c. Sidewalks and Tree Grates

- i.** Cutouts for tree plantings in sidewalks shall include tree grates to provide for pedestrian safety and adequate water penetration.
- ii.** Grates can vary in shape and size but shall cover at least 25 square feet and may be constructed of decorative iron, structural plastic, or other sustainable materials.
- iii.** Tree grates shall be set flush with the sidewalk and maintained at even levels and replaced when damaged or when necessary to accommodate trunk growth.
- iv.** Trees shall be set so that the root flare remains exposed below the grate to provide proper air circulation for the health of the tree.

d. Understory Landscaping

- i.** Street landscaping ~~for commercial, and industrial uses~~ shall include groups of understory plantings, groundcovers, rock features, sculptures, etc., or a combination of these elements. Understory landscape plants shall:
 - 1)** Reach a minimum height of three feet at maturity, measured from the ground plain adjacent to the landscaped area.
 - 2)** Cover a minimum of 40 percent of the street frontage and may be divided into groups or run in a linear fashion.

- ii. 75 percent of understory landscaping shall be covered with living ground cover. Non-living materials such as rock, gravel, and bark shall be used sparingly.

e. Right-of-Way Landscaping

i. Conservation and Agriculture, Rural, and Mixed Center Districts

Only native or adaptive ornamental grasses and/or wildflowers shall be planted in the right-of-way. Trees, shrubs and irrigation systems and other elements shall be located outside of the right-of-way, unless approved by the County Engineer.

ii. Urban Districts and GMAs

Trees, shrubs, and other plant materials identified in the Larimer County Plant list are permitted in the right-of-way.

4.7.5.E. Outdoor Display and Sales Lots

1. Purpose

Display and sales lot landscaping is intended to enhance the overall appearance of the site and integrate the development with adjacent land uses and the surrounding neighborhood.

A.2. Where Required

All display and sales lot uses including agricultural equipment sales, outdoor display and sales, and vehicle sales and leasing, that require administrative special review or site plan review shall provide parking lot landscaping per this section.

B.3. Standards

1.a. Parking Areas

Parking areas for customers and employees shall include landscape islands per §4.7.4.B.3.c.

2.b. Display Pads

a.i. Vehicles and/or merchandise exhibited at the perimeter of the sales lot shall be located on a paved display pad.

b.ii. Display pads may be located between required street landscape areas and shall not be larger than 400 square feet in size.

c.iii. Manufactured homes cannot be displayed on pads.

3.c. Landscape Islands

Display and sales lots where agricultural equipment, vehicles or manufactured homes are parked for sales purposes are not required to provide landscape islands unless otherwise determined by the County Commissioners.

4.d. Maintenance, Service and Trash Areas

Areas used for maintenance, the parking of vehicles before or after service, or waste storage and removal shall meet the standards set forth in §4.8.1, *Buffering and Screening*.

5.e. Planting Beds

Landscape areas between outdoor display and sales lots and streets shall be at least five feet wide and run the length of the street with provisions made for access points.

6.f. Security Fencing

Chain link or similar security style fencing may be used to secure the sales lot only on sides adjacent to property not zoned or used for residential purposes, and in areas not adjacent to public roads, sidewalks, or public/private open space areas.

7.g. Street Landscaping

i. Landscaping adjacent to public streets or roads shall include one shade tree for every 60 feet of street frontage.

ii. Trees shall be planted at an average spacing of 40 to 60 feet on center, within three to ten feet of existing and proposed sidewalks/roads.

iii. Trees shall be at least:

1) 25 feet from intersections;

2) 10 feet from fire hydrant access points; and

3) 40 feet from streetlights.

iv. Where utility lines are present, trees shall be located outside of the utility easements.

8.h. Understory Landscaping

i. Outdoor display and sales lot landscape plans shall include understory plantings for at least 50 percent of the area adjacent to public street or road.

ii. 80 percent of these plants shall be of varieties that reach a mature height of at least three feet.

iii. 75 percent of understory landscaping shall be covered with living ground cover. Non-living materials such as rock, gravel, and bark shall be used sparingly.

4.7.6.4.7.5. Installation and Maintenance

A. Landscape Installation

1. Generally

a. Plants shall be professionally installed in compliance with planting details and notes ~~contained in the Larimer County Landscaping Guide or otherwise~~ shown on the approved landscape plan.

b. Plants shall be installed where shown on the approved landscape plan. Plants shall be installed to allow for maximum growth in height and shape without the need for excessive pruning to maintain the health of the plant.

2. Nonresidential Landscaping

Nonresidential landscaping shall be installed before the issuance of any certificate of occupancy. A temporary certificate of occupancy may be issued.

3. Residential Landscaping

Residential landscaping shall be installed no later than three months following the issuance of the certificate of occupancy for each lot in front of which the landscaping is required. If seasonal conditions prohibit plant installation, it shall be done no later than June 15 of the following year.

4. ~~Open Space~~Common Area and Entry Feature Landscaping

Installation of ~~open space~~common area and entry feature landscaping shall occur at the start of the warranty period, or, if seasonal conditions prohibit planting, installation shall occur no later than May 31 of the following year.

5. Major Design Changes

Major changes require staff review and approval of a revised landscape plan prior to installation. Major changes include the following:

- a. The removal, relocation, or reduction in size of planted beds;
- b. The replacement of approved plant selections that do not provide the same effect as the original in species and form; or
- c. The removal, relocation, and replacement of hardscape elements.

6. Minor Design Changes

Minor changes do not require submittal of a new plan, but a written description of all minor changes shall be provided for staff approval prior to installation. Minor changes include the following:

- a. Small adjustments to the dimensions of planted beds with less than a ten percent reduction in size;
- b. Replacing plant species with selections from the same genus that provides a similar form and effect as the initial selection;
- c. Adjustments to the placement of hardscape elements including sidewalk or trail layouts;
- d. The placement of other elements such as gazebos, play sets, etc.

7. Collateral

Developer shall provide funding in the amount of 125 percent of the purchase and installation cost of landscaping, to include all elements needed for its installation and care, as shown on the approved landscape plan and described in an opinion of costs. For residential development, the homeowner's association shall retain control of the remaining funds following the two-year warrantee.

B. Landscape Irrigation

1. Automated irrigation systems are required for all areas where public water is available and shall meet the following standards:

- ~~1.a.~~ **1.a.** A certified irrigation designer (CID) shall design the system.
- ~~2.b.~~ **2.b.** Irrigation methods shall use a combination of pop-up, drip, spray, or bubbler delivery as appropriate. Drip irrigation or bubblers shall be used for non turf areas and pop-up and spray methods shall be used for turf.
- ~~3.c.~~ **3.c.** Turf areas shall have low-volume and low angle emitters.
- ~~4.d.~~ **4.d.** Timing mechanisms shall be set to prevent activation between the hours of 9:00 a.m. and 7:00 p.m. and include a rain detection/shut-off device.
- e.** System flow rates for individual zones shall be set to provide the appropriate amount of irrigation for the specific plant varieties used in each zone.

~~C.~~ Where a public water supply is unavailable, the applicant shall provide an appropriate method for watering for a minimum of three growing seasons to ensure the establishment of approved plantings.

2.

D.C. Maintenance

1. Generally

- a. All elements that are unique to and part of the approved landscape plan shall be properly and continuously maintained, for as long as the use is in effect that required the landscaping.
- b. All plant materials shall be kept in a healthy condition.

2. Plant Removal and Replacement

- a. Dead plants shall be replaced as necessary.
- b. Diseased or insect/parasite-infested plants that cannot be effectively treated shall be replaced during the current growing season or at the start of the next growing season. The Director may grant an extension and/or require adequate financial assurance from the applicant to ensure replacement.
- c. Dead or dying landscape plants shall be replaced within the next planting season, not to exceed one calendar year. ~~Replacement is not required for T~~ trees that are diseased, damaged, or considered invasive/nuisance species; shall be replaced with a new tree recommended in the Larimer County Plant List by the end of the following planting season.

3. Fences and Walls

All fences shall be constructed in a professional manner and properly maintained.

4. Restoration Standards

a. Applicability

- i. This section shall apply to any development that will disturb one or more acres of ground.
- ii. An applicant for a development with less than one acre of ground disturbance shall submit an equipment decontamination plan/weed prevention plan and is responsible for the management of any List A or B noxious weeds.

b. Desirable Condition

- i. Desirable post-disturbance conditions are determined by considering pre-disturbance conditions or appropriate reference site condition, habitat connectivity, a cost/benefit analysis, and conservation outcomes that align with the landowner's desires.
- ii. At a minimum, the site will be restored to function at the same level as the pre-disturbance site or appropriate reference site.

c. Planning

- i. Construction projects shall be planned and designed to include site protection and restoration specifications and ensure that these costs are included in the project scope and budget.

- ii. The applicant shall submit a restoration plan that includes restoration goals, measurable objectives, restoration prescription and a cost estimate to be included in the land use application.

d. Acceptable Materials

- i. Noxious weed-free plant materials shall be used exclusively at all sites. To the maximum extent practicable, plant grasses, forbs and shrubs that are native to the site or Larimer County.
- ii. Seed tags and plant lists shall be approved by Larimer County staff and the landowner(s) prior to plant materials being sown or planted. Seed and plant substitutions shall receive written approval by Larimer County staff and the landowner(s).
- iii. To the maximum extent practicable, erosion control materials shall be fully biodegradable (not photodegradable) and made of the highest quality materials.
- iv. Straw used for erosion control shall be certified weed free.
- v. In the foothills and higher elevations, use of wood-based or Excelsior erosion control products to mitigate for weed seeds is recommended.
- vi. Hydromulch shall be biodegradable, rated for the grades they are applied to, and have a functional longevity of at least 6 months. Hydroseeding is not recommended.
- vii. Straw crimping shall only be applied on flat surfaces and not slopes.

e. Soils

- i. Topsoil shall be salvaged and stockpiled appropriately.
- ii. Project plans will designate the depth of soil that shall be salvaged and the stockpile location, preferably protected by prevailing wind conditions.
- iii. Soil testing is recommended prior to seeding to determine if any amendments are necessary.
- iv. Soil compaction shall be ripped to a minimum depth of 12 inches and seed bed prepared to specification.
- v. Importing topsoil shall be limited to sites where there is no other alternative appropriate and shall not be imported without the written approval of landowner(s). Where importing topsoil is the only appropriate alternative, measures to monitor and manage invasive/noxious weeds shall be required to be stipulated in the applicants' restoration plan or submitted as an addendum.

f. Planting

- i. Seed mix shall be applied at the specified rate either with a native seed drill or broadcasted. If broadcasted, seed shall be manually incorporated into the top 0.25 inches to 0.5 inches of soil.
- ii. All plant material shall be inspected and approved by Larimer County Department of Natural Resources staff and the landowner(s) prior to installation.
- iii. Trees in balls and burlap shall be two inches in caliper. Balled and burlap trees shall be planted, maintained, watered and protected in a manner consistent with the International Society of Arborist standards.
- iv. Where feasible, plantings shall be hand watered rather than the installation of irrigation systems. If an irrigation system is necessary, the system shall be

- inspected monthly to check for leaks and ensure the correct amount of water is dispensed.
- v. If rare or endangered plant species or communities are found at the site, a setback buffer will be required. The distance of the setback shall be based on regulations, Larimer County staff direction and best available science.
 - g. Erosion and sediment control measures shall be installed in accordance with the project's State Construction Stormwater permit, MS4 Permit and any other applicable permits and mitigation plans.
 - h. Inspections shall occur by Larimer County staff throughout restoration implementation for quality assurance purposes. Inspections examine the following elements:
 - i. Equipment has been properly decontaminated and cleaned of mud and plant materials before entering the site. This includes but is not limited to tracks, tires, undercarriage, seed drills and hydro mulchers.
 - ii. Seed tags stating rates, variety and scientific names. Tags shall remain on the seed bags until approved by an inspector.
 - iii. Proper mulch and straw materials.
 - iv. Proper pollution prevention and erosion and sediment control installations and materials.
 - v. Proper plant installation and materials.
 - vi. Proper seed bed preparation where the surface is firm, but not compacted.
 - vii. Compliance with wildlife and resource protection standards required by Larimer County in application approval.
 - viii. Compliance with MS4, State Construction Stormwater and any other applicable permits.
 - i. Monitoring shall occur at specified intervals to determine if the project has met the objectives as defined in the construction plan set.
 - j. Adaptive management shall be based on monitoring data until all restoration objectives have been met. If an objective is unobtainable due to unforeseen circumstances, it can be modified based on the professional judgement of Larimer County staff.
 - k. Topsoil shall be salvaged and reapplied following construction prior to revegetation activities according to the following standards:
 - i. For areas with native vegetation, strip topsoil in all areas of excavation to a minimum of four inches and stockpile separately.
 - ii. Wetland and upland soils shall be stockpiled separately from each other.
 - iii. Stockpile height shall not exceed two feet unless the topsoil pile is intended to be inoculated before reapplying on site.
 - l. Damage Penalties**
 - i. Staff shall document resource protection measures as well as resource condition prior to construction.
 - ii. If staff finds that the resource protection measures were not taken or adhered to, and resources were damaged during construction, a penalty may be assessed

commensurate with restoration or mitigation costs. A damages provision within the contract shall be written for this purpose.

4.7.7.4.7.6. Tree Preservation and Protection

A. Generally

1. No cut or fill over four inches is allowed below the perimeter drip line of any protected tree, without evaluation by a qualified arborist or forester, and subsequent approval by the County in writing prior to digging.
2. No damaging attachments, wires, signs, or permits may be fastened to any protected tree at any time.

B. Tree Protection During Construction

1. Contractors shall not stockpile any construction materials or debris below the perimeter drip line of trees. This area shall be clearly designated on-site with temporary fencing or other similar material at least four feet in height. Large areas containing protected trees may be "ribboned off", rather than surrounding each tree with protective fencing.
2. Contractors shall not clean equipment below the perimeter drip line of any trees or store or dispose of any harmful cleaning materials such as paints, oils, solvents, asphalt, or concrete, in these areas.
- 2.3. Desirable trees and snags to be left on site after construction shall be protected from heavy equipment.
- 3.4. Trees shall be wrapped with construction blankets and flagged if root zone is within the limits of disturbance.
- 4.5. Any additional required tree protections including signage and fencing will be specified by the Larimer County Department of Natural Resources staff.

C. Utility Line, Irrigation Line, and Underground Fixture Installation

The installation of utilities, irrigation lines or underground fixtures requiring excavation deeper than six inches shall be accomplished by boring under the root system of protected trees at a minimum depth of 24 inches. The auger distance is scaled from the tree's diameter, measured at six inches above ground level and based on the following schedule:

Table 4-12: Required Auger Distance	
Tree Diameter (inches)	Auger Distance (feet)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

D. Tree Removal

1. To the maximum extent practicable, large, healthy trees shall be retained.

2. Prior to removing any trees, the tree shall be monitored for nesting birds and mitigated as necessary.
3. All trees shall be cut as low to the ground as possible unless specified otherwise.
4. An appropriate herbicide shall be applied to the living plant tissue on the stump surface within five minutes of the final cut to all deciduous tree removals to prevent resprout.

4.7.8.4.7.7. Irrigation Facilities

Irrigation facilities shall meet the standards set forth in the LUC Supplemental Materials.

4.8. Adjacency and Buffering Standards

4.8.1 Buffering and Screening

A. Purpose

The purpose of this section is to enhance the visual relationships between uses and structures and mitigate undesirable impacts including, but not limited to noise, dust, odor, spraying, or glare from proposed development on existing or allowed uses.

B. Credits Toward Required Landscaping

Any landscaping provided to meet buffering and screening standards shall be credited towards the overall landscaping requirements set forth in ~~this §4.7, Landscaping:§4.7, Landscaping.~~

~~C. Landscape Buffers~~

~~1. Where Required~~

1. Applicability

a. A buffer shall be provided in the following situations:

- ~~b. When the proposed arrangement of uses, the design of buildings or other characteristics of development do not adequately mitigate visual compatibility issues, or negative impacts, that are reasonably anticipated to arise.~~
- ~~c. When a proposed development occurs in the close proximity of existing land uses (or vacant land) of a less intense zoning classification.~~
- i. When a proposed multifamily or single-family residential development is in a close proximity to an existing Between all new residential structures and lots that do not qualify as agricultural housing and that are located within or adjacent to an agricultural or conservation zoning district or use.
- ii. Between all new nonresidential use, structures adjacent to an existing residential use or an areaa lot with nonresidential residential zoning.
- iii. When proposed mineral extraction operations will be visible from public roads, or other uses of a less intense zoning classification. All landscaping shall be installed during the initial extraction phase, unless the County Commissioners approves an alternate proposal. Stockpiles may be used as a

buffer and shall be seeded with drought tolerant grasses to prevent erosion and provide for dust control.

~~iv. When a new residential development will have double frontage lots with one side against an arterial road.~~

~~d. When an existing use is changed, expanded, or enlarged in a way that increases visual impacts on other properties or rights of way.~~

~~i. When a new residential development will have double frontage lots with one side against an arterial road.~~

~~2. Standards~~

~~Landscape buffers shall meet the following standards:~~

~~v. Landscape buffers shall include densely planted vegetation but may also includeBetween any drive-through facility and adjacent residential property.~~

~~vi. When the Director determines the proposed arrangement of uses, the design of buildings or other characteristics of development do not adequately mitigate visual compatibility issues, or negative impacts, that are reasonably anticipated to arise.~~

~~b. Where required, the buffer shall be placed and maintained on the lot proposed for development.~~

~~c. Only one buffer type is required unless a combination of is used to meet the standards in §4.8.1B.3.c, *Setback Buffer*.~~

~~2. Alternative Buffers~~

~~The Director may approve alternative buffer widths or setback distances through the Alternative Landscape Plan process as set forth in §4.7.2C.2.b.~~

~~3. Buffer Types~~

~~a. Adequate Existing Buffer~~

~~Existing physical features, such as topography, water bodies, trees, hedgerows, plants, fencing, walls, landforms, rock features, sculptures, or landforms or similar vegetation, may be utilized to serve as the buffer. Such buffer shall be at least:~~

~~i. 50 feet wide between new residential structures (excluding agricultural housing) and a Conservation and Agriculture zoning district or agricultural use.~~

~~ii. 25 feet wide between new industrial uses and an existing residential use.~~

~~i.iii. 15 feet wide for all other elements applicable situations.~~

~~b. Constructed Landscape Buffer~~

~~i. A new physical barrier may be constructed to serve as the buffer. Constructed buffers shall provide:~~

~~1) Provide a year-round, semi-opaque or opaque separation between uses for the length of the buffer area-;~~

~~2) An opaque separation is required whereBe at least:~~

- (a) 50 feet wide between new residential and a semi-opaque separation will not be sufficient to enhance the visual relationships between uses and structures or to mitigate undesirable impacts from proposed development on Conservation and Agriculture zoning district or use.
 - (b) 25 feet wide between new industrial uses and an existing or allowed uses-residential use.
 - (c) 15 feet wide for all other applicable situations.
 - 3) Incorporate a vegetative screening component (trees, shrubs, or berms) and may incorporate a solid, architectural, landscaped wall or fence; and
 - 4) Be described on a landscape plan prepared by a professional landscape architect or landscape designer.
- ii. Any fences or walls used to achieve an opaque separation shall meet the requirements in §4.8.2.C, §§4.8.2.C.4. and 4.8.2.D.
- iii. The height and depthAt least 60 percent of the plants and other elementsprovided for buffering or screening along fences or walls shall be of sufficient mass to provide effective buffering for on the use withinside facing the context of public right-of-way, open space, residential area, or other uses being buffered or screened.

c. Setback Buffer

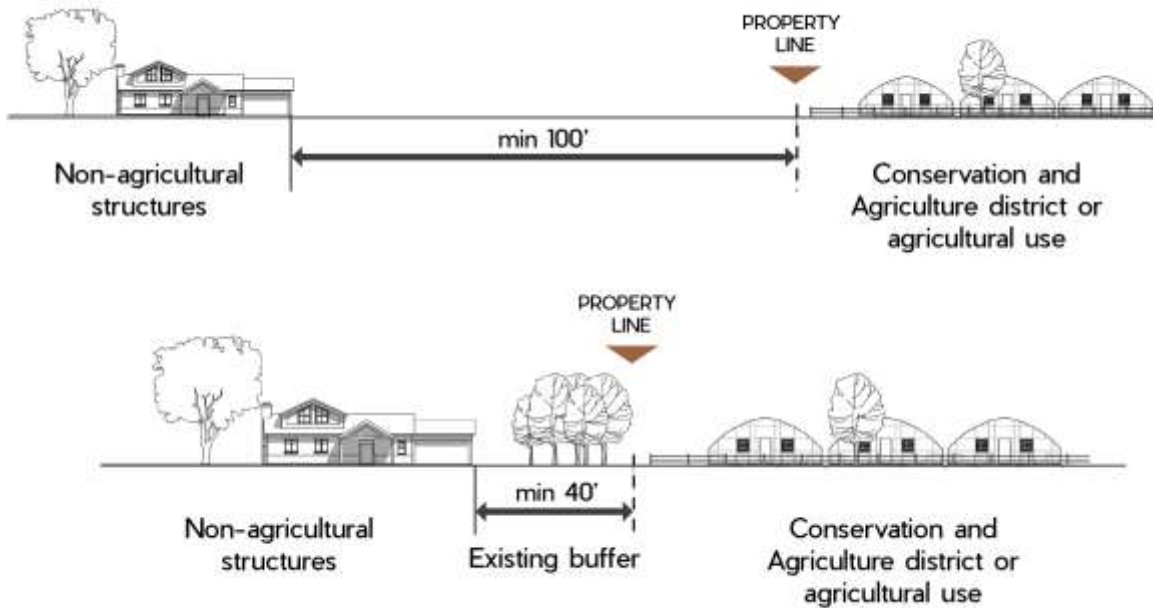
- iii.i. An enhanced setback buffer shall provide the site-specific conditions following minimum separation between the proposed structure and adjacent use’s property line(s).

Table 4-13: Enhanced Setback Buffer Minimum Separation Requirements

<u>Proposed Structure</u>	<u>Adjacent Use</u>	<u>Minimum Setback (ft.)</u>	<u>Minimum Reduced Setback (ft.)</u>
<u>Residential</u>	<u>Agricultural</u>	<u>100</u>	<u>40</u>
<u>Industrial</u>	<u>Residential</u>	<u>100</u>	<u>40</u>
<u>Commercial</u>	<u>Residential</u>	<u>80</u>	<u>20</u>
<u>Any other combination of uses required</u>		<u>60</u>	<u>15</u>

- ii. The setback buffer may be reduced to the distance from the property line listed in Table 4-13, above, by considering the following:
 - 1) The nature of the proposed use and the potential for conflict between the proposed use and the existing adjacent use due to potential impacts such as noise, dust, odor, chemical drift, and fire/smoke; and
 - 2) Whether an adequate existing buffer or a constructed buffer, as described above, or a combination of the two, will be provided that will achieve the buffer benefits described above.

Figure 4-1: Enhanced Setback Buffer for Residential/Agriculture Development



D.C. Screening

In addition to the standards in this section, fences and walls used for screening shall meet the requirements in §4.8.2, *Fences and Walls*.

1. Refuse Areas

All refuse and refuse containers shall be screened from all public rights-of-way.

a. Enclosures Required

Refuse containers shall be located within an enclosure.

b. Location

Refuse container enclosures shall be located at the rear of the property to the extent practicable and shall be sited to allow for easy vehicular access such that access does not require backing movements onto public rights-of-way, with the exception of alleys.

c. Design and Materials

Refuse container enclosures shall be of sufficient height to screen containers but shall not exceed eight feet in height unless screening a refuse container taller than eight feet. Such enclosures shall be visually compatible with materials used on the primary building. In no case shall enclosures consist of chain link or corrugated metal.

d. Landscaping

Landscaping shall be used to soften the appearance of the enclosure where such enclosure is located within a side yard or can be viewed from public rights-of-way.

2. Mechanical and Utility Equipment

All mechanical and utility equipment including but not limited to air-conditioning, heating, water, propane, and fuel tanks, televisions antennas, satellite dishes, security apparatus, transformers, ground-mounted solar equipment, and electric and gas meters shall be integrated into the building design, screened from public view, or enclosed in a suitable accessory structure, pursuant to the following standards:

a. Location

- i. Ground-mounted mechanical and utility equipment shall be located outside of sight triangles in order to avoid obscuring vision at intersections.
- ii. Ground-mounted mechanical and utility equipment shall be located out of view of public rights-of-way, customer entrances, and other public areas.

b. Design

- i. Ground-mounted mechanical equipment located within view of customer entrances or public rights-of-way shall be integrated into the overall site design, the architectural design of the building, and screened from public view using one or a combination of the following:
 - 1) Decorative wall, fence or enclosure that is constructed of materials that are compatible with the overall architectural design of the development and of a height that is not less than the height of the equipment to be screened; or
 - 2) Landscaping that is of sufficient height at maturity and of opacity to effectively soften and screen the equipment, and that is integrated into the overall landscape plan.
- ii. Roof-mounted mechanical and utility equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:
 - 1) The proximity of the development to surrounding residential land uses and the visual impact that roof-mounted equipment may have upon those surrounding residential land uses.
 - 2) The number and size of roof-mounted equipment. The greater the number and/or size, the more screening may be warranted.
- iii. Roof-mounted equipment shall maintain a color and finish that are compatible with the primary building façade.

4.8.2. Fences and Walls

A. Purpose

This section is intended to provide uniform, minimum technical standards for fences and walls including those used as elements in a landscape plan for buffering and screening purposes.

B. Exemptions

Agricultural fencing, as defined in §20.3, *Other Terms Defined*, is not required to meet the standards in paragraphs C.1, C.2, and C.3, below.

B.C. Standards for All Fences and Walls

1. Height

- a. The height of all ~~fences other than agricultural~~ fences will be measured from finished grade at the base of the fence except that depth-of-drainage channels under a fence shall not be included in the height measurement.
- b. The height of all fences ~~other than agricultural fences~~ built on berms or retaining walls shall include the height of the berm or wall.

2. Fences for Nonresidential Uses

Fences for individual nonresidential uses, ~~excluding agricultural uses~~, shall meet the following criteria:

- a. Fences up to six feet high may be placed anywhere on the lot but are subject to sight triangle standards included in the Larimer County Road Standards.
- b. Security fencing may include three strands of wire on top of the fence that will not be included in the height measurement. The wire strands shall not extend beyond the property line.
- c. Fences within a fire district shall provide adequate access for fire authority staff to service the property.

3. Development Perimeter Fencing

Fences installed on the perimeter or any development, ~~excluding agricultural fencing~~, shall meet the following criteria:

- a. If fencing is proposed around the perimeter of a development, any fencing adjacent to a county road or state or federal highway shall be compatible with existing land uses, topography, and landscaping in the immediate vicinity.
- b. Fences longer than 40 feet shall include one evergreen tree or three shrubs for each 40-foot section or portion thereof planted on the outer or public side of the fence.
- c. Fences longer than 100 feet shall provide variation by using changes in height, different material combinations, offset angles, articulation and/or plant materials.

4. Wildlife Protection

Wildlife should be considered before the construction of any fence. All fences shall meet the wildlife fencing standards in §4.4.4.C.4.d. If a development is subject to a wildlife conservation plan, there may be additional fence regulations based on the plan.

C.D. Additional Standards for Fences and Walls Included in Landscaping Plan

1. Height

- a. Fences used for screening shall be at least six feet high and not taller than eight feet from the finished grade. Fences above six feet require a building permit.
- b. All walls used for screening require a building permit and shall be no more than ~~ten~~10 feet in height from the finished grade. Wall heights above ~~ten~~10 feet require written approval by the Director.

- c. Fences or walls may be combined with landscape berms to achieve the desired height if berms are sized appropriately to provide adequate support for the fence or wall. If the use or element to be screened remains visible at six feet off-site, additional screening may be required.

~~2. Items may be stored in the setback areas but shall not be visible above the height of the fence or wall. At least 60 percent of the plants provided for buffering or screening along fences or walls shall be on the side facing the public right of way, open space, residential area, or other uses being buffered or screened.~~

3.2. Materials and Design

a. Articulation

- i. Fencing or walls used as a screen shall not have breaks in the run of fences or walls, unless breaks are needed to prevent wind damage. Where breaks are necessary, the placement of trees or shrubs shall conceal the view through the gaps.
- ii. Where fences are designed with vertical picket boards on the alternate sides of the horizontal rail, the design shall use plant materials or board widths sufficient to screen the view into the site between the pickets.
- iii. If the fence or wall exceeds 40 feet in length, the design shall include at least one tree and six shrubs for each 40 foot section. Four of the required shrubs shall be of a variety that reaches a mature height of three feet, and two of the required shrubs shall be of a variety that reaches a mature height of six feet.
- iv. Alternating 40-foot sections of fence and wall can be constructed within three feet of the property line, so long as they do not interfere with site triangle requirements or create safety concerns.

b. Design

Required fences and walls shall have a unifying theme and provide variation by using clearly visible changes in height or depth, different material combinations, offset angles or structural articulation and/or plant materials.

c. Prohibited Finish Materials

Chain link fencing, with or without slats, shall not be used for screening or buffering, except as allowed by §4.7.4.E.3.f, *Security Fencing*.

4.9. Site and Building Standards in Urban Areas

4.9.1. Purpose

This section is intended to promote high-quality building design and is intended to:

- A. Protect and enhance the visual interest, character, and quality of nonresidential and mixed-use areas; and
- B. Ensure compatibility between residential neighborhoods and adjacent commercial and mixed-use areas.

Banner

A sign which is constructed of cloth, canvas, or other type of natural or manmade fabric, or other similar light material which can be easily folded or rolled, but not including paper or cardboard.

Beekeeper

Any person producing or causing to be produced bees or bee products.

Bees

Honey-producing insects of the genus apis, including all life stages.

Bedroom

A room in a dwelling designed and intended for sleeping in.

Billboard

See sign, off-premise.

Bird Hobby Breeder Facility

Any facility engaged in the operation of breeding and raising birds for the purpose of personal enjoyment that does not transfer more than 30 birds per year.

Block

A land area consisting of contiguous lots established by a recorded plat, usually bordered by streets, common areas, open space, rights-of-way, or other barriers to the continuity of development.

Board of County Commissioners

The Board of County Commissioners of Larimer County, including the term “County Commissioners” as referenced in this Code and those persons authorized to act on their behalf.

Boarded Horse

A horse that is kept for a fee, and/or an exchange of goods or services, and/or cared for by a party or entity other than its owner or lessee. A horse owned by the equestrian operation that is leased to another party but kept and/or cared for by the equestrian operation is considered to be a boarded horse.

Buffer, Landscape

A combination of physical space and vertical elements such as plants, berms, fences, or walls, the purpose of which is to separate and/or screen incompatible land uses from each other.

Building

Any structure having a roof supported by columns or walls for the shelter or enclosure of persons, animals, or personal property of any kind.

Building, Principal

The primary structure located on a lot and designed for a permitted principal use in the zone district applicable to the lot.

Building Frontage

he side of the building which is parallel to or most nearly parallel to a public street.

Building Permit

A development permit issued by the Larimer County Building Department or any other county office before any building or construction activity can be initiated on a land parcel.

Dwelling

A building or portion thereof used for residential occupancy, including cabin, single-family, duplex, and multifamily dwellings. Dwelling includes approved Bed and Breakfasts and Short-Term Rentals, but does not include hotels, motels, boarding or rooming houses, resort cottages, lodges or manufactured homes that comply with the “National Manufactured Standards of 1974,” 42 U.S.C. 5401 et seq., as amended.

Emergency/Secondary Access

An all-weather surface access way that is intended only for emergency use; shall have a travel surface of at least 20 feet in width capable of supporting fire apparatus up to 80,000 pounds (the weight standard may be altered on the approval of the fire service provider).

Entrance and Exit

When used in the context of the Parking and Loading regulations in §4.6, an Entrance and Exit shall be considered a place of ingress and egress to a parking area used by the public. The terms ingress and egress shall be considered synonymous with entrance and exit.

Environmentally Sensitive Area

An area with one or more of the following environmental characteristics: floodplains; geologic hazards; drainage areas; topographical conditions that may affect development; wildfire hazards; special places of Larimer County; wetlands; mineral resources; habitat for plants and animals identified by the federal government as threatened or endangered or proposed for threatened or endangered status; habitat for plants and animals identified as important species by the Colorado Parks and Wildlife; and habitat for plants and animals identified by the Colorado Natural Heritage Program as ranking G1 and G2.

Equestrian Trainee Visit

Each visit of an individual trainee to an equestrian operation to receive training such as a riding lesson or to attend an educational class that is offered for a fee and/or for an exchange of goods or services. If the trainee is participating in a non-profit organization event or boards his/her horse at the equestrian operation, his/her visits for lessons do not constitute an equestrian trainee visit.

Equestrian Pasture Boarding

Leasing or use of pasture for a fee and/or for an exchange of goods or services for the purposes of horse grazing, recreation, and turn-out where the same pasture area is made available to two or more horse owners.

EV-Capable

The installation of electrical panel capacity with a dedicated branch circuit and continuous raceway from the panel to future electric vehicle parking spaces. The term is distinguished from and does not include EV-Installed or EV-Ready.

EV-Installed

The installation of a Level 2 EV charging station capable of charging at 30 amperes or higher at 208 or 240 VAC.

EV-Ready

The installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt charging outlet.

Sign Face

The area of a sign upon or through which the message is displayed.

Sign Plan

A graphic representation showing a comprehensive detailed presentation of all signage proposed for a particular property.

Single-Family Equivalent (SFE)

The demand for community park lands represented by a single-family detached dwelling. A single-family detached dwelling unit represents one SFE, while the number of SFEs for other housing types is the ratio of the average household size of the housing type to the average household size of single-family detached dwelling units.

Site Plan

The development plan for one or more lots showing the existing and proposed conditions of the lot. This includes topography; vegetation; drainage; floodplains; wetlands and waterways; landscaping and open spaces; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and other information that may be reasonably required for the Director to make a decision.

Site-Specific Development Plan

A final plat for a subdivision, conservation development, planned development, TDU exemption plat or rural land plan or a special review site plan.

Small Animal Hobby Breeder Facility

Any facility that transfers a number of animals less than the maximum number established by the Colorado Commissioner of Agriculture by rule for each particular species.

Soil Amendment

Organic material added to soil to improve its physical properties, such as water retention, permeability, water infiltration, drainage, aeration and structure.

Solar Garden

A community solar garden as defined in section 40-2-127 (2) of the Colorado Revised Statutes.

Special Places of Larimer County

Sites and structures listed on the state and National Register of Historic Places, identified in the Larimer County Open Lands Master Plan, or designated by the County Commissioners through the process specified in the appendix E of the Open Lands Master Plan.

Specified Anatomical Areas

Human genitals, pubic hair, vulva, and female breasts below a point immediately above the areola if less than completely or opaquely covered; and human male genitals in a discernibly turgid state even if completely and opaquely covered.

Specified Sexual Activity

Human genitals in a state of sexual arousal; acts of human masturbation; sexual intercourse or sodomy; and fondling or other erotic touching of human genitals, pubic regions, buttocks, vulva, or female breasts.

Traffic-Generating Development, Existing

The most intense use of land within the past ten years prior to the time of commencement of new traffic-generating development.

Transient

Lasting only for a short time; impermanent.

Trip

A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

Trip Generation

The attraction or production of trips caused by a certain type of land development.

Understory Landscaping

A grouping of noninvasive low-level shrubs, herbaceous plants, or other ground covers.

Unshielded

For the purposes of §4.10, *Exterior Lighting*, any fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.

Urban Area Road Standards

The Larimer County Urban Area Road Standards as adopted in §4.13, *Supplementary Engineering Regulations*.

View Corridor

A continuous, undisturbed area often terminating in a significant visual landmark, such as public open space or parks, mountain ranges or peaks, ridgelines, or bodies of water.

Vehicle-Miles of Travel (VMT)

The product of the number of vehicles traveling during a given time period and the distance (in miles) that they travel.

Xeriscape

The term “Xeriscape” is a registered trademark by Denver Water and used here by permission. Xeric design includes seven concepts that describe an established landscape with minimal, supplemental water needs. Site-specific conditions determine which plants are appropriate for use within the parameters established by the seven concepts. Xeric design and xeric plants are not synonymous, and the use of the xeric design techniques does not necessarily require the use of xeric plants.

Xeric Plants

A distinct group of plants that generally require less to remain healthy. The word Xeric is derived from the Greek word Xerox, meaning dry.

Unshielded

For the purposes of §4.10, *Exterior Lighting*, any fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.

View Corridor

A continuous, undisturbed area often terminating in a significant visual landmark, such as public open space or parks, mountain ranges or peaks, ridgelines, or bodies of water.