

Proposed
May 29, 2009

Proposed Amendments to the Larimer County Land Use Code concurrent with the Wellington IGA adoption

Sec. 4.2.1.Overlay Districts

Amend Sec. 4.2.1.B.1 by adding d. The Wellington GMA district.

Sec. 8.9 Supplementary Regulations

Supplementary regulations are contained in a separate volume from the land use code. The supplementary regulations listed below are an integral part of the land use code and the development review processes described in the code. ~~Subsections 8.9.1.D and E apply to rural land plans.~~ Rural Land Plans must comply with Chapter 10, 11, and 12 of the Larimer County Rural Area Road Standards, referenced in LCLUC 8.9.1.A..

Sec. 8.9.1 Supplementary engineering regulations

- A. Larimer County Rural Area Road Standards ~~adopted November 20, 2006~~ as amended.
- B. Larimer County Urban Area Street Standards ~~repealed and reenacted October 1, 2002~~ as amended.
- C. Larimer County Stormwater Design Standards ~~adopted June 2005~~ as amended.
- D. ~~Larimer County Access Policy adopted April 8, 1987~~
- E. ~~Larimer County Right of Way Permit Application and Construction Guidelines adopted January 19, 1999~~
- F. LaPorte Plan Area Access Control and Roadway Design

Sec. 8.9.2 Supplementary regulations for growth management areas

Sec. 8.9.2.C. Wellington Growth Management Area

- 1. Supplementary Regulations to the Wellington Growth Management Area (GMA) District

A. Applicability

These Supplementary Regulations shall apply to all requests for rezoning to PD Planned Development, Special Review, or Planned Land Division in that portion of unincorporated Larimer County that is in the Wellington GMA overlay zone district, in accordance with Sec. 4.2.1 of the Larimer County Land Use Code, as amended.

Except as modified by these Supplementary Regulations, all County regulations, standards and procedures shall apply within the Wellington GMA District. Appeals, interpretations and variances, including those applied at the building permit stage, shall be processed and decided upon by the County as provided for in the Larimer County Land Use Code, as amended.

B. Land Use Type, Density and Intensity

In the event that land within the Wellington GMA District is rezoned to PD Planned Development, approved by Special Review, or platted as a Planned Land Division, the land use type, density and intensity requirements as set forth on the “Future Land Use Plan” Map, as contained within the Town of Wellington Comprehensive Master Plan, 2008 Update and incorporated herein by reference and as specified below shall apply.

Residential. Residential land uses consist of areas devoted to the housing of families and individuals on a temporary or permanent basis. The land use master plan reflects the location of existing housing areas in the community and identifies new areas for housing. Two categories of residential land use are proposed in the GMA and are based on the general density of the development: **Rural Residential Density** - homes developed at a gross density of no more than two dwelling units per acre. **Urban Density Residential** - homes developed at a gross density of 2 units per acre to 4 units per acre. This category includes single-family detached, duplexes and multi-family (triplexes, town homes or two or three story apartments) dwellings at a net density of up to 12 units per acre. Lower densities may be allowed with the written concurrence of the Town.

Commercial. Highway Commercial: Those uses that are oriented to the traveler in the region such as gas stations, restaurants, and motels must be located such that they have direct access to and are adjacent to a highway or arterial road. **Community**

Commercial: Community Commercial activities include stores that offer goods for sale and offices that provide services to residents of the Town. Community centers are designed to create walking and short distance destinations for residents, a social focal point for the community, and provide basic services such as: community-focused retail (markets, video stores, bakeries, etc.), day care, elderly care, places of worship, office service stores, restaurants and cafes, personal services (e.g. dry cleaners, hair care shops, etc.) and offices for service providers (e.g. insurance companies, real estate agents, doctors, veterinarians, architects etc.).

Light Industrial. The activities proposed for this category are aimed at providing both employment opportunities and increased tax revenues. Locations were selected because they offer regional highway and railway access and because opportunities exist to buffer existing residential development from new industrial development. The uses encouraged in this district includes light manufacturing and assembly, research and development facilities, warehousing and storage yards, offices and supporting uses in an office park-like setting. Also permitted would be some commercial uses such as eating and drinking establishments and offices. Landscaped green areas for employees should be required.

Public and Quasi-Public. This category includes those public and quasi-public facilities and services located throughout the community to serve the needs of its residents. It includes: **Reservoirs.** North Poudre Irrigation Company has four reservoirs within the Growth Management Area. It is anticipated the present use of these properties will continue. Developers may acquire land adjacent to a reservoir, purchase recreation rights from the irrigation company and develop higher end residential with water views and recreation. If this type of development is proposed to come into the town, the town should require some public access and recreation amenities. **Schools.** The elementary and

junior high school facilities of the Poudre R-1 School District are included in this category. Also included are governmental and institutional uses such as the Town Hall, the fire station, the public works garage and quasi-public activities such as churches and day care facilities are typical of the uses found in this category. **Parks/ Open Space.** Developed park land such as the park adjacent to Harrison Avenue and the ball fields west of Eyestone Elementary School. It also incorporates the Box Elder Creek Greenway System envisioned in the Parks and Trails Master Plan.

C. Development Design Standards

All development requests to the County shall meet:

1. the Fort Collins Criteria (for the Fort Collins GMA Only) of the Larimer County Urban Area Street Standards except that the typical section for a residential local street shall exclude a 6' parkway and shall include an attached walk; and
2. the Larimer County Stormwater Design Standards utilizing the rainfall intensity curves for the City of Fort Collins.