

7.2.607 ADS-O: Area Design Standards Overlay**A. Purpose**

The purpose of the Area Design Standards Overlay is to preserve the bulk, form, and dimensional standards of residential or commercial areas with distinctive characteristics that are worthy of conservation but are not historical or within a Historic Preservation Overlay (HP-O) district. The intent of the ADS-O is to foster rehabilitation, development, and redevelopment in character with existing development or as recommended in (1) an adopted neighborhood plan as defined in the Colorado Springs Comprehensive Plan, or (2) a ~~completed plan~~ Stakeholder Engagement Plan for an ADS-O district approved by City Council pursuant to this Section 7.2.607.

B. Eligibility

In addition to the criteria for a zone change in Section 7.5.704 (Zoning Map Amendment (Rezoning)), to be eligible for designation as an ADS-O:

1. All of the area to be included in the ADS-O shall have been included in either:
 - a. A neighborhood plan, as defined in the Colorado Springs Comprehensive Plan, that was adopted within the five (5) years preceding the application date; or
 - b. A ~~Stakeholder Engagement Plan~~ Stakeholder Engagement Plan for an ADS-O district that was approved by City Council within the five (5) years preceding the application date, the Planning Department.
2. A majority of the area included in the application shall have one (1) or more the following characteristics:
 - a. Recognized identity and character;
 - b. High architectural value, including consistent building design and materials;
 - c. Relationship with the unique places or cultural features identified in the Colorado Springs Comprehensive Plan;
 - d. Non-conforming setbacks or consistently deeper setbacks than are required by the base zone district;
 - e. Consistently lower building heights than are permitted in the base zone district; or
 - f. Uniform landscaping maintained over a substantial period of time in relation to the age of the neighborhood.

C. Permitted Development Standards

An ADS-O district may establish standards for the following types of development standards only if the area has the related characteristic identified in Subsection B above, which will supersede any conflicting standards in this UDC.

1. Requirements for contextual front or side setbacks. Contextual setbacks require that new development and redevelopment be similar to those on adjacent or nearby properties, regardless of the front or side setbacks in the base zone district, or that they comply with other dimensional standards determined on a case-by-case basis consistent with the Purpose described in Subsection A above;
2. Limitations on maximum building heights of new development or redevelopment to a lower height than that permitted in the base zone district;
3. Requirements that new development and redevelopment incorporate visible architectural or building features found on a majority of primary buildings within the district;
4. Standards requiring the use of building materials that are, or that look like, materials used in a significant majority of primary buildings within the district, or prohibiting the use of building materials that were not used on a significant majority of primary buildings within the district; and