

North Nevada Avenue Zoning Overlay Design Guidelines

November 2017





The following guidelines are intended to be a user-friendly and a convenient way for anyone interested in developing within the North Nevada Avenue overlay area to quickly understand the basic design standards and opportunities for the area. These guidelines support three documents associated with the overlay:

1. The North Nevada Avenue Master Plan (or any subsequent iteration),
2. The North Nevada Avenue Transportation Sub-plan, and
3. The North Nevada Avenue Overlay Zone.

In 2013 the North Nevada Avenue corridor was identified by City Council as an Economic Opportunity Zone (EOZ) and, because it was a major arterial street, a priority infill area by the Infill Comprehensive Plan Supplement. As a result, and in support of the three documents listed above, the following document was drafted.

1. The goals of the community-driven Renew North Avenue Master Plan, include:

- a. A creative mix of business types and uses that support and employ our residents and serve as a regional economic magnet
- b. Connections within the area and to the community are strengthened by improved roadways and expanded transit service
- c. Our vibrant community is strengthened by housing that serves the need of existing and new residents and offers options for all ages and level of income
- d. Our corridor's streets, sidewalks, drainage, streetscape and other infrastructure function well



2. The objectives of this overlay and development standards are driven by these goals of the Renew North Nevada Avenue Master Plan and more specifically aim to:

- a. Orient buildings towards the street and trails/ waterways to encourage pedestrian accessibility & walkability
- b. Foster the development of mixed uses
- c. Encourage development of multiple story buildings
- d. Promote aesthetically pleasing building designs
- e. Encourage the incorporation of community and sustainable places and landscaping, including public art, public spaces, low impact water quality control, and LEED certified building design, which in turn enhance the desirability of the corridor
- f. Minimize visibility and impact of service areas by locating significant parking and service access away from primary streets

3. Permitted, Conditional & Not Permitted Uses (see overlay ordinance below)

4. Building Setback Standards

Front yard setbacks are established as a build-to zone, buildings, or portions of it, must be located within the distances specified below within each of the sectors. Rear and side yard setbacks will utilize a standard minimum building setback as specified below within each of the sectors:

Front Yard Build-to zone:

South sector: zero (0) to fifteen (15) feet

Central sector: fifteen (15) to eighty (80) feet

North sector: fifteen (15) to sixty (60) feet

Rear Yard Setback:

South sector: five (5) feet¹

Central sector: fifteen (15) feet¹

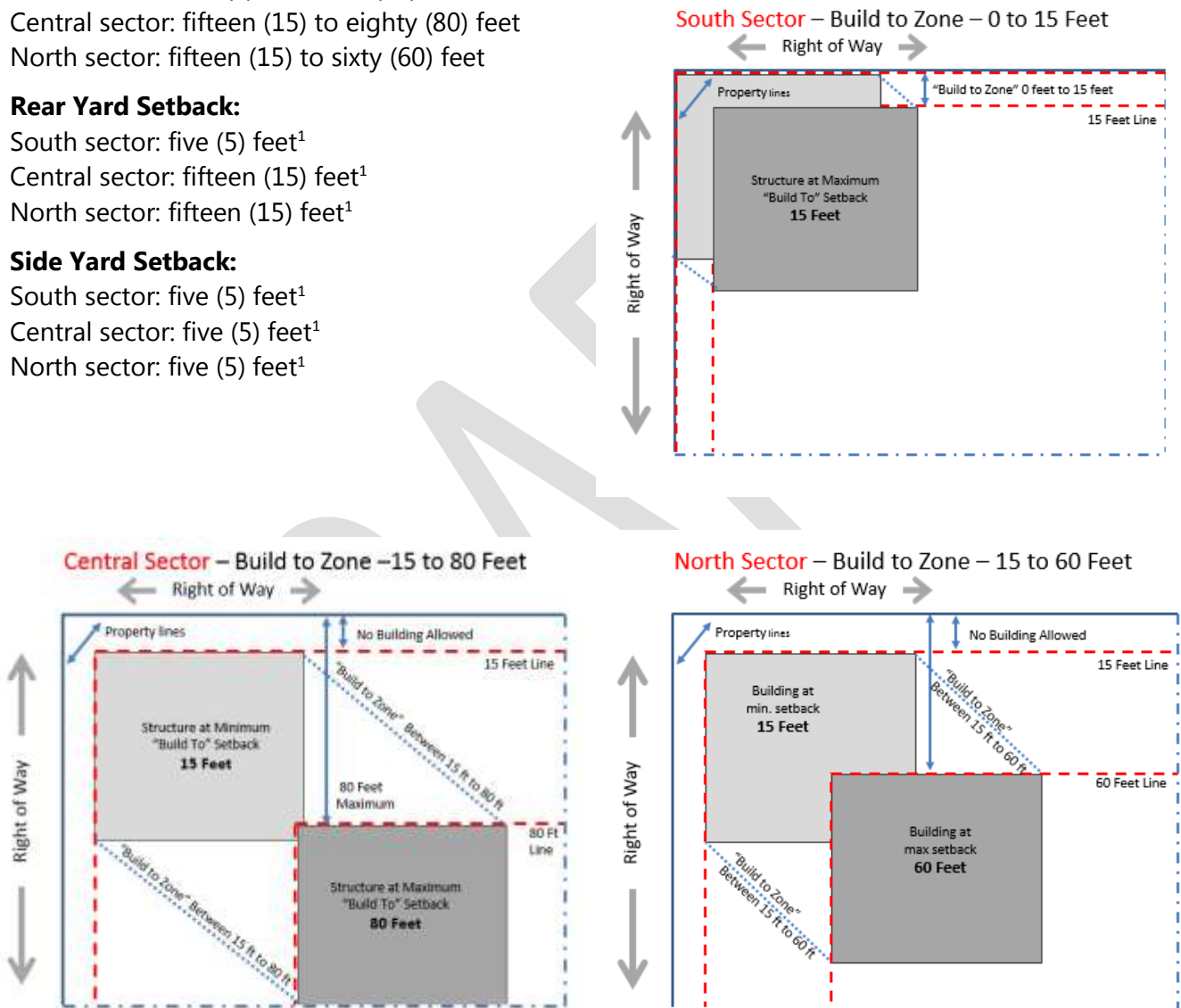
North sector: fifteen (15) feet¹

Side Yard Setback:

South sector: five (5) feet¹

Central sector: five (5) feet¹

North sector: five (5) feet¹



¹ Zero foot (0') setback is permitted if part of overall concept or development plan.

5. General Architecture Guidelines

a. Quality: All development shall provide a high level of quality in construction and materials

b. Entrances:

i. The primary entrance should face a public street and provide pedestrian connectivity to sidewalks/ trails

ii. If the building also abuts a waterway there shall be an entrance oriented towards the waterway, preferably connecting with any trails along the waterway

iii. Primary entrances should be clearly defined and provide shelter

iv. Primary entrances should be easily identifiable to both vehicular visitor and pedestrian

v. If the primary entrance is side loaded buildings shall be setback no more than 15' from the public street

c. Facades:

i. Exterior building walls facing public streets shall be articulated and proportional to human scale, avoiding large featureless façade surfaces with a single façade not exceeding 75 linear feet. Exterior walls should include architectural variety. Architectural variety may include:

a. Develop the first floor facade as primarily transparent (i.e. windows)

b. Awnings

c. Low-scale planters and site walls

d. Wainscot treatment

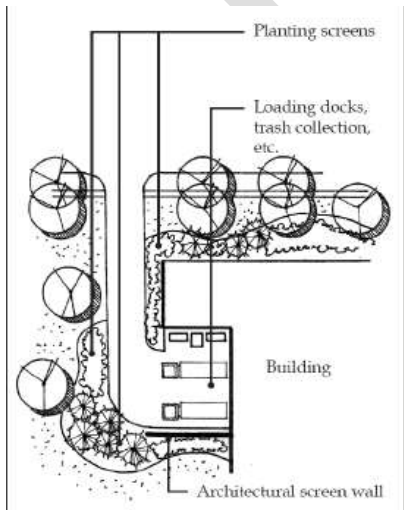
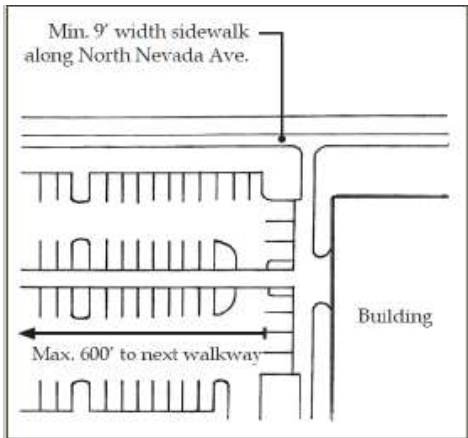
e. Clearly pronounced eaves or cornices

f. Changes in material color or texture

g. Variation in roof forms

h. Covered pedestrian frontages and recessed entries





- i. Deeply set windows with mullions
- j. Belt courses
- k. Window rhythms and patterns

ii. Exterior facades visible from a public street or private/internal drives should feature diversified building materials

d. Building Heights: Base zoning height maximum applies. Height bonuses may be granted up to a maximum of 60 feet if the development includes any three (3) or more of the following:

- i. Publically accessible green spaces/plazas/ detached sidewalk that either front a street or connect to sidewalks/trails
- ii. Publically displayed art that is minimum 1% overall project cost
- iii. Affordable housing (as defined by the U.S. Department of Housing and Urban Development) and/or mixed-income housing
- iv. LEED certified building plan design
- v. Adaptive reuse of historically significant buildings
- vi. Use of aesthetically-pleasing low impact water quality controls
- vii. Shared parking between adjacent properties

e. Rooftop Treatments & Screening:

i. Flat lined roofs shall feature cornices and/or parapet on exterior buildings façade visible from a public street or private/internal drives for decorative treatment and/or screening of building mechanics

ii. Mechanical equipment shall be screened from all sides visible from a public street or private/internal drives

6. Parking & Access

a. Major parking areas, where feasible, should be placed to the side or rear of buildings.

b. Shared parking between adjacent properties is encouraged; per City Code parking requirements may be reduced if it meets alternative parking option requirements

c. Access points, when feasible, should be shared between properties to promote limited vehicle-pedestrian conflicts.

d. Parking will be maxed at 125% of the parking standard for that particular use

e. As stated in the North Nevada Avenue Transportation Sub-Plan, as redevelopment occurs, a robust street network to create walkable blocks of approximately 500 feet should be preserved and constructed

f. The North Nevada Avenue Transportation Sub-Plan provides additional recommendations that should be followed, particularly related to access management, minor intersection improvements, major intersection improvements, and an effective roadway network

7. Fencing & Outdoor Storage

a. If fencing is necessary, open, decorative fencing is encouraged along primary streets

b. Outdoor materials/equipment storage areas should not face public streets; storage areas shall be screened per City Code Section 7.3.205.O



8. Special Uses Guidelines: The following requirements are in addition to those identified in Sections 1- 7.

- a. Loading Areas: Major loading areas should not front primary streets; alleyways or secondary streets should be utilized for loading access
- b. Multi-Tenant Retail/Mixed-Use: Where buildings contain separately owned stores with separate, exterior customer entrances, the street level facade of such stores should be transparent (i.e. windows)
- c. Drive-Through Facilities: Drive through windows, menu boards, and stacking areas should be screened to mitigate views from major roadways
- d. Convenience Retail & Gas Stations: Gas station canopies and pumps should be located behind or on the side of the cashier/convenience store building to reduce their visual impact. On a corner lot, provision of access to the site from adjacent sites or service road sins encouraged.

Canopies should be architecturally integrated with the convenience store building and all other accessory structures on the site through the use of the same or complementary materials, design motif and colors. The materials and color used on the underside of the canopy should not be highly reflective, with the intent of maximizing the amount of intensity of light. Landscaping materials and/or screen berms or walls should be installed along all portions of the street frontage, in order to screen from view the gasoline service island and pumps and any other product dispensing areas from abutting public streets and residentially zoned properties.

- e. Multifamily Housing
 - i. Facades shall be articulated with porches, balconies, bays or other offsets
 - ii. All sides of residential buildings shall be designed to the same level of quality
- f. Accessory Buildings: Accessory buildings should be similar in character and materials as primary buildings

9. Signage Guidelines

- a. All freestanding signs should have a solid base
- b. Pedestrian-scaled wayfinding signs along walkways shall be provided
- c. All sign regulations (City Code Section 7.4) shall be followed



10. Lighting Guidelines

- a. All exterior lighting on private property should be low-glare, pedestrian in scale and directed downward to reduce glare and spillage
- b. Private security lighting along primary streets is discouraged
- c. All exterior lighting after store closing should be minimized; only minimum security lighting and pedestrian lighting may remain on after this time

11. Streetscaping & Landscaping

- a. Private Landscape Architectural improvements shall include the Public Right of Way and coordinate with any Public Right of Way design guideline established for the area.
- b. Public right-of-way and Private urban landscape improvements should:
 - i. Provide native and regionally appropriate plant material (offering color and year round interest) in conjunction with Code & Policy 7.4.300 – 7.4.324 Landscape Ordinance;
 - ii. Provide sufficient space for plant material to be successful and sustainable;
 - iii. Follow City Forestry standards;
 - iv. Ensure trees & signage work together;
 - v. Provide street design elements which coordinate with Section 5 using matching Architectural materials;
 - vi. Provide public space, plazas and pedestrian walkways for inter-connectivity to include such elements as art, signage, site furnishings, planters, seat walls, green walls or screens, and unique paving;



- vii. Provide paving accents to work with Master Plan segments and individual projects;
- viii. Introduce stormwater Low Impact Development (LID) elements, where they can be effective and educational;
- ix. Design for and implement Landscape and Irrigation Best Management Practices;
- x. Assign long term maintenance and management.

DRAFT

AN ORDINANCE CREATING SECTION 509 OF PART 5 (OVERLAY DISTRICTS) OF ARTICLE 3 (LAND USE ZONING DISTRICTS) OF CHAPTER 7 (PLANNING, DEVELOPMENT AND BUILDING) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO A NORTH NEVADA AVENUE OVERLAY DISTRICT

WHEREAS, in 2013 North Nevada Avenue was identified by the City Council as an Economic Opportunity Zone; and

WHEREAS, by Ordinance No. 16-31 City Council adopted an Infill Comprehensive Plan Supplement (the "Infill Chapter") as an element of the City's Comprehensive Plan; and

WHEREAS, the Infill Chapter supports efforts to revitalize arterial corridors such as North Nevada Avenue, as an important infill priority; and

WHEREAS, by Resolution 62-16 the City Council adopted the "North Nevada/University of Colorado, Colorado Springs Economic Opportunity Zone Task Force Findings and Recommendations" report; and

WHEREAS, as part of its approval by Resolution 37-17, the City Council adopted a resolution acknowledging the community's participation in development of the "Renew North Nevada Avenue Master Plan"; and

WHEREAS, City Council now desires to formally adopt the North Nevada Avenue Overlay Zone to support and implement the Renew North Nevada Avenue Master Plan; and

WHEREAS, pursuant to City Code § 7.5.407, at a public hearing regarding the North Nevada Avenue Overlay this ordinance has been reviewed and recommended for approval by the City Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. Part 1 (Basic Provisions) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.2.105: ESTABLISHMENT OF ZONE DISTRICTS:

A. Establishment: For the purpose of this Zoning Code, the City is hereby divided into the following zone districts and overlay districts:

<u>Zone</u>	<u>District Name</u>
A	Agricultural
R	Estate, single-family
R-1 9000	Single-family
R-1 6000	Single-family
R-2	Two-family
R-4	Multi-family
R-5	Multi-family
SU	Special use
TND	Traditional neighborhood development
OR	Office residential
OC	Office complex
PBC	Planned business center
C-5	Intermediate business
C-6	General business
PIP-1	Planned industrial park
PIP-2	Planned industrial park
M-1	Light industrial
M-2	Heavy industrial
PF	Public facilities
PK	Public parks
APD	Airport planned development
PCR	Planned cultural resort
DFOZ	Design flexibility overlay
HR	High rise overlay

HS	Hillside area overlay
HP	Historic preservation overlay
AO	Airport overlay
P	Planned provisional overlay
SS	Streamside overlay zone
<u>NNA</u>	<u>North Nevada Avenue overlay</u>
PUD	Planned unit development
MU-NC	Mixed use - neighborhood center
MU-CC	Mixed use - commercial center
MU-R/EC	Mixed use - regional/employment center
FBZ	Form-based

Section 2. Part 5 (Overlay Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

The overlay districts are:

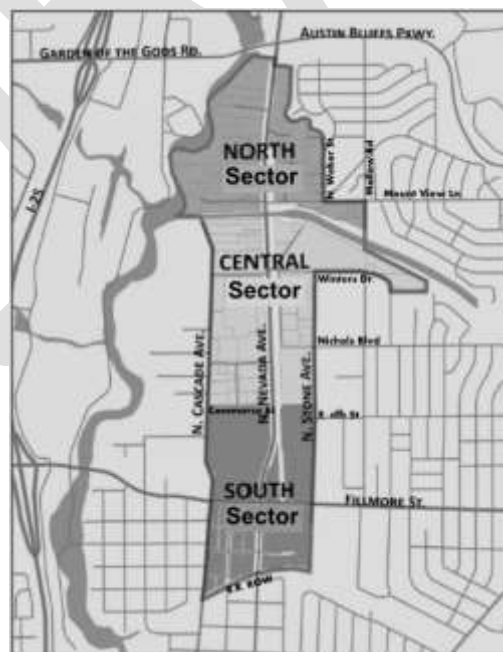
<u>NEO7</u>	<u>Design flexibility overlay</u>
HR	High rise overlay
HS	Hillside area overlay
HP	Historic preservation overlay
AO	Airport overlay
P	Planned provisional overlay
SS	Streamside overlay zone
<u>NNA</u>	<u>North Nevada Avenue overlay</u>

Section 3. Part 5 (Overlay Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, is amended to read as follows:

7.3.509: North Nevada Avenue Overlay

A. Purpose, Goals, Applicability and Objectives:

1. Purpose and Goals: The purpose of the overlay is to implement the goals of the Master Plan adopted for the geographic area of North Nevada Avenue as illustrated in the map below. The goals include:
 - a. Create a creative mix of business types and uses that support and employ our residents and serve as a regional economic magnet;
 - b. Strengthen connections within the area and to the community by improving roadways and expanding transit service;
 - c. Strengthen housing option that serves the need of existing and new residents and offers options for all ages and levels of income; and
 - d. Integrate the corridor's streets, sidewalks, drainage, streetscape and other City infrastructure.
2. Applicability: The overlay applies to the area generally described lying south of Garden of the Gods/Austin Bluffs, east of Monument Creek and Cascade Avenue, west of Weber Street and Stone Avenue and north of the Old North End at the railroad right-of-way. The overlay is broken into three (3) sectors, the north, central and south.



3. Objectives: The overlay encourages new investment while ensuring that redevelopment balances private investment objectives with community sustainability. This is accomplished by:
 - a. Orienting buildings towards the street and/or City trails/waterways to encourage pedestrian accessibility & walkability;
 - b. Fostering the development of mixed uses;
 - c. Encouraging multi-story buildings;
 - d. Promoting aesthetically pleasing building design;
 - e. Encouraging the incorporation of community and sustainable places and landscaping, including public art, public spaces, low impact water quality control, and LEED certified building design, which in turn enhance the desirability of the corridor;
 - f. Minimizing visibility and impact of parking lots and service areas by locating significant parking and service access away from primary streets.

B. Development Standards

1. Building Setbacks: Front yard setbacks are established as a build-within zone, buildings, or portions of it, must be located within the distances specified below within each of the sectors. Rear and side yard setbacks will utilize a standard minimum building setback as specified below within each of the sectors:

Front Yard Build-to zone:

South sector: zero (0) to fifteen (15) feet

Central sector: fifteen (15) to eighty (80) feet

North sector: fifteen (15) to sixty (60) feet

Rear Yard Setback:

South sector: five (5) feet²

Central sector: fifteen (15) feet¹

North sector: fifteen (15) feet¹

Side Yard Setback:

South sector: five (5) feet¹

Central sector: five (5) feet¹

North sector: five (5) feet¹

2. Building Heights: Base zoning height maximum applies. Height bonuses shall be granted to a maximum of sixty (60) feet if the development includes any three (3) or more of the following:
 - a. Publicly accessible green spaces/plazas/detached sidewalk that either front a street or connect to sidewalks/trails;

² Zero foot (0') setback is permitted if part of overall concept or development plan.

- b. Publicly displayed art that is minimum 1% overall project cost;
- c. Affordable housing (as defined by the U.S. Department of Housing and Urban Development) and/or mixed-income housing;
- d. LEED certified building plan design;
- e. Adaptive reuse of historically significant buildings;
- f. Use of aesthetically-pleasing low impact water quality controls that are accepted by Water Resource Engineering;
- g. Shared parking between adjacent properties.

3. Land Uses: The North Nevada Avenue Overlay identifies land uses as permitted, conditional or accessory within each of the identified sectors that make up the overlay. This chart supersedes the Permitted, Conditional and Accessory Use chart in City Code section 7.3.203:

	South Sector	Central Sector	North Sector
Residential Use Types:			
Accessory Dwelling Unit	P		
Detoxification Center			
Dormitory, fraternity or sorority house	C		C
Human Service Establishments	C	C	C
Domestic violence safe house	C	C	C
Family support residence	C	C	C
Human service facility	C	C	C
Hospice	C	C	C
Residential childcare facility	C	C	C
Human service home	C	C	C
Human service residence	C	C	C
Family care home	C	C	C
Large family care home	C	C	C
Human service shelter	C	C	C
Drug or alcohol treatment facility	C	C	C
Single-family detached dwelling on individual lot	P		
Manufactured Home	P		
Mobile Home			
Multi-family dwelling	P	P	P
Multiple Single-family detached dwellings on individual lot	P		
Multiple Two-family dwellings on an individual lot	P		
Retirement Home	P	C	C
Rooming or boarding house	C		C
Studio or Efficiency	P	P	P
Two-family dwelling on an individual lot	P		

General Offices:			
Call Center	C	P	C
Financial Services	P	P	P
General Offices	P	P	P
Medical offices, labs and/or clinics	P	P	P
Mixed office/residential use	P	P	P
Commercial Use Types:			
Agricultural sales and service			
Automotive and Equipment Services:			
Automotive Service	P	C	C
Automotive Rentals	C	C	C
Automotive Repair Garage	P	C	C
Automotive Sales	C	C	C
Automotive storage yard			
Automotive wash	P	P	P
Body and fender repair services			
Construction equipment business			
Equipment rental and sales			
Equipment repair services			
Equipment storage yard			
Bar	P	P	P
Bed and breakfast inn	C		
Building maintenance services	C	P	P
Business office support services	P	P	P
Business park	C	P	P
Campground			
Commercial center	P	P	P
Communication services	P	P	P
Construction sales and services			
Consumer convenience services	P	P	P
Consumer repair services	P	P	P
Crematory services		C	C
Data center		P	P
Exterminating services		P	P
Food sales:			
Convenience food sales	P	P	P
General food sales	P	P	P
Specialty food sales	P	P	P
Funeral services	C	C	C
Crematory service (as an accessory use)	A	A	A
Hookah bar	P	P	P

Hotel/motel	P	P	P
Kennels:			
Indoor only	P	P	P
Indoor and outdoor	C	C	C
Animal shelters	C	C	C
Liquor sales	P	P	P
Medical marijuana facility:			
Medical marijuana center			
Medical marijuana infused product manufacturer - nonhazardous			
Option premises cultivation operation			
Miniwarehouses	C	C	C
Mixed commercial-residential	P	P	P
Mixed office-residential	P	P	P
Personal consumer services	P	P	P
Pet Services	P	P	P
Pharmacy	P	P	P
Recreation, commercial:			
Indoor entertainment	P	P	P
Indoor sports and recreation	P	P	P
Outdoor entertainment	P	P	P
Outdoor sports and recreation	P	P	P
Restaurants:			
Drive-in or fast food	P	P	P
Quick serve restaurant	P	P	P
Sit down - served at table	P	P	P
Retail, general:			
Large retail establishment	P	P	P
Neighborhood serving retail	P	P	P
Sexually oriented business			
Surplus sales	P	P	P
Teen club/young adult club	P	P	P
Veterinary service:			
Large animal hospitals		C	
Small animal clinics	P	P	P
Civic Use Types:			
Administrative/safety services	P	P	P
Cemetery			
Club (membership, social and recreational)	P	P	P
Community gardens	P	P	P
Cultural services	P	P	P
Daycare services	P	P	P
Detention facilities/halfway houses			

Educational institutions:			
Charter school	P	P	P
College and university	P	P	P
Nonpublic schools	P	P	P
Proprietary schools	P	P	P
Public schools	P	P	P
Hospital	P	P	P
Maintenance service facility	C	C	C
Public assembly	P	P	P
Public park and recreation	P	P	P
Religious institution	P	P	P
Semipublic community recreation	P	P	P
Social service center	C	C	C
Utility facilities	P	P	P

Industrial Use Types:			
Accessory retail sales (accessory to principal use) ⁴	P	P	P
Construction and/or contractor yards		C	
Construction batch plant			
Custom manufacturing	P	P	P
Garbage service companies			
General industry			
Heavy			
Light	C	P	P
Industrial laundry services (large scale activity)		C	C
Junkyard			
Manufacturing	P	P	P
Meatpacking and related industry			
Medical marijuana facility:			
Medical marijuana infused product manufacturer – hazardous		C	
Mining operations:			
Temporary surface and open pit			
Underground (activities above)			
Underground (activities under)			
Recycling:			
Large recycling collection center			
Recycling processing center		C	
Research and development	P	P	P
Stockyards			
Transfer station		C	
Truck terminal		C	
Vehicle dismantling yard			
Warehouse	C	P	P

Warehouse and distribution		P	P
Parking Use Types:			
Parking lot/surface parking:			
Private	C	C	C
Public	C	C	C
Parking structure:			
Private	P	P	P
Public	P	P	P
Transportation Use Types:			
Aviation facilities		C	
Railroad facilities			
Transit shelter	P	P	P
Transportation terminal	P	P	P
Agricultural Use Types:			
Commercial greenhouse	C	P	C
Stable, commercial			
Miscellaneous Use Types:			
Broadcasting tower	C	C	C
CMRS facilities			
Nonstealth freestanding facility	C	C	C
Roof/building mount	P	P	P
Roof/building mount which exceeds height limit	C	C	C
Stealth freestanding facility	P	P	P
Landfill (putrescible and nonputrescible)			

4. Design Guidelines: Development within the North Nevada Avenue Overlay shall follow the adopted design guidelines.

5. Nonconforming Uses: Nonconforming uses may be created which are subject to the nonconforming use rights and restrictions as established by this Code

Section 4. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.

Section 5. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this ____ day of

_____, 2017.

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Finally passed: _____

Council President

ATTEST:

Sarah B. Johnson, City Clerk

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