

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



WHAT IS THE UDC SCRUB?

The Unified Development Code (UDC) Scrub is a process headed by the Planning Department that addresses identified errors, conflicts, oversights, and other concerns throughout Chapter 7 of the UDC subsequently following its effective date in June of 2023. This process involves three key phases. The first of which is Phase I.

PHASE 1

Phase 1 of the UDC Scrub addresses three categories of concerns, as well as recodification.

CATEGORY 1



17 Grammatical errors

CATEGORY 2



24 Incorrect section references

CATEGORY 3



47 Formatting faults & language clarity

WHAT IS RECODIFICATION?

Recodification is a process by which the organization and structure of the UDC is updated to improve document clarity, consistency, and usability. More specifically, this includes changes to the codes structure, which comprises renumbering and adjusting the outline denominations. This process generally does not make substantive changes to the code language and merely improves document clarity and usability. Note that the recodification process may result in changes to section numbering as currently displayed within this document.

DISCLAIMER

This document was created as a means of organizing and displaying all of the changes being made within Phase 1 of the UDC Scrub, as of the date of its drafting. Please be advised that as the Phase 1 UDC Scrub moves through the stakeholder and public engagement stages, as well as through the public hearings, updates may be made to reflect the feedback received from citizens, elected officials, and planning staff. Therefore, this document is subject to change and reflects the status of the revisions being considered at a given stage and time. This document will be updated as new changes are being considered.

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 1 – Grammatical Errors)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.2	Table 7.2.2-H	The lot width (minimum) does not match table 7.4.2-B.	25 10 ft per DU
7.2	7.2.603.A.3	Typo - missing a period at the end of the last sentence.	Added period.
7.2	Table 7.2.2-H	Typo - missing space between 'with' and '6' in "interior, residential use" side setback	Added space
7.4	7.4.404.A.2	2. Vehicle Access: Vehicular access lots located on arterial streets shall provide site access meeting the requirements below and the Engineering Criteria. Should be changed to access to lots.	2. Vehicle Access: Vehicular access to lots located on arterial streets shall provide site access meeting the requirements below and the Engineering Criteria.
7.4	7.4.1103.D.2.a	Correct Grammar - the word "be" is not needed. (a) The public art must be constructed of and installed using materials that are reasonably be expected to last, under average weather conditions, for a period not less than ten (10) years;	(a) The public art must be constructed of and installed using materials that are reasonably be expected to last, under average weather conditions, for a period not less than ten (10) years;
7.5	7.5.704	Typo in D.8 regarding zone change criteria 8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.	8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 1 – Grammatical Errors)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.6	7.6.301	The term "as built plans" is used with and without a hyphen. Corrected the definition title/term to include the hyphen.	Was: AS BUILT PLANS Now: AS-BUILT PLANS
			(C) Lighting Standards: * * *
7.4	7.4.1203.C.2	Delete this C.2. since it is not necessary. It's duplicative and confusing with C.3. 'Shielding'	(2) Glare: All lighting fixtures shall be installed so as not to cause glare at or beyond the property line and shall not be aimed toward traffic. (2 3) Shielding:
7.4	7.4.307.F.2.a	Semi colon in the title is a typo. Replace ';' with ','	Change to Neighborhood Park Land Owned by Metropolitan Districts; , Special Districts, and Common Interest Community Associations
7.4	7.4.909.C.1	Areas to be screened, states "Screening that meets the standards of Subsection 7.4.909C is required in the following areas to screen them view from adjacent properties and public or private streets or walkways" should either read as "areas to screen <u>the</u> view" or "areas to screen them view from adjacent"	Screening that meets the standards of this Subsection 7.4.909C is required in the following areas to screen the them -view from adjacent properties and public or private streets or walkways:
7.4	Table 7.4.2-A	Title is not reflective of what is in table.	Single-Family and (Attached and Detached) , Two-Family Residential, and Multi-Family Residential Zone Districts
7.4	Table 7.4.2-A	Missing a word in the lot coverage requirement	Lots containing any building(s) equal to or exceeding 18 ft in height
7.4	Table 7.4.2-C	OR (Office Residential) lot area min incorrect - missing a 0	Change 5,00 to 5,000
7.5	7.5.524.E.3.c	Typo - the word tall, should be all	c. The Manager may approve or approve with conditions if the Manager determines that tall of the criteria in Subsections E.1 and E.2 above are met, and that all the following additional criteria are also met:
7.5	7.5.704.C.3	Typo - Section says Planning Committee, needs to say Planning Commission	3. The City Council shall review the application and the recommendation from the Planning Commission , FBZ Review Board, or Historic Preservation Board and make a decision based on the approval criteria in Subsection D below.

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 1 – Grammatical Errors)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.5	7.5.702.C.2(b)	Missing word	b. If the application relates to Section 7.2.608 (HP-O: Historic Preservation Overlay), the Historic Preservation Board shall review the application and transmit its recommendation to approve, approve with conditions, or deny the text change to the Planning Commission.
7.5	7.5.527.E.2	Typo - missing a word between 'the' and 'and'	2. That the Use Variance is necessary for the preservation and enjoyment of a property right of the owner and if not approved, the property or structure cannot yield any beneficial use;

TABLE OF PROPOSED CHANGES (Category 2 – Incorrect Section References)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.3	7.3.304.I.2	incorrect subsection reference	A Home Occupation Permit pursuant to Section 7.5.504 507 (Home Occupation Permit) is required before operation of a home occupation may begin.
7.3	Table 7.3.2-A	The Use Specific Standards reference in the last column of the table is missing for "Bar"	Added 7.3.303.B.5 to the last column of the table in the "Bar" line. 2. Building features that extend beyond the maximum building height pursuant to Table 7.4.2-G shall be designed or screened to minimize visibility from the R-E, R-1 9, R-1 6, R-2, and R-Flex Low zone districts, and from any portion of a PDZ district developed or designated for attached or detached single-family or two-family dwelling structures. Screening may not extend taller than the permitted exception to the maximum building height.
7.4	7.4.203.B.2	Incorrect Table reference	
7.4	7.4.309.A 7.4.309.C.1 7.4.403.C.1.a and b	Incorrect references to Parks Master Plan vs Park Master Plan	Corrected to remove plural: Parks Master Plan b. The minimum number of bicycle parking spaces required in Table 7.4.10-DE shall be based on the total square footage of building gross floor area and shall be provided on-site or in a permitted off-site location to serve the principal uses.
7.4	7.4.1007.B.1.b	Incorrect table reference and missing language	Every part of a required setback shall be unobstructed from ground level to the sky, except as shown in Table 7.4.2-F, but none of the listed exceptions shall authorize the encroachment of any development or structure across property lines or into a public right-of-way.
7.4	7.4.203.A	Incorrect Table reference	

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 2 – Incorrect Section References)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.4	7.4.203.B.1	Incorrect Table reference	1. No building or structure or part of a building or structure shall exceed the maximum building height within any zone district as shown in Tables 7.4.2-A through D, unless authorized in Table 7.4.2-G below or elsewhere in this UDC.
		Incorrect Table reference - Table 7.4.2-F 'Authorized Exceptions to Height Requirements' should be Table 7.4.2-G	
		Update references to tables 7.4.203 Authorized Exceptions to Setback Requirements and Authorized Exceptions to Height Requirements	Change Table numbering to eliminate duplications. Change the tables under 7.4.203 from -E and -F to -F and -G.
7.4	Table 7.4.2.F		Update table references in 7.4.203.A and 7.4.203.B
7.5	7.5.507.B.1.a	Incorrect reference	1. All Home Occupations shall comply with the standards pursuant to Subsection 7.3.304J (Home Occupation, Accessory).
			a. The Manager shall review the Home Occupation Permit application and approve, approve with conditions, or deny the petition in accordance with Subsection 7.5.407D.1 (Manager), the standards applicable to home occupations in Subsection 7.3.304J (Home Occupation, Accessory), and the review criteria in Section 7.5.409 (General Criteria for Approval).
7.5	7.5.507.C.1.a	Incorrect reference	a. Change in Operation: If any of the following occur after the approval of a Home Occupation Permit, the applicant shall submit a new application indicating the new or altered home occupation use, and the Manager shall review and make a decision on that home occupation in compliance with the standards applicable to home occupations in Subsection 7.3.304J (Home Occupation, Accessory):
7.5	7.5.507.C.2.a	Incorrect reference	(1) Manager's Decision: The Manager shall review the Temporary Use Permit application and within three (3) business days after the determination of application completeness shall approve, approve with conditions, or deny the application based on its compliance with the standards applicable to temporary uses generally in Section 7.3.3045 (Accessory Temporary Uses), any use-specific standards applicable to that particular temporary use, and the following criteria:
7.5	7.5.511.C.1	Incorrect subsection reference	In addition to the powers granted by the City Charter and the City Code, the City Council shall perform the functions specified in this UDC and shown in Table 7.5.1-CA.
7.5	7.5.201	Incorrect reference to Table 7.5.1-C when it should be -A	

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 2 – Incorrect Section References)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.5	7.5.415.A.3	Incorrect reference to 7.5.416 for Appeals	Any person pursuing an appeal subject to this Section 7.5.415 (Appeals) shall complete all forms If the Stormwater Enterprise Manager determines that an activity governed by this Part 7.5.10 is creating a nuisance to the public health, safety, and welfare or is not compliant with the requirements of this UDC, the City Engineer Stormwater Enterprise Manager may use any or all of the powers listed below: This Section 7.5.703 7.5.704 applies to all applications to create or change the boundaries of a zone district on the zoning map, whether initiated by the City or by a private property owner.
7.5	7.5.1003	Incorrect reference	
7.5	7.5.704.B	Incorrect subsection reference	
7.5	7.5.503.B.2.b	Incorrect reference	b. A Waiver of Replat was issued for the land (see Section 7.5.523 (Waiver of Replat));
7.5	7.5.505.C.2.a	Incorrect reference	a. Compliance with the standards applicable to carports in the front-yard setback in Subsection 7.3.304D 7.3.304G (Carport or Garage, Accessory); and
7.5	7.5.511.B.1.c	Incorrect subsection reference	a. Outdoor display of goods, temporary (except as required by the use-specific standards at Subsection 7.3.305E 7.3.305D (Outdoor Display of Goods, Temporary)).
7.5	7.5.519.G.2.b	Incorrect reference	b. The entire portion of all original platted lot(s) must be contained within the replat unless a waiver is approved in accord with Section 7.5.523 (Waiver of Replat).
7.6	7.6.301	The Use table lists "Industrial Hemp Cultivation Facility"; however there isnt a definition for that use. There is a definition for "Industrial Hemp Premises Cultivation Operation (IHOPC)"	Changed the Definition term/time from Industrial Hemp Premesis Cultivation Operation to Industrial Hemp Cultivation Facility to match the Use Table DWELLING, SINGLE-FAMILY DETACHED: A building with one (1) dwelling unit located on one (1) lot, with no physical or structural connection to any other dwelling unit and used exclusively for occupancy by one family. This definition includes a tiny house (detached dwelling of four hundred (400) square or less of gross floor area) that meets the standards of the Regional Building Code for long-term occupancy. This use may include an integrated accessory dwelling unit, subject to the provisions of Subsection 7.3.304EF (Dwelling, Accessory).
7.6	7.6.301	Dwelling, Single-Family Detached Incorrect reference	

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 2 – Incorrect Section References)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.6	7.6.301	Home Occupation Definition does not reflect what was in Chapter 7 nor 7.5 standards	HOME OCCUPATION: An activity conducted for gain entirely within a residential primary or accessory -building that is incidental and secondary to the use of such building for dwelling purposes and that does not change the essential residential character of such building. This use shall not include motor vehicle repair, a barbershop or beauty salon that serves more than one customer at a time, instruction to more than three (3) persons at a time, paint shops using spray painting equipment, or a medical marijuana facility (to the extent it is not subject to the medical marijuana exception in Subsection 7.3.304JK (Marijuana, Home Cultivation, Accessory)).
All	Tables	Ensure that all [X] in the notes sections of the table have been added to the actual table. See above for example.	Table 7.2.2-A - Note [2] Detached Garage or Carport accessed from alley or rear access easement - 5 This note is not shown in the table. And I'm unclear what this is saying...

TABLE OF PROPOSED CHANGES (Category 3 – Formatting Faults and Language Clarity)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.2	Tables 7.2.2-D, -E, -F, and -G	A Footnote was added to the Notes section regarding how setbacks are measured but not added to the actual table. All tables need to be updated to add footnote [X] to the Setback heading line.	Setbacks (minimum) [2] (1) Each Development Plan or Phasing Plan based off the approved Land Use Plan shall meet the established density of the district-; (2) Each development shall comply with all applicable standards relating to Compact Lots in this UDC-; and (3) Reference Part 7.3.3 for additional use-specific standards.
7.2	7.2.209.C	Trevor noted the language was confusing. If all three standards apply then punctuation should be changed.	Chapter 7 of the City Code of Colorado Springs shall officially be known as the Unified Development Code of the City of Colorado Springs and is referred to within this document as the "UDC." or the " Zoning Code. " The "Zoning Code" is the UDC, excluding Part 14 of Article 4 of this Chapter.
7.2	Table 7.2.6-B	Definitio of Zoning code needs to be reduced to only certain articles of UDC. (we should exclude the building code at a minimum)	
7.2	Table 7.2.6-B	NNA-O North Sector setback is incorrect	Change front setback to 15- 80 -60 ft
7.2	7.2.609.C.3.a	Duplicative information - Remove MX-M and MX-L here as it is already listed in (c)	REMOVED

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 3 – Formatting Faults and Language Clarity)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
			3. Height Limitations a. In the PDZ, R-5, OR, MX-N, MX-M, MX-L, MX-T, and PF zones, the maximum pitch of the diagonal plane may be two (2) feet vertical to one (1) foot horizontal from lines twenty (20) feet above lot lines.
7.2	7.2.609.C.3.a 7.2.609.C.3.d Graphic	"Slope Angles by Zone District" graphic has incorrect zone district references which is not reflective of Subsection 3. Height Limitations	Graphic text changed to: PUD PDZ, R-5, OR , MX-N, MX-M, MX-L, MX-T, PF: 2/1
7.2	7.2.603.C.2	Formatting error. After subsection 7.2.603.C.2., - Subsections 7.2.603.C.3 - 14 should be indented under 7.2.603.C.2	Correction made: 14 indented.
7.2	7.2.603.E.2.a.1(a)(iii))	Wrong buffer width (swap of SS-O Stream Types)	(i) Type 3 Streams have a typical channel width less than twenty-five (25) feet with buffers seventy-five (75) feet wide on both sides of the channel.
7.2	Table 7.2.2-A, -B & -C	The Lot and Building Standards tables for A, R-E and R1-9 are missing the note for garage setback.	Added the following note to all three tables: [2] Detached Garage or Carport accessed from alley or rear access easement - 5 ft Front: House Primary Structure - General House Primary Structure and Garage adjacent to collector, parkway or arterial street (same change on both tables)
7.2	Table 7.2.2-B Table 7.2.2-G	R-E - R-5 - change setback from 'house' to 'Primary Structure'.	Plant-Based Extraction - Hazardous Plant-Based Extraction - Nonhazardous Change to: Plant-Based Extraction, Nonhazardous Plant-Based Extraction, Hazardous
7.3	Table 7.3.2-B	The definitions section pulls all "Extraction" into one subcategory. For all extractions, the format is: Extraction, "type" such as Extraction, Plant Based. Should these be corrected to that format?	
7.3	Table 7.3.2-B	Heavy Vehicle Storage is listed but the definition and Use specific standards reference Heavy Vehicle and Equipment Storage	Heavy Vehicle and Equipment Storage

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 3 – Formatting Faults and Language Clarity)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
			<p>(2) No driveway within the R-E, R-1 9, R-1 6, R-2, R-4, R-5, R-Flex Low, R-Flex Medium, and R-Flex High Zone Districts shall be less than twenty (20) feet in length; however, if Alley or access lane loaded, no driveway may be between twelve (12) and twenty (20) feet in length. An Alley or access lane loaded driveway less than twenty (20) feet may not be included in any required parking.</p> <p>(3) Uses Other Than a One or Two-Family Dwelling.</p> <p>(a) Any driveway providing access to a parking area for a use other than an attached or detached single-family or Two-Family Dwelling shall be a minimum of twenty (20) feet in width where two-way traffic is allowed and a minimum of twelve (12) feet in width where one-way traffic is allowed.</p>
7.4	7.4.1008.E.2	<p>Need to separate this into two sections. #3 should be "Uses other than one..."</p> <p>Duplicate regulation on 1. and 2.</p> <p>(1) Except for parking spaces for attached or detached single-family or two-family dwellings, all parking spaces shall be clearly delineated or striped and the striping shall be maintained so it is visible. Striping shall not be required for motor vehicle display or storage areas.</p> <p>(2) Except for parking spaces for attached or detached single-family or two-family dwellings or associated accessory dwelling units, all parking spaces shall be clearly delineated or striped and the striping shall be maintained so it is visible. Striping shall not be required for motor vehicle display or storage areas.</p>	<p>7.4.1011: PARKING, LOADING, AND STACKING AREA MAINTENANCE:</p> <p>A. Condition: Off-street parking and maneuvering areas in conformance with this Part 7.4.10 shall be permanently maintained with the use to which they relate so long as such use remains.</p> <p>B. Striping of Spaces:</p> <p>(1) Except for parking spaces for attached or detached single-family or two-family dwellings, all parking spaces shall be clearly delineated or striped and the striping shall be maintained so it is visible. Striping shall not be required for motor vehicle display or storage areas.</p> <p>(2) Except for parking spaces for attached or detached single-family or two-family dwellings or associated accessory dwelling units, all parking spaces shall be clearly delineated or striped and the striping shall be maintained so it is visible. Striping shall not be required for motor vehicle display or storage areas.</p>
7.4	7.4.1011		

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 3 – Formatting Faults and Language Clarity)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
		<p>In working with an applicant on some parking issues, I'm seeing what looks like a typo in the section below (see highlight) in 7.4.1008.A. We don't have an "MX-C" district and this section is excluding MX-M. I don't see that this is included in our UDC update spreadsheets.</p> <p>4. Notwithstanding Subsection 3 above, required off-street parking for nonresidential components of a development in the OR, MX-N, MX-T, MX-C, MX-L, or MX-I zone districts may be provided off-site, provided that:</p> <p>a. The applicant provides a recordable zoning commitment stating that in the event the off-site spaces are no longer available, the applicant or property owner will provide an equivalent amount of off-street parking in a location acceptable to the City.</p> <p>b. The off-street parking is located on a site within six hundred and sixty (660) feet of the property for which the parking is provided.</p>	
7.4	7.4.1008.A.4	"Marijuan Home Cultivation" defintion title doesn't match the use table or other areas throughout the UDC. They also reference "accessory"	4. Notwithstanding Subsection 3 above, required off-street parking for nonresidential components of a development in the OR, MX-N, MX-T, MX-C , MX-L, or MX-I zone districts may be provided off-site, provided that:
7.6	7.6.301		Corrected the definition title/term to: MARIJUANA, HOME CULTIVATION, ACCESSORY

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 3 – Formatting Faults and Language Clarity)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
			<p>Old: NITS: [SB1] A unit of measurement of luminance, or the intensity of visible light, where one (1) nit is equal to one (1) candela per square meter.</p> <p>New: NITS: Are a unit of measurement used to quantify the brightness emission of electronic displays.</p>
7.6	7.6.301	After the update of the Sign Ordinance, two sign definitions were not repealed since they were outside of the Sign Related Definitions section. The old definitions should be deleted and the new Sign ordinance definitions should remain.	<p>Old: BUILDING PLAQUE: A plaque designating names of buildings, occupants, and/or date of erection and other items such as architect, contractor or others involved in the building creation cut into or attached to the building.</p> <p>New: BUILDING PLAQUE: A plaque cut into or mounted to the building that does not contain commercial messaging.</p>
7.3	Table 7.3.2-A	Park' use not permitted in PK zone	Added 'P' for 'Park' in PK
7.3	7.3.301.D.11.a	Consistency change - 'Tiny House Community' is name of use, but 'Tiny Home Community' shows up 2 times	a. Each Tiny Home House Community may include up to two hundred (200) square feet per unit for accessory structures, including mail boxes, enclosed bike storage, laundry, groundskeeping, personal storage, or common rooms.
7.3	7.3.301.D.11.d	Consistency change - 'Tiny House Community' is name of use, but 'Tiny Home Community' shows up 2 times	d. These standards and limitations do not apply to gazebos or outdoor pavilion spaces provided for residents and guests of the Tiny Home House Community.
7.3	7.3.304.R.2	Language confusing - not as typically stated in Code	2. In the R-E, R-1 9, R -1 6, R-2, R-4, R-5, R-Flex Low, R-Flex Medium, and R-Flex High, OR, MX-N, and MX-T zone districts, roof-mounted wind energy systems are subject to the maximum building height for the district limit for primary buildings in those districts.
7.3	7.3.304.R.3	Language confusing - not as typically stated in Code and needs to include both ground AND roof mounted systems.	3. In the LI, GI, PK, and PF zone districts, ground and roof-mounted wind energy systems are not subject to the maximum building height limit for primary buildings in that the district.
7.3	7.3.304.R.4	Language confusing - not as typically stated in Code and needs to include both ground AND roof mounted systems.	4. In all other zone districts, ground and roof mounted wind energy systems may extend up to ten (10) feet above the maximum building height limit for primary buildings in those districts.

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 3 – Formatting Faults and Language Clarity)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.3	7.3.302.B	RLUPA - should be from ROW, but PL or remove altogether	Change Subsection title to 'B. Club, Lodge, and Service Organization, Religious Institution , and School, Elementary or Secondary'
7.3	7.3.302.B.1	RLUPA - should be from ROW, but PL or remove altogether	1. The minimum lot area for a Club, Lodge, or Service Organization, or Religious Institution shall be two-and-a-half (2.5) acres if the principal auditorium in the use has a capacity of no more than three hundred (300) people, or four (4) acres if the capacity is larger than three hundred (300) people.
7.3	7.3.304.C.2.a (will be 7.3.304.D)	Removed 'setback' as contrary to how 'setback' and 'yard' are defined	a. General Standard Carports are allowed in the front yard setback as an accessory use to a single-family detached or two-family dwellings in the A, R-E, R-1 9, R-1 6, R-2, R-4, and single-family PDZ districts only after issuance of a permit in accord with Section 7.5.505 (Front Yard Carport Permit).
7.3	7.3.304.C.2.b	Removed 'setback' as contrary to how 'setback' and 'yard' are defined	b. Front Yard Carport Criteria A front yard carport is permitted in the front yard setback in connection with a single-family dwelling detached or a two-family dwelling in the A, R-E, R-1 9, R-1 6, R-2, R-4, and single-family portions of PDZ districts upon a finding that the application complies with the following standards and criteria:
7.4	Table 7.4.2-A	In table under "Setbacks", on the 'Detached Garage or Carport accessed from alley or rear access easement' line the setbacks for A and R-E are missing.	Add 5 ft for both A and R-E
7.4	Table 7.4.10-A	Bold/italicize 'Two bedrooms' in chart with 'Dwelling, Multi-Family' requirements	Bolded and italicized
7.4	Table 7.4.2-A	A note is needed concerning encroachments, to provide clarification regarding accessory structures and primary structures, when a side yard setback is being reduced from 5' to 3'. The note shall specify that the structure may not encroach into a recorded easement, unless an easement encroachment is granted.	Note [3] - In districts with 5 ft. side setbacks, the side setback may be reduced to 3 ft. if Colorado Springs Utilities and the Stormwater Enterprise Manager determine that adequate utilities and drainage can be provided but not into a recorded easement, unless the City has granted an easement encroachment.
7.4	7.4.1203.C.3	Update to pull pertinent language from 7.4.1203.C.2	All lighting fixtures, including wall packs (see figure to the right), except motion detector-activated lighting, shall be fully shielded so that the lighting element is not visible to an observer at any property line or aimed toward traffic , except as stated otherwise in this Part 7.4.12.

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 3 – Formatting Faults and Language Clarity)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
7.4	7.4.1203.C.3.b.5	Updated numbering because of the above changes everything subsequent.	5. The maximum height of light poles and wall-mounted light fixtures to illuminate parking lots and service areas shall comply with the following standards, unless Subsection 6 7 below requires a lower height:
7.4	Table 7.4.2-C	Corner lot is missing from MX-N'	Add 15' for MX-N corner lot setback
7.4	7.4.201.A	Subsection heading not reflective of what is in Table	A. Single-Family and (Attached and Detached) , Two-Family Residential, and Multi-Family Residential Zone Districts
7.4	7.4.201.A	Subsection heading not reflective of Table	Dimensional standards for the A, R-E, R-1 9, R-1 6, and R-2, R-4, and R-5 zone districts are shown in Table 7.4.2-A (Single-Family (Attached and Detached) and, Two-Family Residential, and Multi-Family Residential Zone Districts Dimensional Standards).
7.4	Table 7.4.10-A	Dwelling, Multi-family' has a footnote [1] but there is nothing there	Removed [1]
7.4	7.4.404	Purpose statement confusing. Is the language saying that all the provisions in 7.4.404 apply to any new DPs reviewed after effective date, or only for DPs that are developing lots that were platted after the effective date?	The following standards apply to the layout and design of Development Plans for development on approved subdivision lots after the Effective Date.
7.4	7.4.902.B.1	Single family lots are exempt for the Landscape Code.	1. An individual detached single-family or two-family dwelling on its own lot unless otherwise stated;
7.4	7.4.1007.C.4	Update for clarity due to confusion with recent submittals	4. Racks Bicycle parking shall be of a design that provides for adequate security. "3. That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief; and 4. That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties; and. "
7.5	7.5.526.E	and' shows up at the end of 4 but should be in 3.	Appeals and referred matters decided by the Planning Commission, Historic Preservation Board, or FBZ Review Board may be further appealed to the City Council, unless the matter is remanded to the City official or body that made the decision that is the subject of the appeal.
7.5	7.5.415.A.8	Updated language needed for clarity of processes	

PLANNING DEPARTMENT

UDC SCRUB PHASE 1 | PROPOSED CHANGES



TABLE OF PROPOSED CHANGES (Category 3 – Formatting Faults and Language Clarity)

Article	Section	Issue/Comment	Revision Draft Code (Bold=Add; Strikethrough=Remove)
			Updates made throughout table to add "*" to Quasi-Judicial actions for Planning Commission and City Council. Corrections were made to the to public notice requirements. Removed notes 4&5, renumbered remaining notes and corrected references in table with new numbers. Notes 4&5 weren't identified in the table and are stated in the public notice requirements section of the UDC. Clarified process for Major vs Minor modifications to Developmetn and Land Use Plans. Added Hillside Site and Grading Plan and Site Plan to Unplatted Land to the table.
7.5	Table 7.5.1-A	Several errors in the table were identified where the process does not match UDC text and some quasi-judicial actions are not noted.	
7.5	7.5.522.C	Numbering messed up	Changed '1' to '4' Included in a (3) -
7.5	7.5.503.B.2.e.2	Numbering messed up	(2) The gross floor area of the addition of a detached accessory structure(s) is no larger than one hundred (100) percent of the gross floor area of the principal structure ; or (3) ‡ The addition is for a deck(s) or patio/porch cover(s) or both.
7.5	7.5.505.B	Removed 'setback' as contrary to how 'setback' and 'yard' are defined	Approval of a Front Yard Carport Permit is required before erecting a carport in the front yard setback of a property.
7.5	7.5.524.E.1.a	Moved language - '4' moved up one Subsection	a. If Subsections 2 (Contextual Standards), 3 (Preserving Valuable Trees), or Subsection 7.5.524.B.8 (Administrative Adjustment) above do not apply, the Manager may approve or approve with conditions the requested Administrative Adjustment if the Manager determines that all of the following criteria are met.
All	Definitions	Word search all definitions to ensure all references to a term that has a definition are capitalized.	Capitalized all defined terms.