

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER URBAN
COUNCIL BILL NO. 04
ORDINANCE NO. 1686
Series 2020

TITLE: AN ORDINANCE AMENDING CHAPTER 26 OF THE WHEAT RIDGE CODE OF LAWS PERTAINING TO THE DESIGN AND PLATTING OF MULTIFAMILY DEVELOPMENT AND ATTACHED SINGLE FAMILY HOMES

WHEREAS, the City of Wheat Ridge (“City”) is a home rule municipality operating under a charter adopted pursuant to Article XX of the Colorado Constitution and vested with the authority by that article and the Colorado Revised Statutes to adopt ordinances for the regulation of land use and protection of the public health, safety and welfare; and

WHEREAS, in exercise of that authority, the City Council of the City of Wheat Ridge has previously enacted Chapter 26 of the Wheat Ridge Code of Laws (the “Code”) pertaining to zoning, land use, and development; and

WHEREAS, Chapter 26 includes regulations pertaining to the design and platting of residential development; and

WHEREAS, the City Council recognizes the need for elevating certain design standards related to attached single family homes (townhomes); and

WHEREAS, the City Council also finds it appropriate to modify the process by which attached single family homes (townhomes) may be replatted;

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

Section 1. Section 26-405.A of the Wheat Ridge Code of Laws, regarding types of plats, is amended with the insertion of a new subsection 2 and renumbering the section accordingly:

A. *Administrative plat.*

[...]

2. **A lot line adjustment of a previously approved townhouse plat shall be considered an administrative plat regardless of the number of lots affected, so long as the replat meets all of the following criteria:**
 - a. **Does not create new or additional lots or parcels;**
 - b. **Does not materially alter the subdivision design; and**
 - c. **Conforms to all subdivision and zoning regulations and includes no waiver or variance.**

Section 2. Section 26-1105 of the Wheat Ridge Code of Laws, regarding building placement and orientation in mixed use zone districts, is amended by the addition of a new subsection F:

F. Attached residential development. The following requirements shall apply to single attached dwellings as defined in Section 26-1119.

1. **For units adjacent to public streets, front doors shall be located on the façade that faces the public right-of-way. For developments with more than one (1) building, street-facing orientation of front doors is not required for all buildings or dwelling units but shall be the predominant orientation across the overall development.**
2. **Structures shall be comprised of no more than eight (8) side-by-side units.**
3. **Separation between primary structures shall be a minimum of 10 feet.**

Section 3. Section 26-1106.B of the Wheat Ridge Code of Laws, regarding building design in mixed use zone districts, is amended as follows:

B. Façade design and articulation.

1. All façades of a building shall provide a level of finished architectural quality and be designed to human scale. Each façade shall contain at least one (1) change in color or texture. Additional detail should be incorporated into the façade design by the use of at least three (3) of the following methods:
 - Reveals.
 - Belt courses.
 - Cornices.
 - Expression of a structural or architectural bay.
 - Articulation of windows and doorways, which may include sills, mullions, or pilasters that create a three-dimensional expression.
 - Change in material.
 - **Variation in rooflines.**
2. All façades of a building that face a street or a public space shall have at least one (1) variation in plane depth of at least one (1) foot for every fifty (50) linear feet of the length of the façade. All other façades shall have one (1) variation in plane depth of at least one (1) foot for every one hundred (100) linear feet of the length of the façade. Any portion of a façade that is a glass curtain wall shall be exempted from this requirement.

For single attached dwellings as defined in Section 26-1119, the façade(s) containing front doors shall have a change in plane depth of at least one (1) foot for every unit. This may be achieved by a change in the wall plane within a single unit façade or by varying the plane depth of adjacent units. See Figure 26-1106.2.

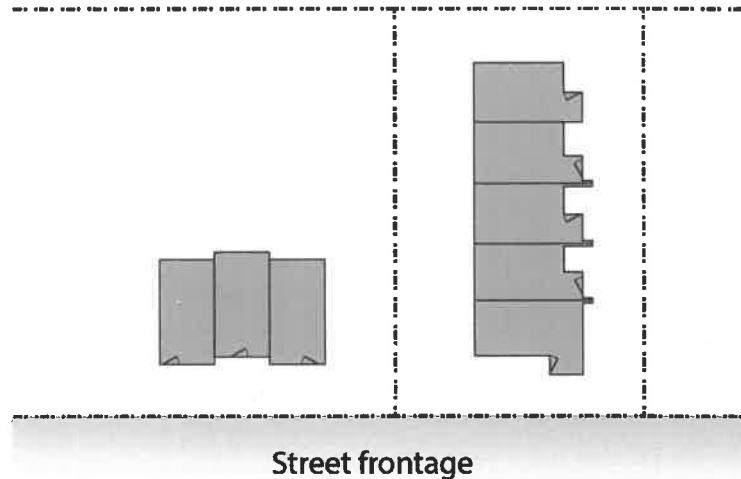


Figure 26-1106.2 – Variation in Plane Depth for Single Attached Dwellings: For the building on the left, changes in plane depth occur by varying the plane depth of adjacent units. For the building on the right, changes in plane depth occur within each unit façade. The requirement to vary plane depth does not necessarily require offsets in the building foundation and may be achieved by a variety of articulation and design elements noted in subsection 26-1106.B.3 below.

3. Non-permanent features such as canopies and awnings will not qualify as variation. Plane depth variation may be accomplished through elements such as:
 - Recessed entries.
 - Porticos.
 - **Projecting porches.**
 - Upper level stepbacks.
 - Dormers.
 - Offsets in the general plane of the façade, including columns, pilasters, protruding bays, reveals, fins, ribs, balconies, cornices or eaves.

4. The primary entrance of a building shall be emphasized through at least two (2) of the following architectural elements:
 - Changes in wall plane or building massing.
 - Differentiation in material and/or color.
 - Higher level of detail.
 - Enhanced lighting.

This requirement for an entry feature shall also apply to the primary exterior entrances for single attached dwellings.

Section 4. Section 26-1119 of the Wheat Ridge Code of Laws, regarding the definition of single attached dwellings, is amended as follows:

Dwelling, single attached. Three (3) or more dwelling units where each unit is attached to other units by party walls, and where habitable spaces of different units are arranged side-by-side, rather than a stacked configuration. **This can include, but is not limited to, townhomes with exterior entrances.**

Section 5. Section 26-1119 of the Wheat Ridge Code of Laws is amended by the adding a definition for multiple dwelling in the appropriate alphabetical location:

Dwelling, multiple. Three (3) or more dwelling units where each unit is attached to other units, where habitable spaces are arranged in a stacked configuration, and where a building includes a common public entrance but interior entrances to each unit.

Section 6. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Wheat Ridge, that it is promulgated for the health, safety, and welfare of the public and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 7. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.


Section 8. Compliance Required – Applicability. This Ordinance shall apply to all development which does not by the effective have a vested property right, pursuant to the provisions of Section 26-121 of the Code of Laws of the City of Wheat Ridge.

Section 9. Effective Date. This Ordinance shall take effect fifteen (15) days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 8 to 0 on this 24th day of February 2020, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for March 9, 2020 at 7:00 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 6 to 0, this 9th day of March, 2020.

SIGNED by the Mayor on this 9th day of March, 2020.




Bud Starker, Mayor

ATTEST:



Robin Eaton, Deputy City Clerk

Approved as to Form


Gerald E. Dahl, City Attorney

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