



Small Lot Development is Not a Small Thing

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Small Lot Development

- Opportunities
- Challenges
- Colorado Examples



Small Lot Development

- Residential focused
- Small lot < 5000sf vs. large lot=7,000+ sf
- Why small lot development
 - Promotes context-sensitive design
 - Addresses housing affordability
 - Increases diversity and density



Small Lot Development

- Considerations
 - Min/max lot size
 - Building setbacks
 - Building design (height, form, style)
 - Parking
 - Utilities
 - Landscape
 - Storage



A photograph of a residential street. In the foreground, there is a wide, light-colored concrete sidewalk. Behind it, a row of houses is visible. The house on the left is yellow with white trim around the windows and a small porch. A large, leafy green tree stands in front of it. To the right of the yellow house is a red house with white trim. Another tree is in front of the red house. The sky is clear and blue. The overall scene is bright and sunny.

Why Small Lot Development ?

- Infill Development
- Promotes higher housing unit density in core areas
- Attainable housing options -workforce can live where they work
- Can reduce cost of infrastructure per housing unit

Encouraging Small Lot Development

- Guiding Documents and Plans
- Smart Growth America Report (2016)
- Comprehensive Plan (2018)
- Land Use Code revisions and current re-write (2023)
- Density Bonus Policy (2021)
- Housing Needs assessment (2019)



Smart Growth America

Improving lives by improving communities

Smart Growth America Report – Pagosa Springs (2017)

* Benefits of higher density in core areas

- Walkability and Transit access
 - Utilize existing infrastructure (roads-sewer-water-electric)
 - Helps provide attainable housing options



PAGOSA SPRINGS FORWARD

Comprehensive Plan (2018)

- Supports the findings in the SGA report
 - Promotes infill development in Core Areas



Land Use Code revisions and current re-write (2023)

- **2023 Re-Write to Include:**

- Housing type options to help promote small lot concepts.
- Allowance for primary structures to be under 400 sq.ft.

- **Previous Code Revisions:**

- Min. 200 cu.ft. of Storage required for units under 400 sq.ft.
- Smaller minimum lot sizes consistent with max density.
- Accessory Dwelling Units (ADUs) in all residential districts.
- Housing Units smaller than 400 sqft in size.
- Multifamily allowed in medium density districts.
- Reduced parking requirements.
- Density Bonus Policy.



Types of Housing Development Options

Challenges

Context Sensitive Design:

- Does it fit with the context of the existing neighborhood?

Experienced Developers:

- More staff time needed working with in-experienced developers.

Setbacks:

- Snow shedding and storm drainage/runoff considerations.

Landscaping:

- Reducing maintenance with intentional and low water plantings.

Access – Vehicular and Pedestrian

- Alleys are very beneficial for vehicular access. Sidewalks/Trails.









Loveland— Housing

A FEW FACTS—

- 80,000 Population
- Median Home Price—Approx. \$540,000
- Slowing const. due to interest rates/economy
- Significant land available, including entitled large subdivisions
- Strong City Interest: Facilitate Affordable & Attainable (workforce) Housing



Opportunities: Small Lot Development

New Zoning Code Adopted in 2019

- Allowance for smaller houses & smaller lots
 - Micro homes (up to 500 sf)
 - Cottages (up to 1,150 sf)
 - Smallest lot size:
 - Reduction in impact fees for small homes
- Allowance for Accessory Dwelling Units
 - ADUs Allowed “by right” on 7,000 lots
 - Up to 900 sf for ADUs
 - No owner occupancy requirement
 - No impact fees
 - 45 ADUs—mostly since 2019



Loveland Opportunities...

- Continued Interest in Small Lot Development
 - Affordable Housing Task Force
 - Private sector initiated—coordination with City government
 - Strong push for affordable hsg. & attainable housing
 - City-initiated response: code amendments underway
 - PUD zoning: Administrative approvals
 - Allow additional affordable units
 - Allow additional units w/ diverse housing types
 - Allow for smaller lots
 - Reduced water charges for smaller lots





Wee Cottages / Mission Homes

The Lakes at Centerra and Prairie Star

- 2,500 sf lots
- 900-1200 sf detached homes
- Mostly 2-story, 2 bedroom
- Main floor: Great room / ½ bath
- 2nd floor: 2 bedrooms & bath
- Attractive to multiple demographics

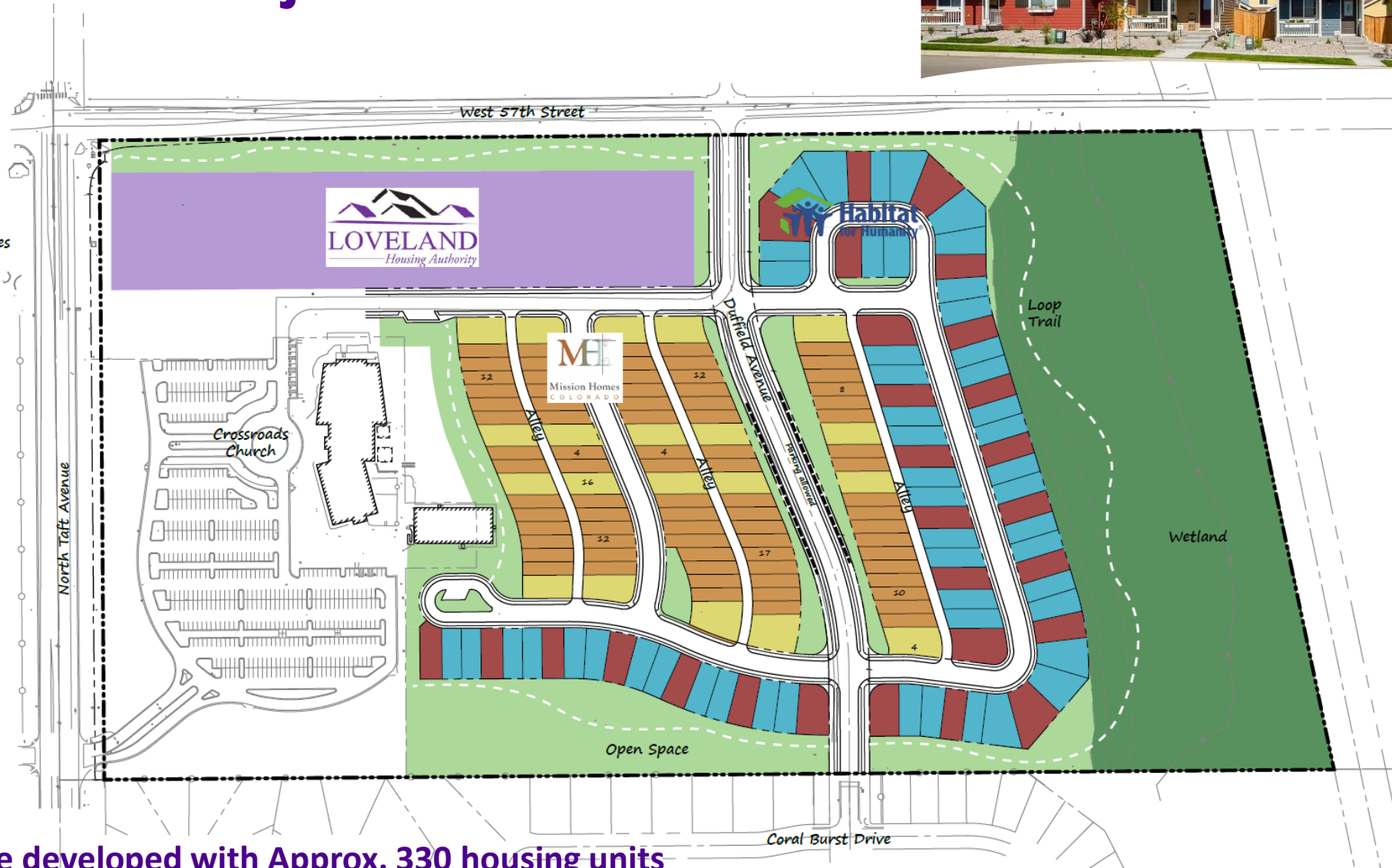


Cottages...

Crossroads Project



- Mission Homes
95' x 26.5' Lots
Count: 79, 9 Acres
- Mission Ranch Home
95' x 43' Lots
Count: 20, 3 Acres
- IDF Duplexes (Habitat)
100' x 77' Lots
Count: 25, 50 units, 7.8 Acres
- Detached Single Family
100' x 43.5' Lots
Count: 27, 3.4 Acres
- Loveland Housing Authority
Appx Area: 6.3 Acres
- Open Space / Landscape
Buffering, 9 Acres
- Wetland and wetland
Setback, 13 Acres



- 52- acre site to be developed with Approx. 330 housing units
- Affordable and Market Rate
- Ranging from 30% to 120% AMI

Opportunity: Master Planned Community



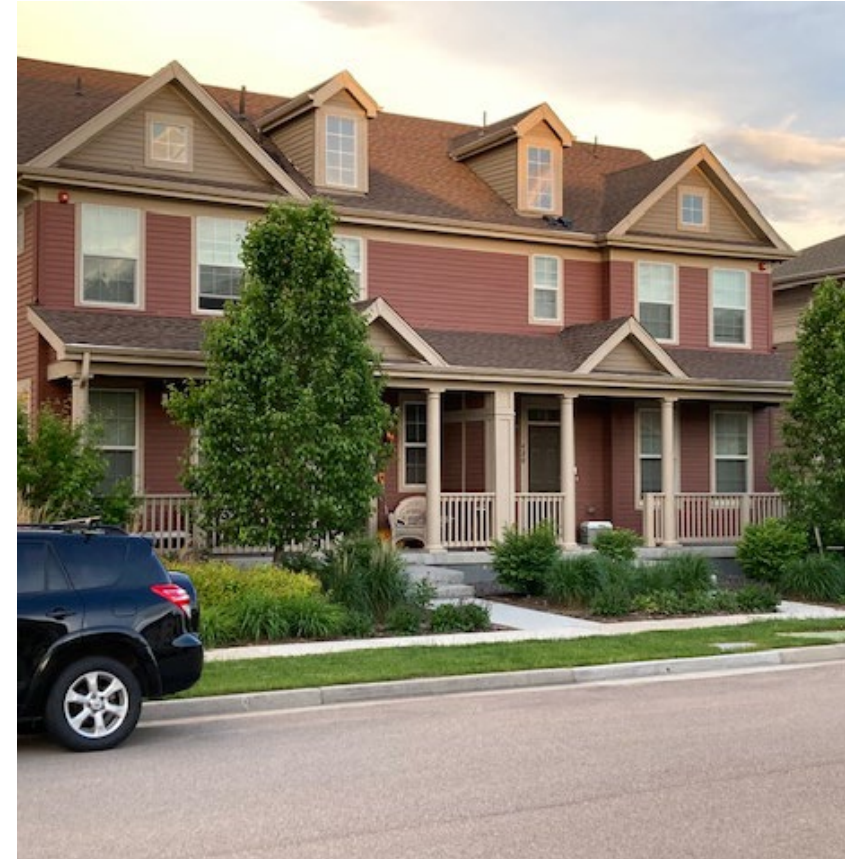
- Kinston is a large, master planned community being developed on Loveland's east side
- It is planned for a diversity of product types, including single family detached homes of varying types
- Higher-density products are also planned, including a higher-density town center that is already taking shape
- The City of Loveland has been reviewing and approving multiple subdivision filings
- City review of the town center (Commons) is proving to be CHALLENGING...



Single Family homes situated on small lots on a stub street

Small Lot Development Challenges

- For many decades, the standard lot in Loveland was 7,000 sf
- Now, even 3,000-4,000 sf homes are built on lots of 4,000-5,000 sf
- Small detached homes on are 2,500 sf; townhomes are on 1,900 sf or less
- Space is tight; Streets are narrow; Parking is not fully accommodated on site
- The standards that our community has been based on are no longer applicable





Challenges & Concerns

- Parking is tight, if not competitive
- Street widths become narrow
- Reliance on private streets may be costly to future residents
- Room to meet standard utility separation may be difficult—and more expensive to install & maintain
- Transformers and other utility components are aesthetically unappealing
- Trash pick-up can be difficult—especially in narrow alleys
- Fire safety can be compromised—3 story building served only by an alley
- Landscaping can be sparse with limits on street trees
- Snow storage...where does it go?
- **Is long-term vitality in question?**



Meeting the Challenges

- Small Lot Development is providing needed housing in Colorado
- Reduced land, infrastructure and water costs are compelling to help address the housing crisis
- Experience shows that challenges can be met
- Small lot development can be attractive, efficient and serve a critical need



Inclusion of the small: Compounds and clusters

Korkut Onaran, Ph. D.

Owner principal, Pel-Ona Architects and Urbanists
Assistant Professor Adjunct, College of Architecture and
Planning, University of Colorado, Denver

Two projects:

Ironworks, Englewood, CO
Midtown, Adams County, CO



Golden Zoning Rewrite:

Compounds
Clusters



Ironworks, Englewood, CO



Brownfield urban location close to Englewood Center and Broadway corridor. 8.5 acres, 134 residential units.



13 compact single-family-detached houses, 18 compact duplex units, 69 shallow-lot townhouses, 34 apartments

Ironworks, Englewood, CO

Compact single-family-detached houses on
26' x 75' lots



ASTER

1,572 s.f. (excluding the basement)
3-bedrooms, 2 ½ baths above ground
Finished basement option (640 s.f.)
Double-car garage, porch



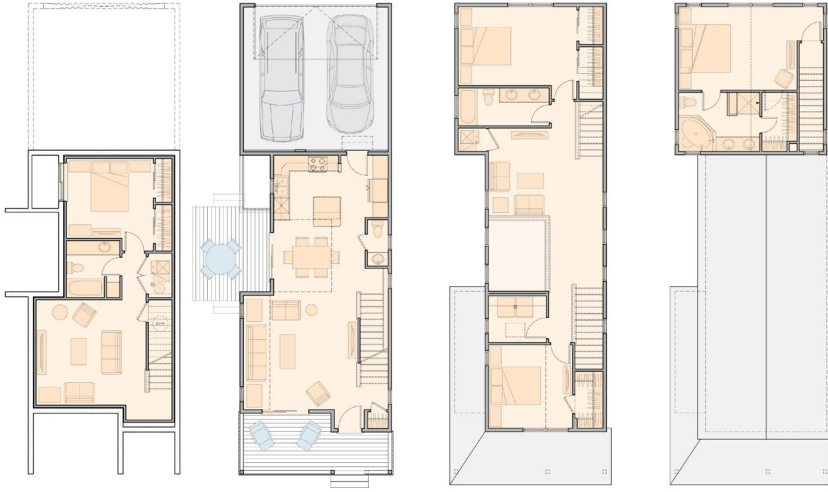
DAFFODIL

1,679 s.f. (excluding the basement)
3-bedrooms, 2 ½ baths above ground
Finished basement option (640 s.f.)
Double-car garage, porch, third story master's
bedroom suite, high ceiling over living room



Ironworks, Englewood, CO

Compact single-family-detached houses on
26' x 75' lots



FORGET-ME-NOT

1,828 s.f. (excluding the basement)
3-bedrooms, 2 ½ baths above ground
Finished basement option (640 s.f.)
Double-car garage, porch, third story master's
bedroom suite, high ceiling over dining room



GARDENIA

1,924 s.f. (excluding the basement)
4-bedrooms, 2 ½ baths above ground
Finished basement option (640 s.f.)
Double-car garage, porch, third story master's
bedroom suite, family room



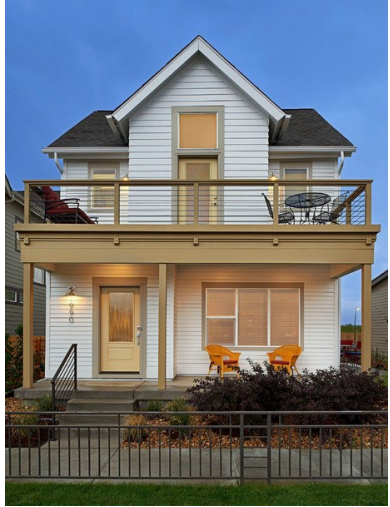
Ironworks, Englewood, CO

Compact single-family-detached houses on
26' x 75' lots



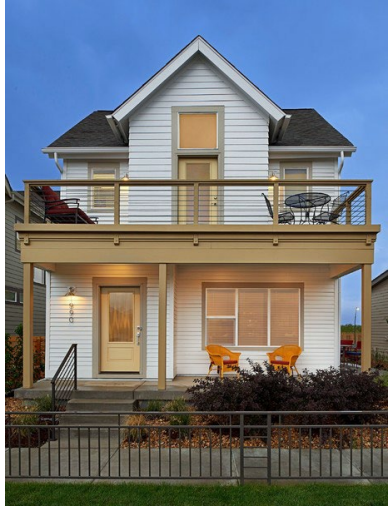
Midtown, Adams County, CO

Tealights: 4 compact house prototypes
on 32' x 60' and 35' x 60' lots



Midtown, Adams County, CO

Tealights: 4 compact house prototypes
on 32' x 60' and 35' x 60' lots



Midtown, Adams County, CO

Tealights: 4 compact house prototypes
on 32' x 60' and 35' x 60' lots
1200 s.f. – 1400 s.f. + 400 s.f. basement



GROUND LEVEL



UPPER LEVEL



GROUND LEVEL



UPPER LEVEL



GROUND LEVEL



UPPER LEVEL



GROUND LEVEL



UPPER LEVEL



Tealight One, variations A & B



Tealight Two, variations A & B



Tealight Three, variations A & B



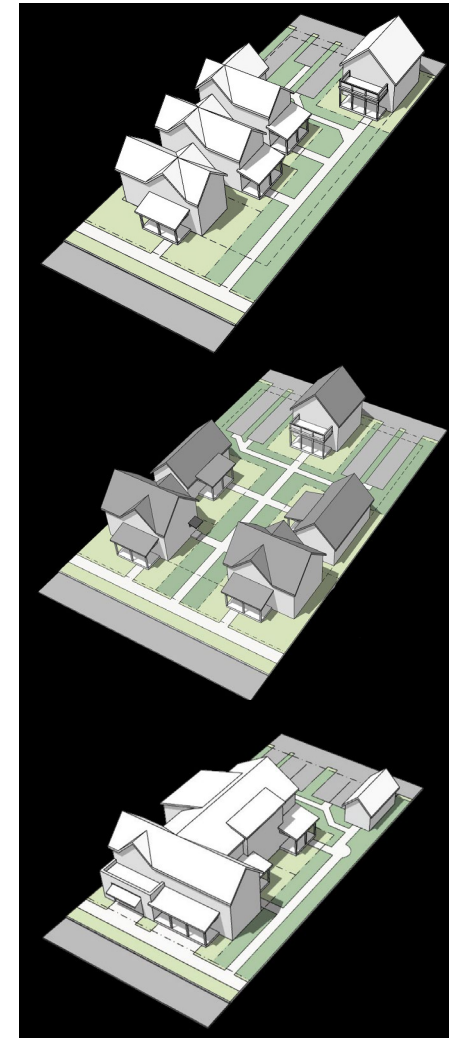
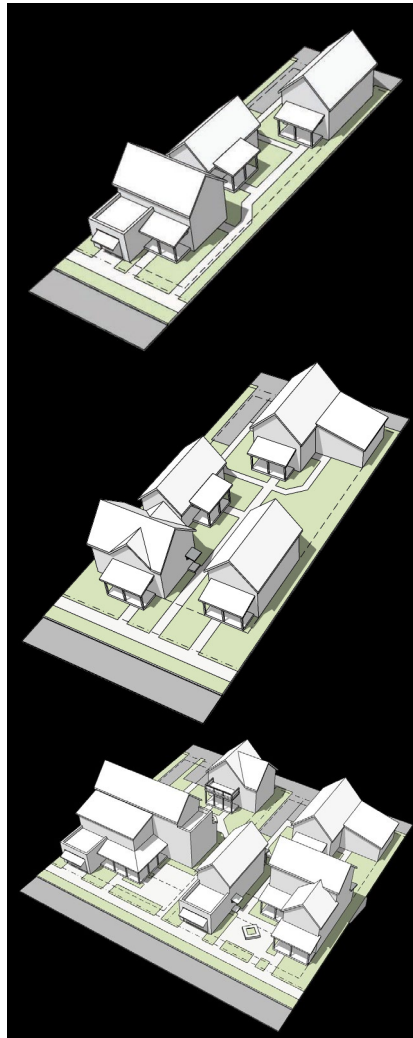
Tealight Four, variations A & B

Midtown, Adams County, CO

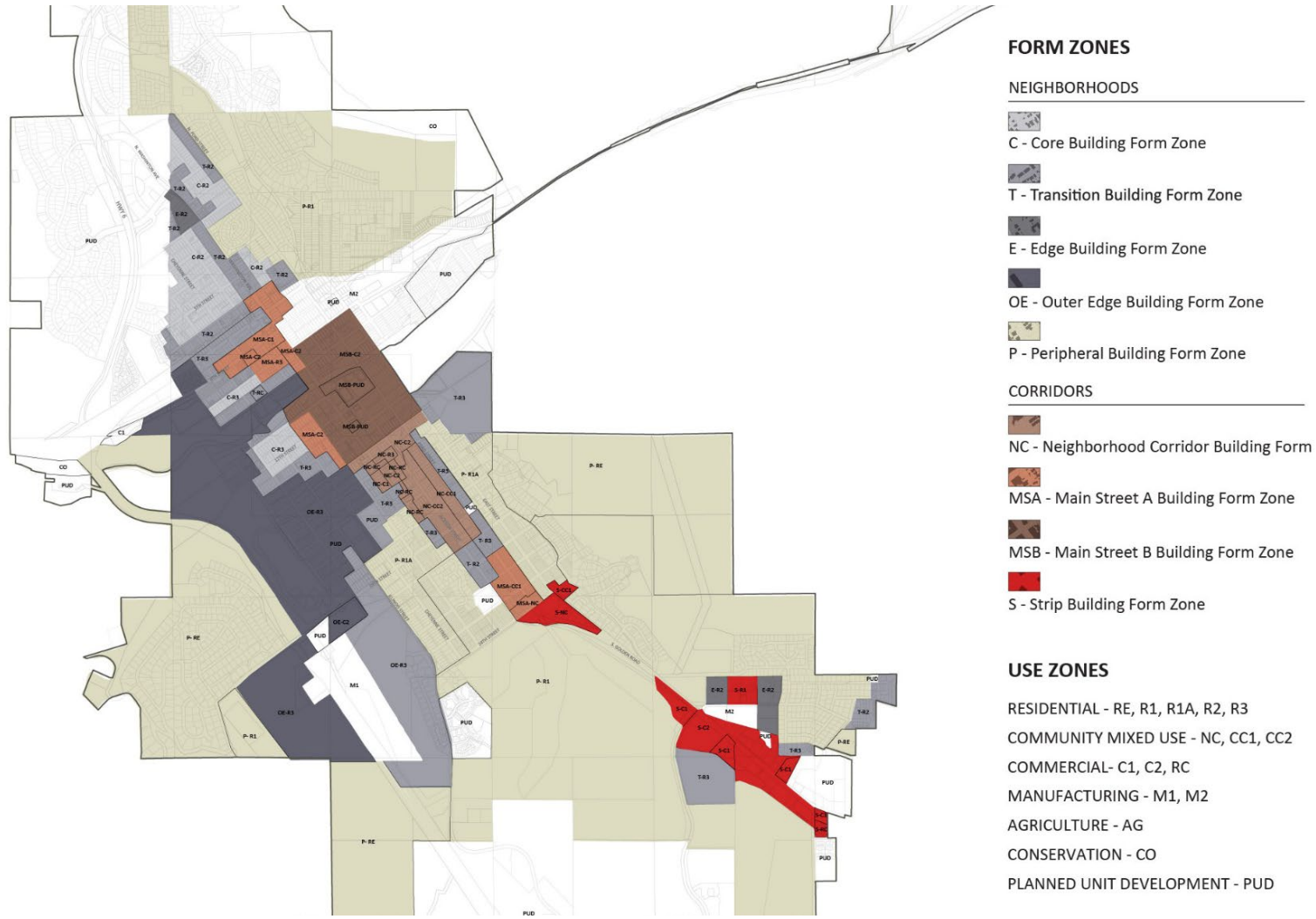
**Tealights: 4 compact house prototypes
on 32' x 60' and 35' x 60' lots
1200 s.f. – 1400 s.f. + 400 s.f. basement**



Golden Zoning Rewrite: Compounds and Clusters



Golden Zoning Rewrite: Compounds and Clusters



Golden Zoning Rewrite: Compounds and Clusters

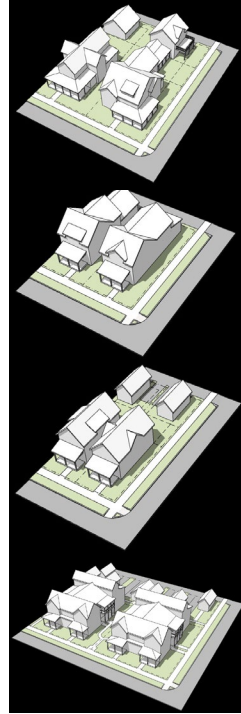
9 BUILDING FORM ZONES

Neighborhoods

- Core
- Transition
- Edge
- Outer edge
- Peripheral

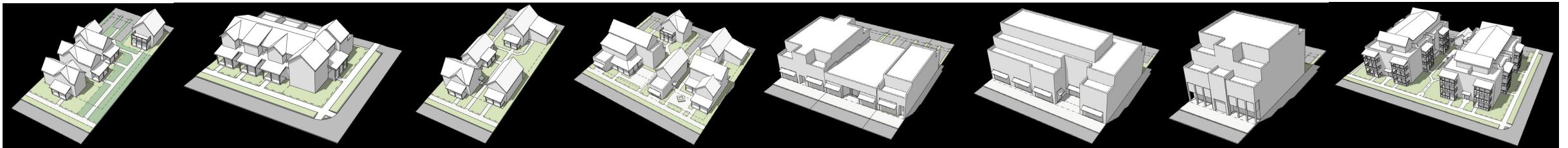
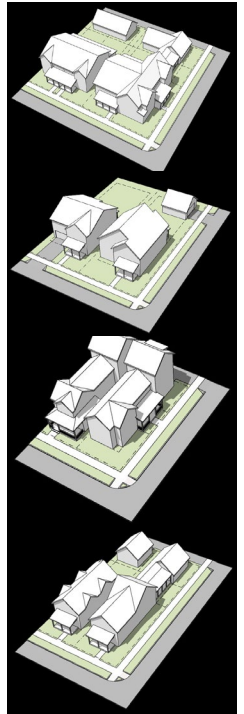
Corridors

- Neighborhood Corridor
- Main Street A (three story maximum)
- Main Street B (five story maximum)
- Strip



44 BUILDING FORM TYPES

- Suburban house
- Side-drive house
- Side-drive house couple
- Village house
- Urban house
- Cottage
- Side-drive cottage
- Compact cottage
- Side-drive compact cottage
- Urban cottage
- Compact urban cottage
- Three-cottage compound
- Three-cottage compound with shop
- Four-cottage compound
- Four-cottage compound with shop
- Courtyard frontage compound
- Cluster of five cottages
- Cluster of six or more cottages
- Cluster of detached and attached cottages
- Hidden court cluster with shop
- Village duplex
- Cottage duplex
- Side-drive duplex
- Compact cottage duplex
- Urban duplex
- Compact urban duplex
- Village triplex
- Cottage triplex
- Compact triplex
- Four-unit bkyd. row house
- Backyard row house
- Staggered backyard row house
- Compact row house
- Compact urban row house
- Main Street narrow
- Main Street wide
- Urban Main Street narrow
- Urban Main Street wide
- Four-unit apartment building
- Six-to-eight unit courtyard apartment building
- Four-story courtyard apartment building
- Shop / Offices and apartments above shop
- Drive through



Golden Zoning Rewrite: Compounds and Clusters

18.29.106.(1) - NEIGHBORHOOD CORRIDOR BUILDING FORM ZONE: THE CONTEXT

WHERE

Corridor locations that border neighborhoods, especially those that are zoned as CMU or C, where, as determined by City's policy documents, a diversity of businesses are appropriate. Nevertheless, this context still exhibits small-town character with smaller footprints.

BUILDING SCALE AND DISPOSITION

- Smaller footprints of older buildings are mixed with recently constructed, larger footprints
- Cottage-like buildings
- A diversity of front setbacks
- Small-town and traditional neighborhood character is still expressed

This context is characterized by smaller buildings housing residential as well as non-residential uses in close proximity. Residential homes converted to non-residential uses are sprinkled throughout this context. There is a diversity of building styles and orientation. The typical narrow and deep lots of the historic residential neighborhoods are found throughout this context, though combined lots are also typical and allow for structures with larger footprints.

LOT CHARACTERISTICS

An orthogonal street grid with small blocks are typical in this context. Block sizes are consistent. Although an alley is often present, there are examples of street loaded lots with surface parking. This context exhibits high levels of walkability. Detached sidewalks are common with mature street trees.



- 18.29.220. (2) - Side-drive house
- 18.29.220. (4) - Village house
- 18.29.220. (5) - Uphill house

- 18.29.230. (1) - Cottage
- 18.29.230. (2) - Side-drive cottage
- 18.29.230. (3) - Compact cottage
- 18.29.230. (4) - Side-drive compact cottage
- 18.29.230. (5) - Urban cottage
- 18.29.230. (6) - Compact urban cottage

- 18.29.240. (1) - Three-cottage compound
- 18.29.240. (2) - Three-cottage compound with shop
- 18.29.240. (3) - Four-cottage compound
- 18.29.240. (4) - Four-cottage compound with shop
- 18.29.240. (5) - Courtyard frontage compound

- 18.29.250. (1) - Cluster of four cottages
- 18.29.250. (2) - Cluster of five or more cottages
- 18.29.250. (3) - Cluster of detached and attached cottages
- 18.29.250. (4) - Hidden court cluster with shop

- 18.29.260. (1) - Village duplex
- 18.29.260. (2) - Uphill duplex
- 18.29.260. (3) - Cottage duplex
- 18.29.260. (4) - Side-drive cottage duplex
- 18.29.260. (5) - Compact cottage duplex

- 18.29.270. (1) - Village triplex
- 18.29.270. (2) - Cottage triplex
- 18.29.270. (3) - Compact cottage triplex
- 18.29.270. (4) - Four-unit back yard row house
- 18.29.270. (5) - Four-unit compact row house

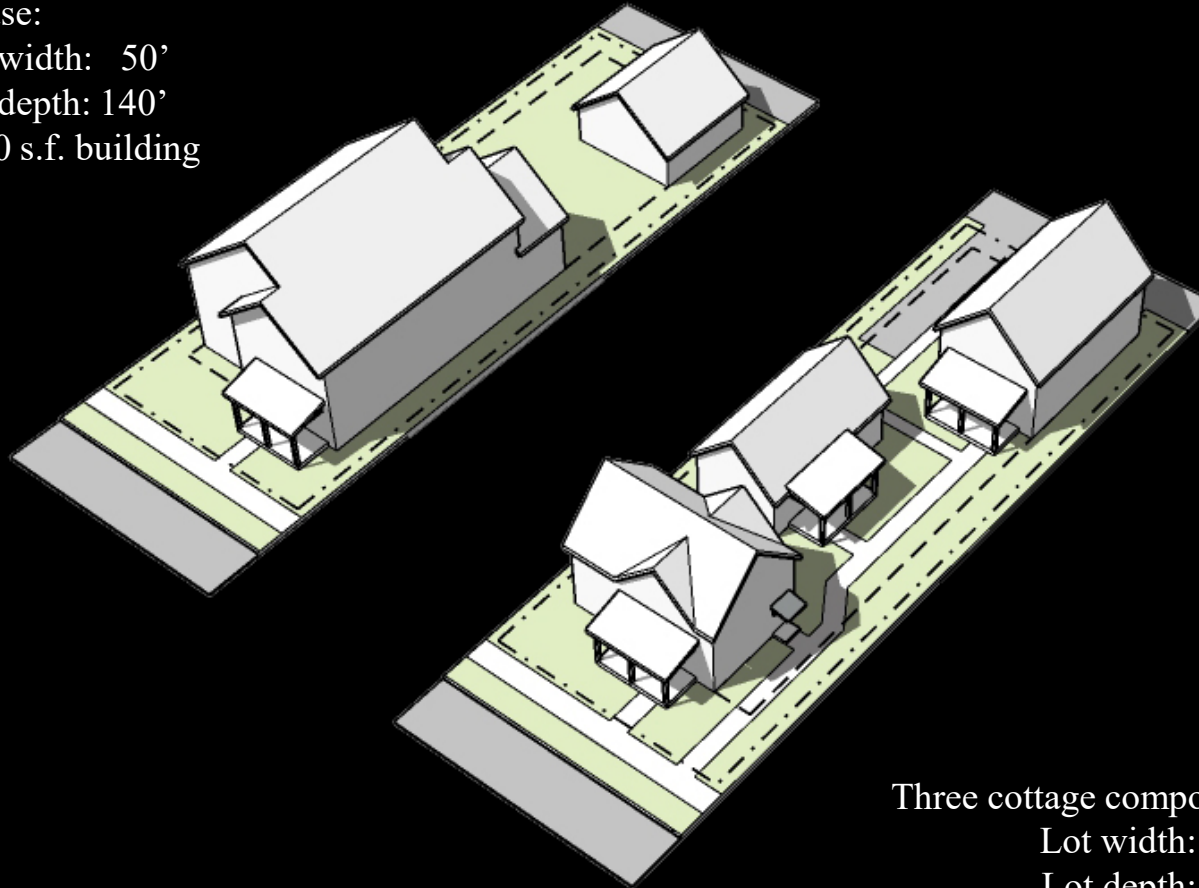
- 18.29.290. (1) - Small apartment building
- 18.29.290. (2) - Six-to-eight unit courtyard apartment building

Golden Zoning Rewrite: Compounds

Compound refers to a group of buildings located on a single-ownership lot, where multiple small accessory dwelling units (ADUs) are permitted instead of one large building.

The maximum total floor area permitted on compound lots (total of all ADU cottages) are the same or very close the total floor area of single structure that would be permitted on the same size lot.

House:
Lot width: 50'
Lot depth: 140'
3000 s.f. building



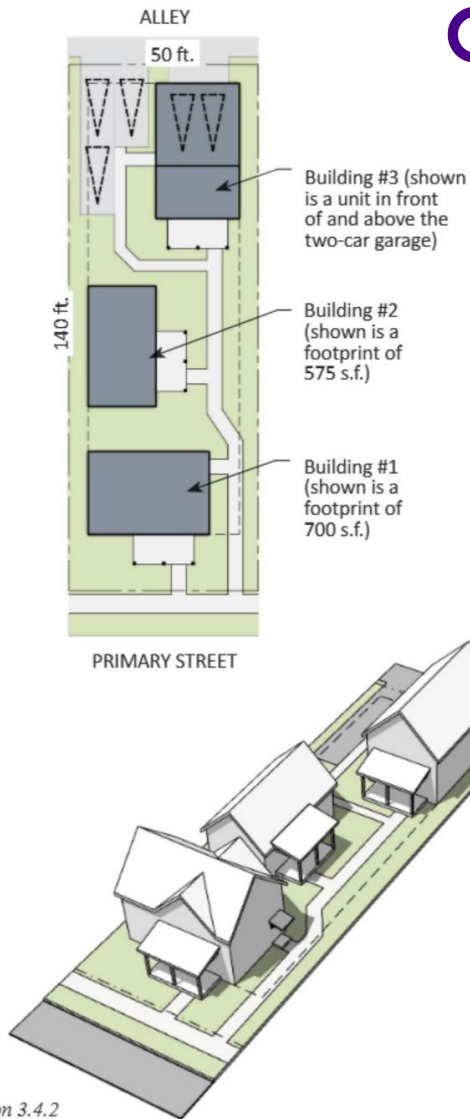
Three cottage compound:
Lot width: 50'
Lot depth: 140'
 $1200 \text{ s.f.} + 1000 \text{ s.f.} + 800 \text{ s.f.} = 3000 \text{ s.f.}$

The compound building form types are intended to provide

- (a) affordable living options in small rental structures,
- (b) providing affordability in a way that can enhance the small-town character of Golden,
- (c) also, they offer the opportunity for gradual growth: instead on erecting a large building at once, compounds allow growth over time

Golden Zoning Rewrite: Compounds

18.29.341: COMPOUND FORM TYPES - FORM STANDARDS



1) THREE-COTTAGE COMPOUND

a) INTENT.

The three-cottage compound form type provides opportunity for three small buildings in lieu of a large single building to respond to market demand, and to provide more attainable options.

b) LOT STANDARDS.

1. Min. lot area 6,000 sf
2. Min. lot frontage 46 ft.

c) BUILDING SIZE AND DWELLING UNIT LIMITATIONS.

1. Max. total floor area 3,000 s.f. per lot
2. Max. building height 1 1/2 stories / 32 ft.
3. Max. number of detached buildings 3 per lot
4. Max. number of dwelling units 3 per lot
5. Max. total floor area per building 1,400 s.f.

d) SETBACKS.

1. Principal street 15 ft. min.
2. Porch at principal street 7 ft. min. / 20 ft. max.
3. Side street 15 ft. min.
4. Porch at side street 7 ft. min. / 20 ft. max.
5. Interior side lot line 5 ft. min.
6. Rear lot line / alley 5 ft. min.
7. Separation between buildings on lot ... 10 ft. min.

e) PORCH.

1. In the core, transition, and edge building form zones, a porch of at least 100 s.f. in area facing the primary street is required on the cottage building that is closest to the front lot line.
2. All other cottage buildings shall include a porch or balcony (covered or uncovered) of at least 80 s.f. in area.

f) ADDITIONAL STANDARDS.

1. The three-cottage compound form type is permitted only on lots with alley access. No curb cuts to serve a cottage building lot are allowed on the primary street or the side street (if present).
2. Garage doors shall not face the primary street within 20 ft. of the front lot line.

Illustration 3.4.2

Illustration 3.4.2: Lot diagram and bird's-eye view perspective of a three-cottage compound lot.

Golden Zoning Rewrite: Compounds

18.29.341: COMPOUND FORM TYPES: FORM STANDARDS (Cont.)

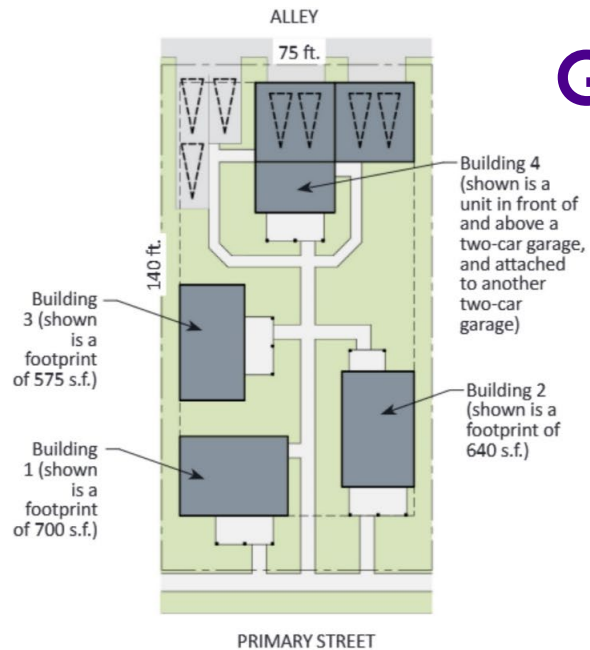


Illustration 3.4.3

Illustration 3.4.3: Lot diagram and bird's-eye view perspective of a four-cottage compound lot.

2) FOUR-COTTAGE COMPOUND

a) INTENT.

The four-cottage compound form type provides opportunity for building four small buildings in lieu of a large single building in order to respond to market demand, and to provide more attainable housing options.

b) LOT STANDARDS.

1. Min. lot area 8,000 s.f.
2. Min. lot frontage 70 ft.

c) BUILDING SIZE AND DWELLING UNIT LIMITATIONS.

1. Max. total floor area 4,000 s.f. per lot
2. Max. building height 1 1/2 stories / 32 ft.
3. Max. number of detached buildings 4 per lot
4. Max. number of dwelling units 4 per lot
5. Max. total floor area per building 1400 s.f.

d) SETBACKS.

1. Principal street 15 ft. min.
2. Side street 15 ft. min.
3. Porch at principal street 7 ft. min. / 20 ft. max.
4. Porch at side street 7 ft. min. / 20 ft. max.
5. Interior side lot line 5 ft. min.
6. Rear lot line / alley 5 ft. min.
7. Separation between buildings on lot ... 10 ft. min.

e) PORCH.

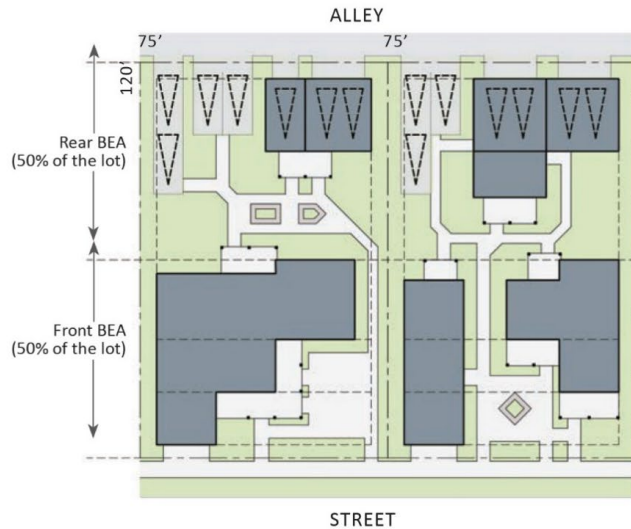
1. In the Core, Transition, and Edge building form zones, a porch of at least 100 s.f. in area facing the primary street is required on the cottage building that is closest to the front lot line.
2. All other cottage buildings shall include a porch or balcony (covered or uncovered) of at least 80 s.f. in area.

f) ADDITIONAL STANDARDS.

1. The four-cottage compound form type is permitted only on lots with alley access. No curb cuts to serve a lot are allowed on the primary street or the side street (if present).
2. Garage doors shall not face the primary street within 20 ft. of the compound's front lot line.

Golden Zoning Rewrite: Compounds

1.29.341: COMPOUND FORM TYPES: FORM STANDARDS (Cont.)



Lot diagram and bird's-eye view perspective of two Courtyard Frontage Compound lots: one having a larger single building, the other having two buildings on the front zones.

5. COURTYARD FRONTAGE COMPOUND

a. INTENT AND SPECIAL CHARACTERISTICS.

1. INTENT. The courtyard frontage compound form type is tailored to accommodate larger businesses, together with residential uses in larger buildings, but still in a cottage-like setting.
2. SPECIAL CHARACTERISTICS. The courtyard frontage compound has two building envelope areas (BEAs):
 - A. Front BEA:50%
 - B. Rear BEA:50%

b. LOT STANDARDS.

1. Min. lot area 8,000 sf
2. Min. lot frontage 65 ft.

c. BUILDING SIZE AND DWELLING UNIT LIMITATIONS.

1. Max. total floor area —
 - A. Front BEA 4,000 s.f.
 - B. Rear BEA 1,200 s.f.
2. Max. building height —
 - A. Within front 20 ft. of the lot 1 story / 18 ft.
 - B. Within 20 to 36 ft. of front lot line 2 stories / 32 ft.

- C. Within remainder of front BEA 2 1/2 stories / 40 ft.
 - D. Rear BEA 1 1/2 stories / 32 ft.
3. Max. no. of detached buildings 4 per lot
 4. Max. no. of dwelling units 4 per lot
 5. Max. total floor area per building 4,000 s.f.

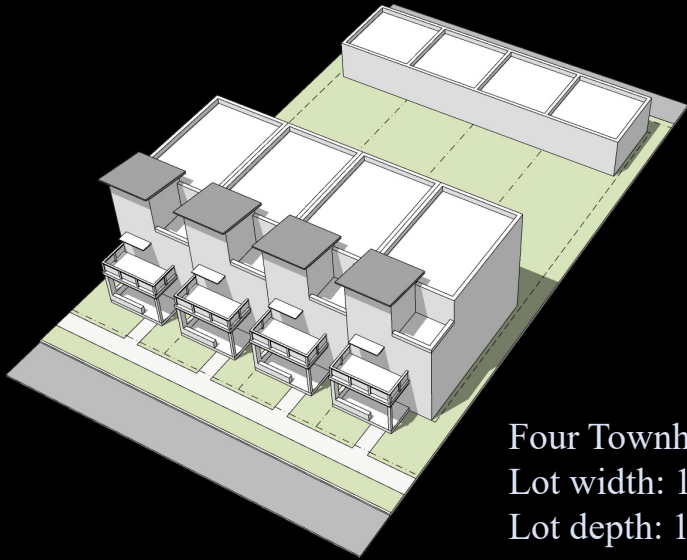
d. SETBACKS.

1. Principal street —
 - A. Along 1/4 of frontage 4 ft. min.
 - B. Along 1/4 of frontage 20 ft. min.
 - C. Along 1/2 of frontage 36 ft. min.
2. Porch at principal street 4 ft. min.
3. Side street —
 - A. First 2 stories 8 ft. min.
 - B. Above 2 stories 18 ft. min.
4. Porch at side street 4 ft. min.
5. Interior side lot line 5 ft. min.
6. Rear lot line / alley 5 ft. min.
7. Separation between buildings on lot ... 10 ft. min.

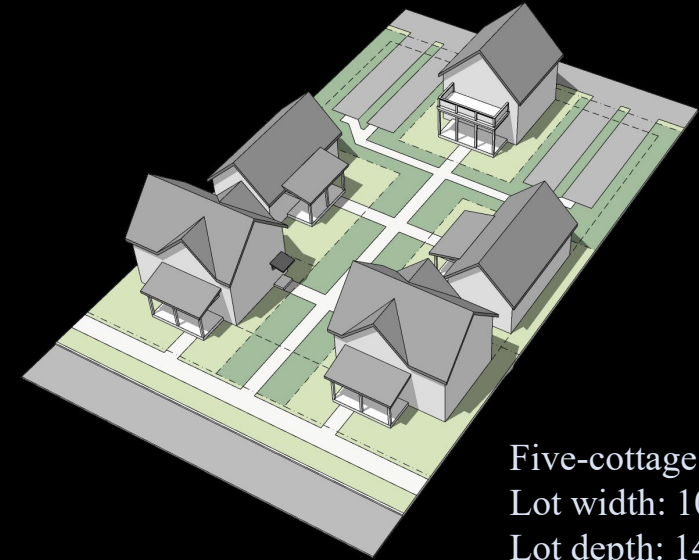
e. PORCH.

1. In the neighborhood corridor and main street A form zones, a porch of at least 100 s.f. in area facing the primary street is required on the building that is closest to the front lot line.
2. All other buildings shall include a porch or balcony (covered or uncovered) of at least 80 s.f. in area.

Golden Zoning Rewrite: Clusters



Four Townhouses:
Lot width: 100'
Lot depth: 140'



Five-cottage cluster:
Lot width: 100'
Lot depth: 140'

Cluster building form types provide an opportunity to subdivide larger parcels into small, fee simple lots.

Cluster building form types address the Comprehensive Plan's objectives of diversifying housing options and offering attainable choices.

Cluster building form types are intended to provide flexibility in deep and large parcels obtained by consolidating several lots.



Golden Zoning Rewrite: Clusters

18.29.351: CLUSTER FORM TYPES - FORM STANDARDS

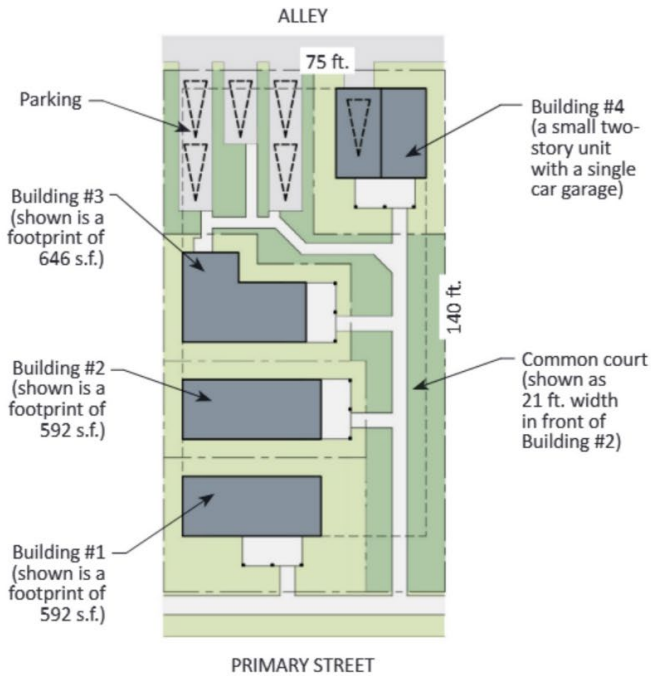


Illustration 3.5.3

Illustration 3.5.3: Lot diagram and bird's-eye view perspective of a cluster of four cottages.

1) CLUSTER OF FOUR COTTAGES

a) INTENT.

The cluster of four cottages form type provides an opportunity for existing lots or parcels that are 9,000 s.f. or greater in area ("pre-subdivision lot") to be subdivided into smaller lots ("cluster lots").

b) LOT STANDARDS.

1. Min. pre-subdivision lot area 9,000 s.f.
2. Min. cluster lot area 1,400 s.f.
3. Min. pre-subdivision lot frontage..... 70 ft.
4. Min. cluster lot frontage (street or common court) [see f)3.] 22 ft.

c) BUILDING SIZE AND DWELLING UNIT LIMITATIONS.

1. Max. total floor area (all cottages combined) 4,000 s.f.
2. Max. building height 1 1/2 stories / 32 ft.
3. Max. number of detached buildings 4 per cluster
4. Max. number of dwelling units ... 1 per cluster lot
5. Max. total floor area per building 1,400 s.f.

d) SETBACKS.

1. Primary street 15 ft. min.
2. Porches at primary street .. 7 ft. min. / 20 ft. max.

3. Common court 12 ft. min.
4. Porches at common court 4 ft. min.
5. Side street 15 ft. min.
6. Porches at side street 7 ft. min.
7. Interior side lot line 5 ft. min.
8. Rear lot line / alley 5 ft. min.
9. Separation between buildings on lot ... 10 ft. min.

e) PORCH.

1. In the core, transition, and edge form zones, a porch of at least 90 s.f. in area facing the primary street is required on the cottage buildings on cluster lots that have primary street frontage.
2. All other cottage buildings shall include a porch of at least 80 s.f. in area, facing the common court.

f) ADDITIONAL STANDARDS.

1. Cluster of four cottages building form type is permitted only on pre-subdivision lots with alley access. No curb cuts to serve an individual cluster lot are allowed on the primary street or the side street (if present).
2. Garage doors shall not face the primary frontage within 20 ft. of the front property line.
3. A common court frontage is required for cluster lots that do not have frontage on the primary street or side street.

Golden Zoning Rewrite: Clusters

18.29.351: CLUSTER FORM TYPES - FORM STANDARDS (Cont.)

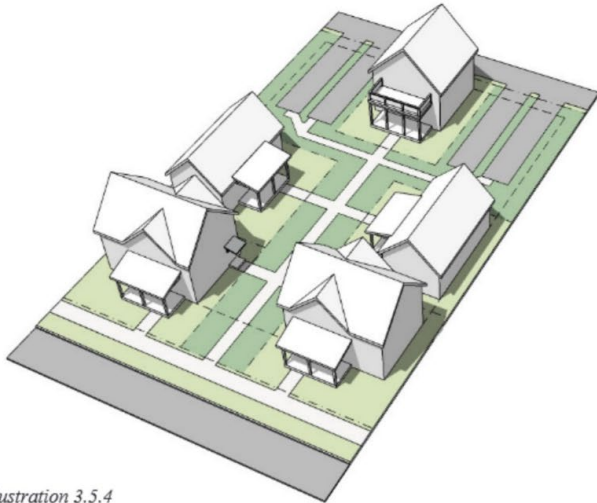
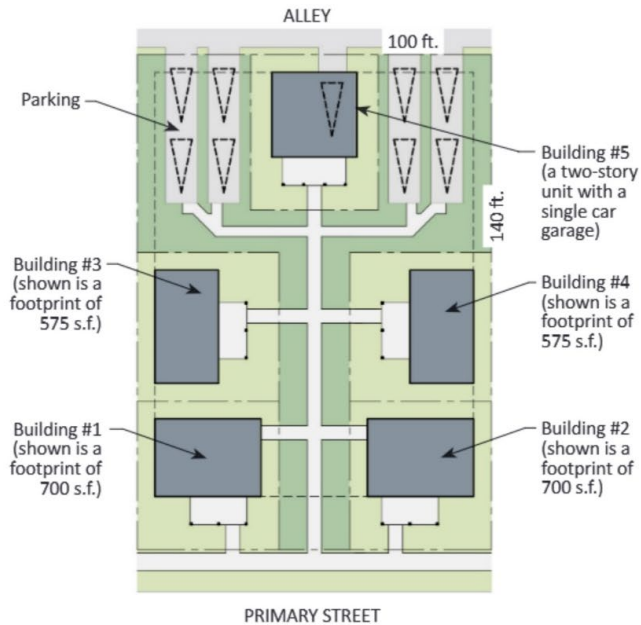


Illustration 3.5.4

Illustration 3.5.4: Lot diagram and bird's-eye view perspective of a cluster of five or more cottages form.

2) CLUSTER OF FIVE OR MORE COTTAGES

a) INTENT.

The cluster of five or more cottages form type provides an opportunity for existing lots or parcels that are 12,000 s.f. or greater in area ("pre-subdivision lot") to be subdivided into smaller lots ("cluster lots").

b) LOT STANDARDS.

1. Min. pre-subdivision lot size 12,000 s.f.
2. Min. cluster lot size 1,400 s.f.
3. Min. pre-subdivision lot frontage 96 ft.
4. Min. cluster lot frontage (street or common court) [see f)3.] 22 ft.

c) BUILDING SIZE AND DWELLING UNIT LIMITATIONS.

1. Max. number of cluster lots equals the pre-subdivision lot size (in s.f.) divided by 2,600 s.f., with fractions dropped
2. Max building height 1 1/2 stories / 32 ft.
3. Max. total floor area per cluster 1,000 s.f. x (no. of lots)
4. Max. total floor area of individual buildings 1,400 s.f.
5. Max. number of dwelling units .. 1 per cluster lot

d) SETBACKS.

1. Primary street 15 ft. min.
2. Porches at primary street .. 7 ft. min. / 20 ft. max.
3. Common court 12 ft. min.
4. Porches at common court 4 ft. min.
5. Side street 15 ft. min.
6. Porches at side street 7 ft. min. / 20 ft. max.
7. Interior side lot line 5 ft. min.
8. Rear lot line / alley 5 ft. min.

e) PORCH.

1. In the core, transition, and edge form zones, a porch of at least 90 s.f. in area facing the primary street is required on the cottage buildings on cluster lots that have primary street frontage.
2. All other cottages shall include a porch of at least 80 s.f. in area, facing the common court.

f) ADDITIONAL STANDARDS.

1. The cluster of five or more cottages form type is permitted only on pre-subdivision lots with alley access. No curb cuts to serve an individual cluster lot are allowed on the primary street or the side street (if present).
2. Garage doors shall not face the primary frontage within 20 ft. of the front property line.
3. A common court frontage is required for cluster lots that do not have frontage on the primary street or side street.

Golden Zoning Rewrite: Clusters

18.29.351: CLUSTER FORM TYPES - FORM STANDARDS (Cont.)

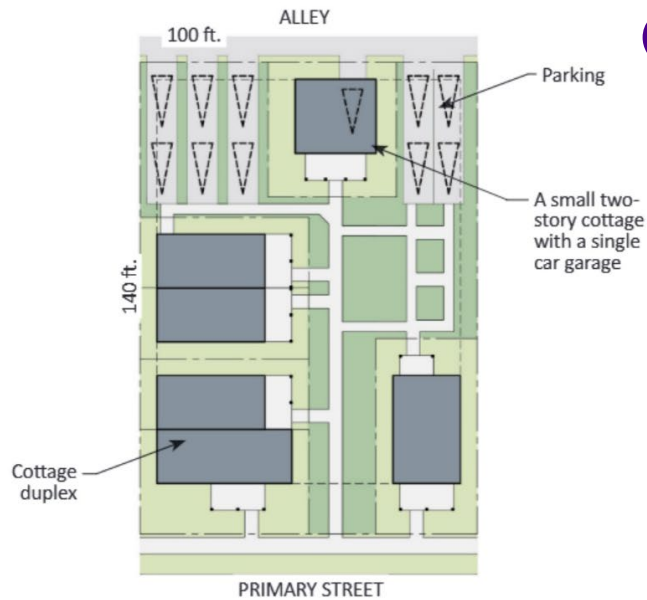


Illustration 3.5.5

Illustration 3.5.5: Lot diagram and bird's-eye view perspective of a cluster of detached and attached cottages comprised of two cottage duplex buildings (four dwelling units) and two detached cottages.

3) CLUSTER OF DETACHED AND ATTACHED COTTAGES

a) INTENT.

The cluster of detached and attached cottages form type provides an opportunity for existing lots or parcels that are 12,000 s.f. or greater in area ("pre-subdivision lot") to be subdivided into smaller lots ("cluster lots"). The cluster of detached and attached cottages may be developed with cottages or cottage duplex buildings.

b) LOT STANDARDS.

1. Min. pre-subdivision lot size 12,000 s.f.
2. Min. cluster lot size 1,000 s.f.
3. Min. pre-subdivision lot frontage..... 96 ft.
4. Min. cluster lot frontage (street or common court) [see f)3.] 20 ft.

c) BUILDING SIZE AND DWELLING UNIT LIMITATIONS.

1. Max. number of cluster lots equals the pre-subdivision lot size (in s.f.) divided by 2,300 s.f., with fractions dropped
2. Max. building height 1 1/2 stories / 32 ft.
3. Max. total floor area of any one detached cottage building..... 1,400 s.f.
4. Max. total floor area of any one cottage duplex building (includes both units)..... 2,200 s.f.
5. Max. number of dwelling units .. 1 per cluster lot

d) SETBACKS.

1. Primary street 15 ft. min.
2. Porches at primary street 7 ft. min. / 20 ft.
3. Common court 12 ft. min.
4. Porches at common court 4 ft. min.
5. Side street 8 ft. min.
6. Porches at side street 4 ft. min.
7. Interior side lot line . 0 ft. (party wall) / 5 ft. min.
8. Rear lot line / alley 5 ft. min.

e) PORCH.

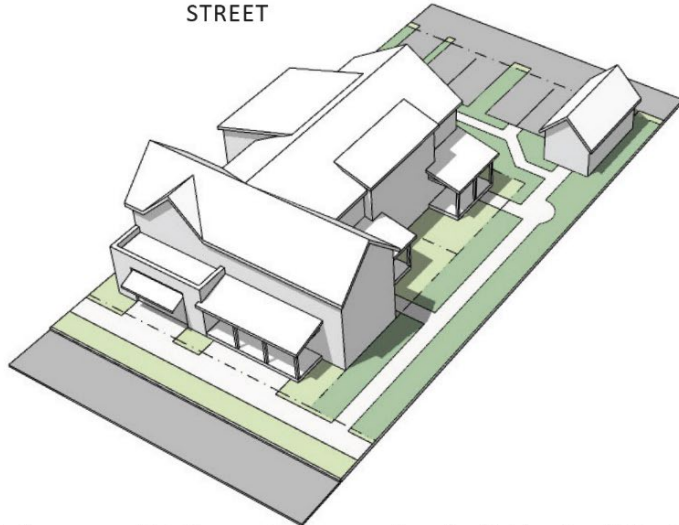
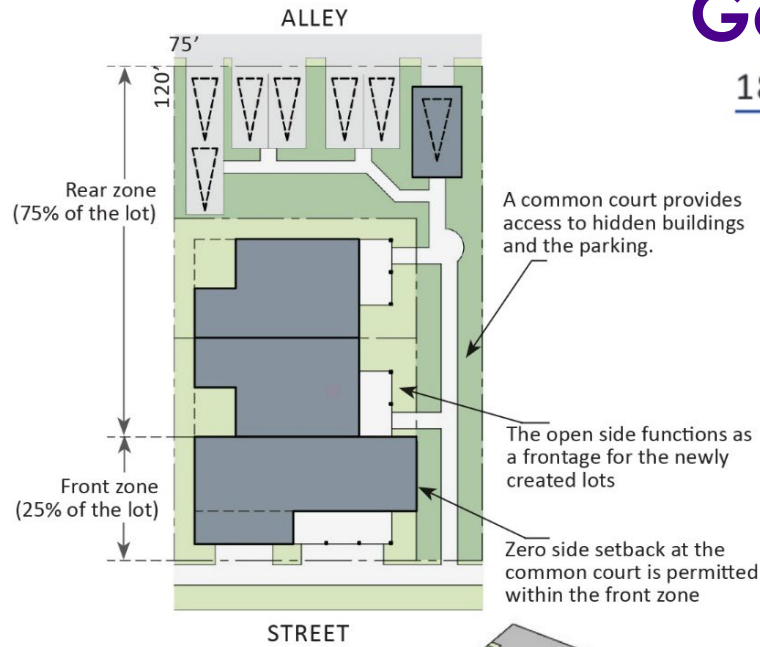
1. In the core, transition, and edge form zones, a porch of at least 90 s.f. in area facing the primary street is required on the cottage buildings on cluster lots that have primary street frontage.
2. All other cottage buildings shall include a porch of at least 80 s.f. in area, facing the common court.

f) ADDITIONAL STANDARDS.

1. The cluster of detached and attached cottages form type is permitted only on pre-subdivision lots with alley access. No curb cuts to serve an individual cluster lot are allowed on the primary street or the side street (if present).
2. Garage doors within 20 feet of the front lot line shall not face the primary street frontage.
3. A common court frontage is required for cluster lots that do not have frontage on the primary street or side street.

Golden Zoning Rewrite: Clusters

18.29.351: CLUSTER FORM TYPES - FORM STANDARDS (Cont.)



Lot diagram and bird's-eye view perspective of a Hidden Court Cluster of three attached buildings on three lots.

4. HIDDEN COURT CLUSTER WITH SHOP

a. INTENT AND SPECIAL CHARACTERISTICS.

1. INTENT. The hidden court cluster with shop form type provides for three attached buildings within which both residential and non-residential uses may be located.
2. SPECIAL CHARACTERISTICS. The hidden court cluster with shop has:
 - A. An open side and a closed side with different setback requirements.
 - B. Two building envelope areas (BEAs):
 - i. Front BEA: 25%
 - ii. Rear BEA: 75%

b. LOT STANDARDS.

1. Min. pre-subdivision lot size 12,000 s.f.
2. Min. cluster lot size 1,300 s.f.
3. Pre-subdivision lot frontage..... 70 ft. min. / 100 ft. max.
4. Min. pre-subdivision lot depth..... 110 ft.
5. Min. cluster lot frontage (street or common court) [see f)3.] 20 ft.

c. BUILDING SIZE AND DWELLING UNIT LIMITATIONS.

1. Max. building height —
 - A. Front 12 ft. of lot..... 1 story / 18 ft.
 - B. Remainder of lot..... 2 stories / 35 ft.

2. Max. total floor area —

- A. Front BEA 2,400 s.f.
 - B. Rear BEA 4,000 s.f.
3. Max. no. of dwelling units 3 (1 per cluster lot)

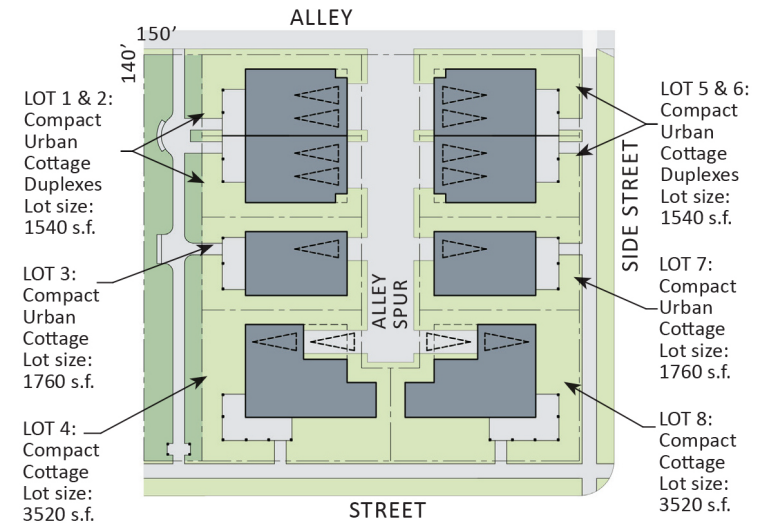
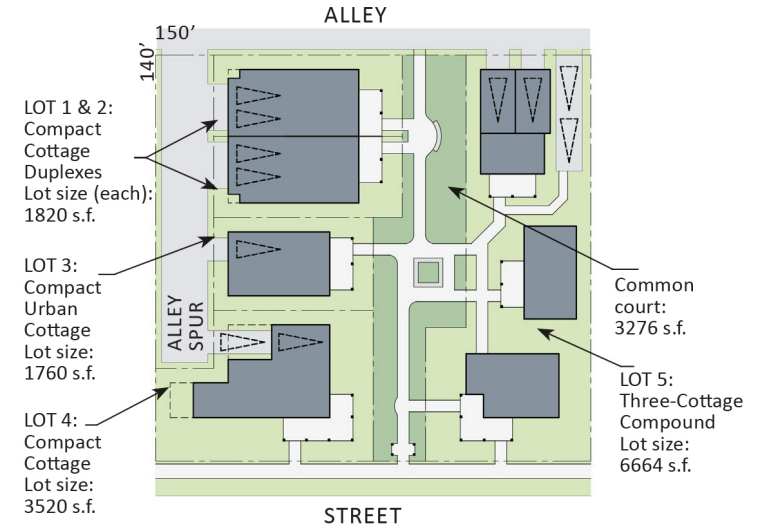
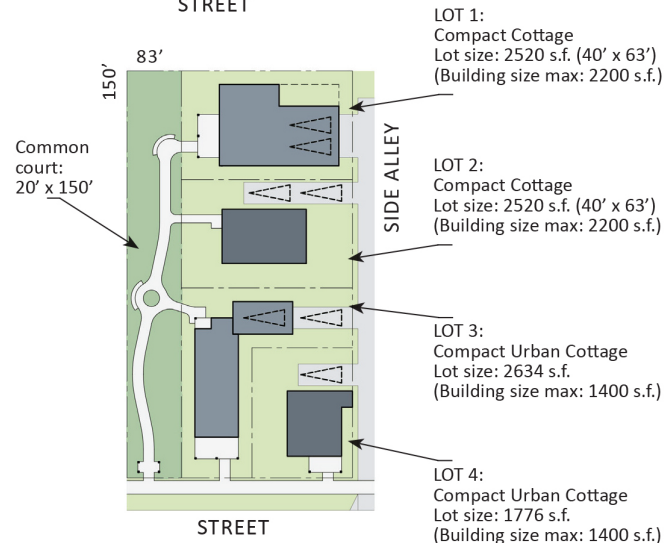
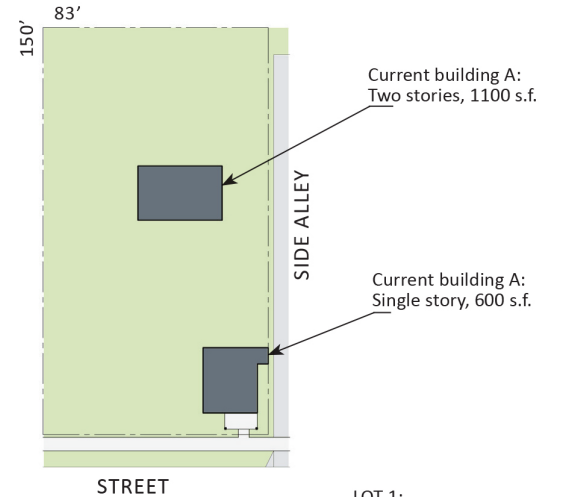
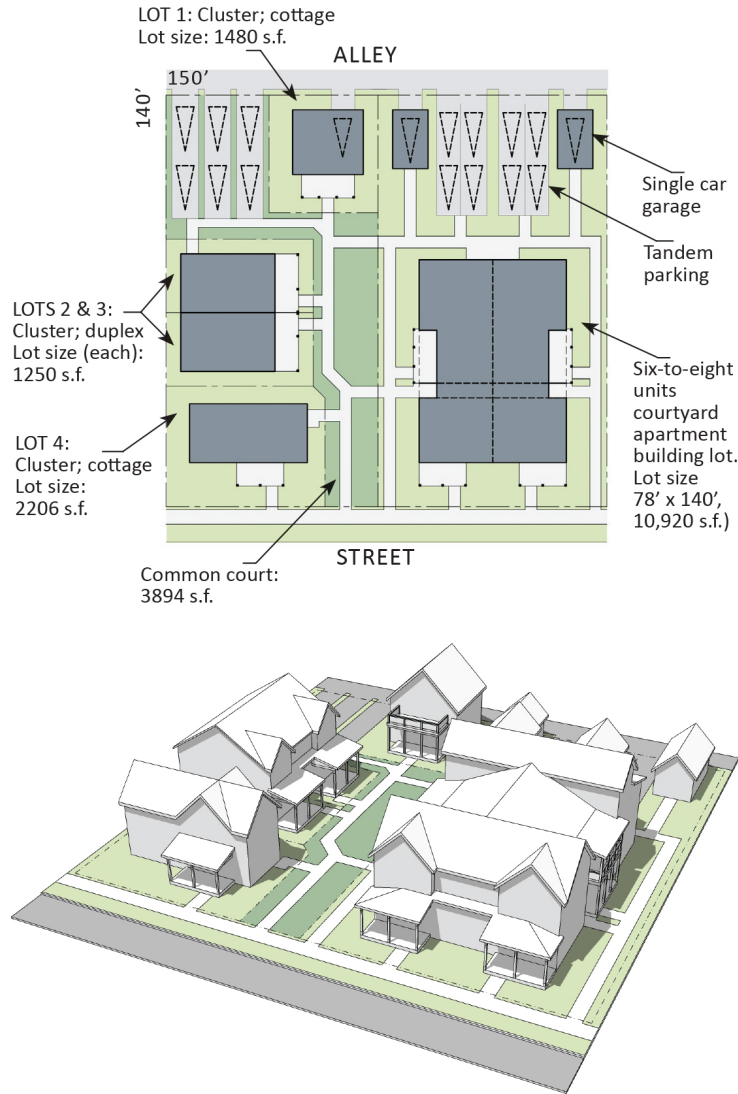
d. SETBACKS.

1. Primary street —
 - A. Along 1/3 of frontage 4 ft. min.
 - B. Along 2/3 of frontage 15 ft. min.
2. Porches at primary street .. 7 ft. min. / 20 ft. max.
3. Common court —
 - A. Front BEA 0 ft. min.
 - B. Rear BEA 15 ft. min.
 - C. Porches (open side) 7 ft. min.
4. Side street 15 ft. min.
5. Porches at side street 7 ft. min.
6. Interior side lot line —
 - A. Exterior wall 5 ft. min.
 - B. Party wall 0 ft. min.
7. Rear lot line / alley 5 ft. min.

e. PORCH.

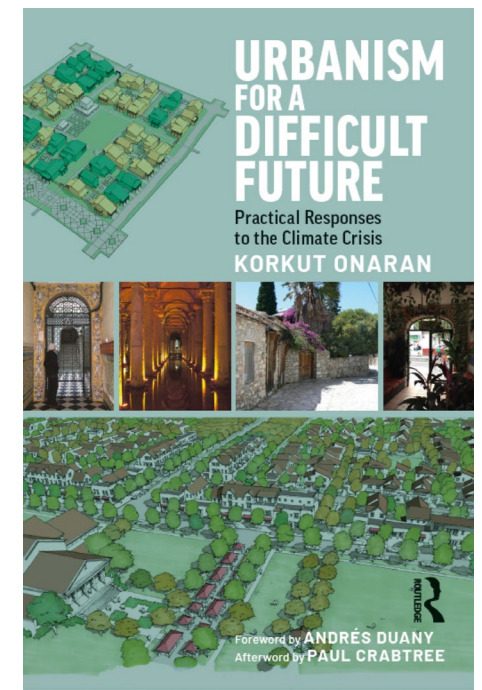
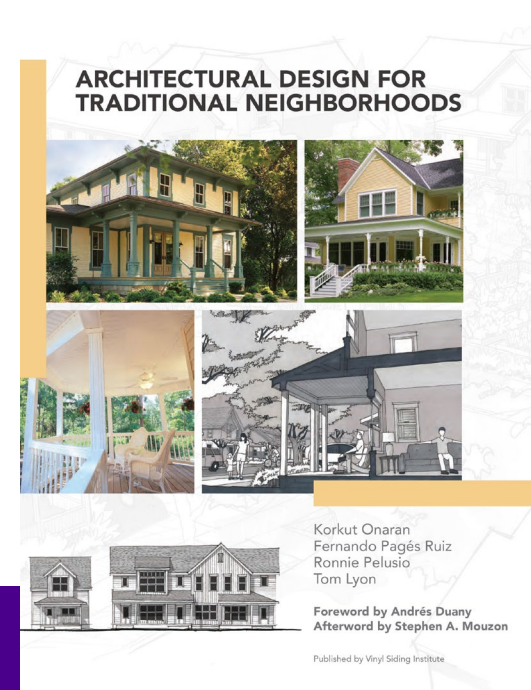
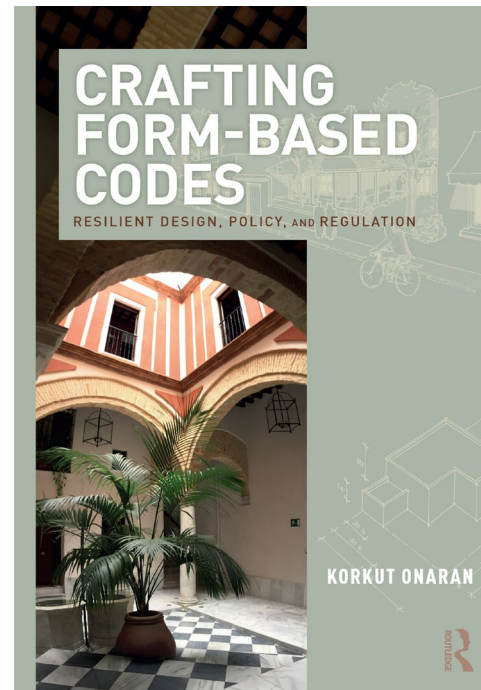
1. In the Neighborhood Corridor and Main Street A form zones, a porch of at least 120 s.f. in area facing the primary street is required on cottages on cluster lots that have primary street frontage.
2. All other cottages shall include a porch of at least 80 s.f. in area, facing the common court.

Golden Zoning Rewrite: Clusters





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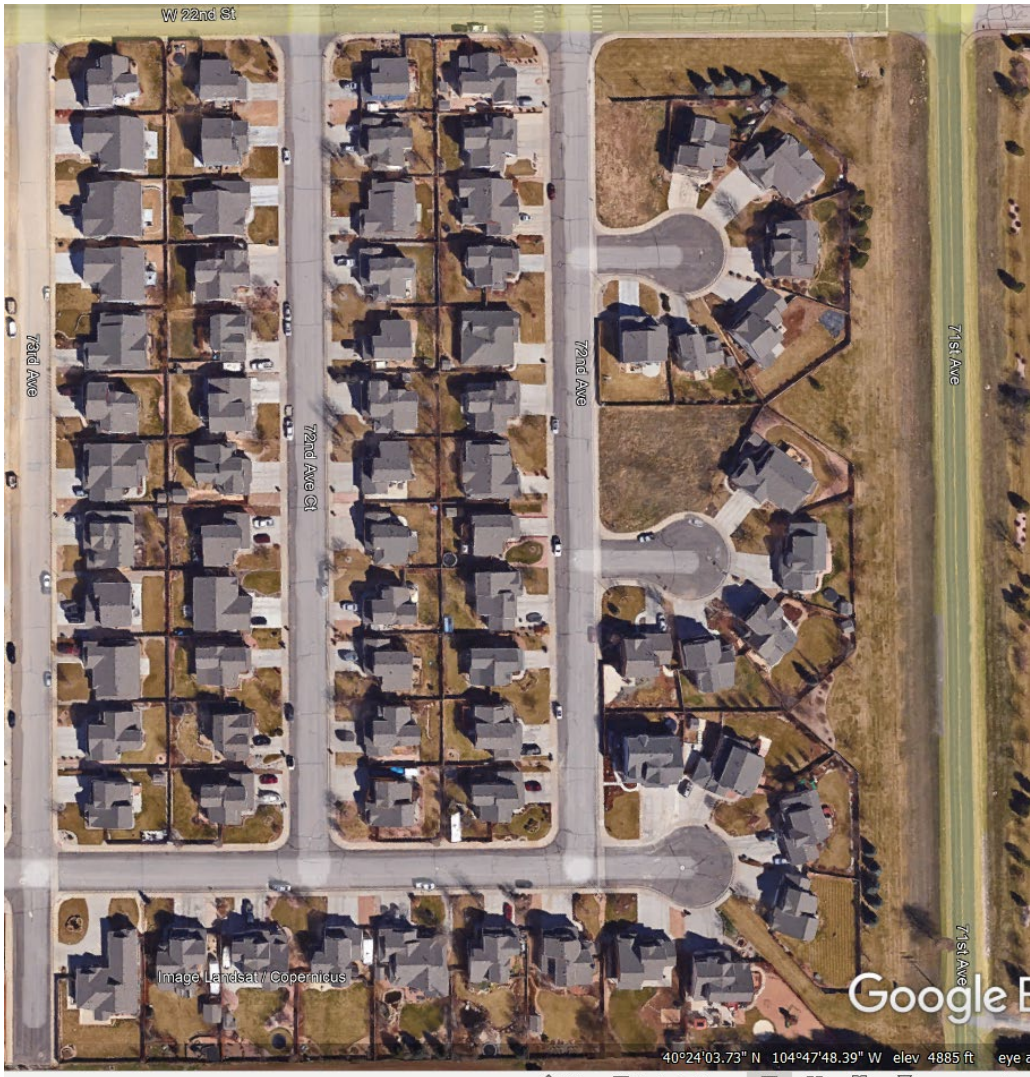


Matt Ashby, AICP
AYRES ASSOCIATES
Vice President, Development Services

Context is Everything

- Estes Park
- Eastern Plains (Lincoln, Cheyenne, Kit Carson Counties)
- Evans
- Craig
- General

Estes Park – Context is Everything



Estes Park – Context is Everything



Estes Park – Context is Everything

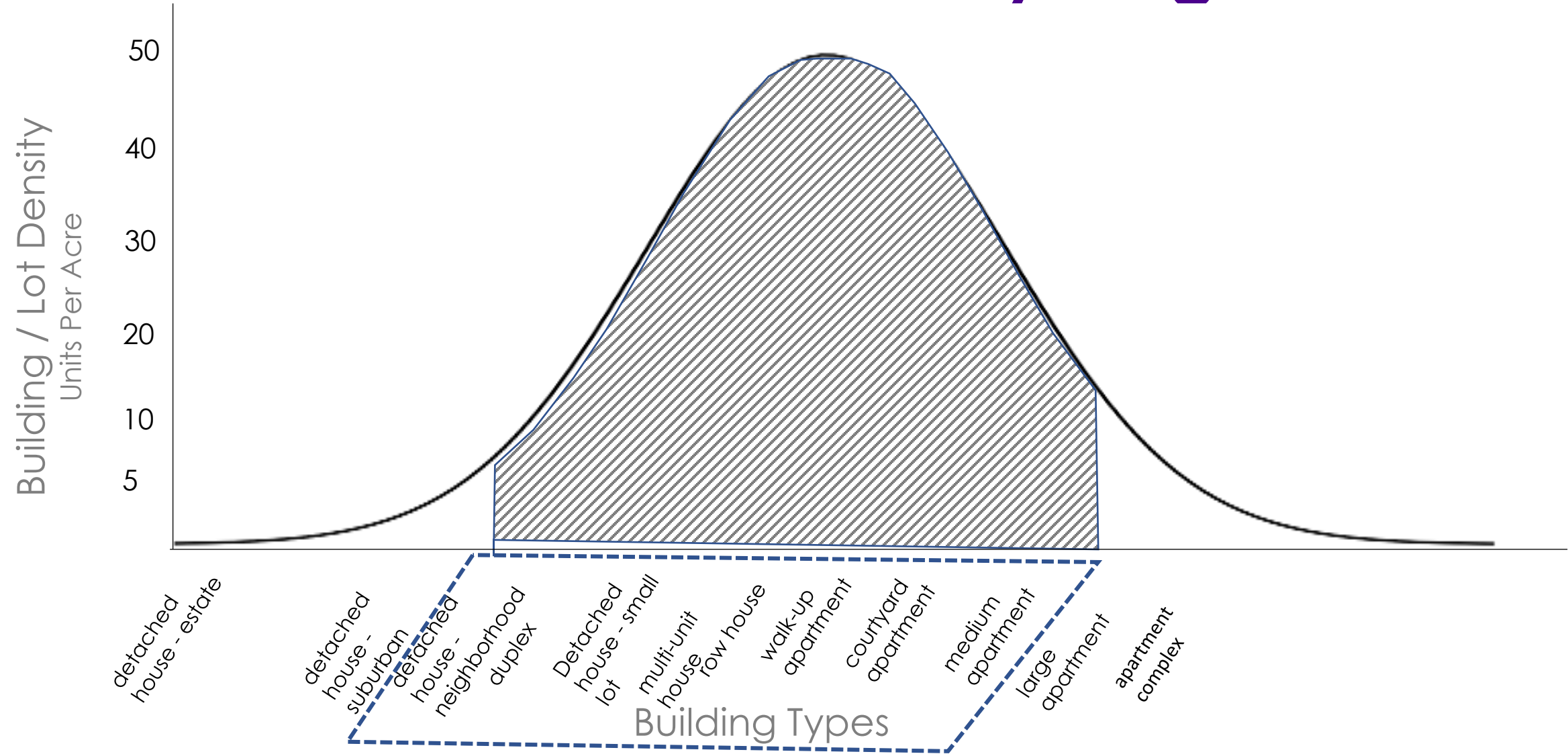


Table 5-5: Residential Frontage Types & Design Standards


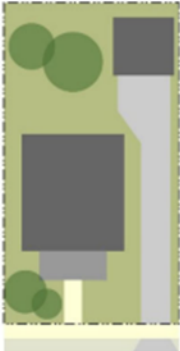


Frontage Element	Terrace	Neighborhood Yard
Description / Design Objective	A shallow open area along a block face that creates a continuous landscape element across multiple frontages and enhances the tighter relationships of buildings along a streetscape, such as courtyards, gardens or small lawns.	A small to moderate open area with a building setback from the property line to create consistent landscaped area that emphasizes the buildings relationship to the streetscape and creates a consistent rhythm of building facades along a block.
		
		

Table 24-5-1: Residential Building Type & Lot Standards

Zoning Districts						Building / Lot Types	# of Primary Units	Development Standards							
H-A	R-E	R-L	R-M	R-H	R-MH			Area	Width [1]	Lot Open Space	Front [2]	Minimum Interior Side	Setbacks [5] Corner Side [1]	Rear	Building Height
■						Agriculture Acreage	1	40 + ac.	300'+	n/a	35'	25'	25'	50'	30'
	■	■	■	■		Detached House – Estate Lot	1	13K + s.f.	100'+	30%	25'	5'	15'	20'	30'
		■	■	■		Detached House – Standard Lot	1	6K + s.f.	60' – 99'	30%	25'	5'	15'	20'	30'
		■	■	■		Detached House – Medium Lot	1	4.5K + s.f.	45' – 59'	25%	25'	5'	10'	20'	30'
			◇	■		Detached House – Small Lot	1	3K + s.f.	35' – 44'	20%	10'	5'	10'	20'	30'
			◇	◇	■	Detached House – Small Format	1	1.5K + s.f.	25' – 34'	15%	10'	3'	8'	10'	40'
			■	■		Multi-unit House – Standard Lot	2-4	6.5K + s.f. 2K s.f. per unit	60' - 99'	25%	25'	5' [3]	10'	20'	30'
			■	■		Multi-unit House – Medium Lot	2-3	4.5K + s.f. 2K + per unit	45 – 59'	20%	25'	5' [3]	10'	20'	30'
				■		Multi-Unit House – Small Lot	2	3K + s.f.	35' – 44'	15%	10'	5' [3]	10'	20'	30'
			■	■		Row House – Standard Lot	3-8	1.5K + s.f. per unit	21' – 30' per unit	12%	10'	5' [3, 4]	10'	10'	40'
				■		Row House – Small Lot	3-8	1K + s.f. per unit	14' – 20' per unit	10%	10'	5' [3, 4]	10'	10'	40'
			◇	■		Apartment – Small Lot	3-12	4.5K – 10K s.f.	40' – 79'	10%	10'	5' [4]	10'	10'	40'
				■		Apartment – Medium Lot	13-24	10K – 30K s.f.	80' – 150'	15%	10'	5' [4]	5'	10'	50'
				□		Apartment – Large Lot	25+	30K s.f. – 2 ac.	150'+	20%	25'	10' [4]	15'	10'	70'
				■		Apartment – Complex, Medium	29 du / ac.	2 ac. – 5 ac.	150' +	25%	25'	10' [4]	10'	20'	40'
				□		Apartment – Complex, Large	45 du / ac.	5 + ac.	300' +	30%	25'	20'	20'	25'	60'
□	□	□	□	□	□	Civic		30K + s.f.	100' +	40%	25'	5'	20'	20'	40'
■	■	■	■	■	■	Accessory Buildings		See Residential Accessory Buildings in Section 24-502.c							
			■	■		Accessory Buildings		See 24-403.b. for ADUs							

■ Allowed

◇ Limited to projects that meet the housing diversity requirements of Section 24-502.d.

□ Civic buildings and uses, and Apartments – Large Lot or Large Complexes shall only be located on collector or arterial streets in residential districts.

Zoning Districts: H-A Holding-Agriculture; R-E Residential Estate; R-L Residential Low Density; R-M Residential Medium Density; R-H Residential High Density; R-MH Residential Micro-Housing

[1] Corner lots shall add at least 5' to the required lot width. Otherwise, lot width ranges shall determine the applicable building type standards within a category

[2] Front setbacks shall be modified based on context and the Frontage Design standards in 24-503.b.

[3] Rowhouses and side-by-side Multi-unit Houses (i.e. duplex), may be platted for individual ownership of the unit and lot, with a 0' interior side setback as provided in section 24-502.b.1.(a).

The Big Idea...

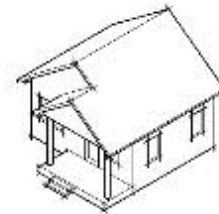
- Decouple Lot Standards from Building Dimensional Standards

Single Housing Unit

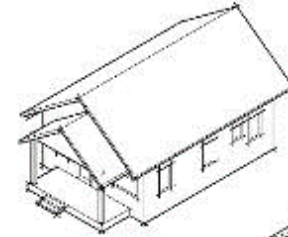
Footprint: 500 – 1,200 sq/ft

Height: 1.5-2.5 stories
20 to 30 feet max

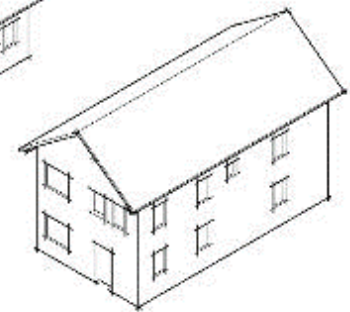
Cottage – 500SF



Chalet – 800SF



Cabin – 1,200SF

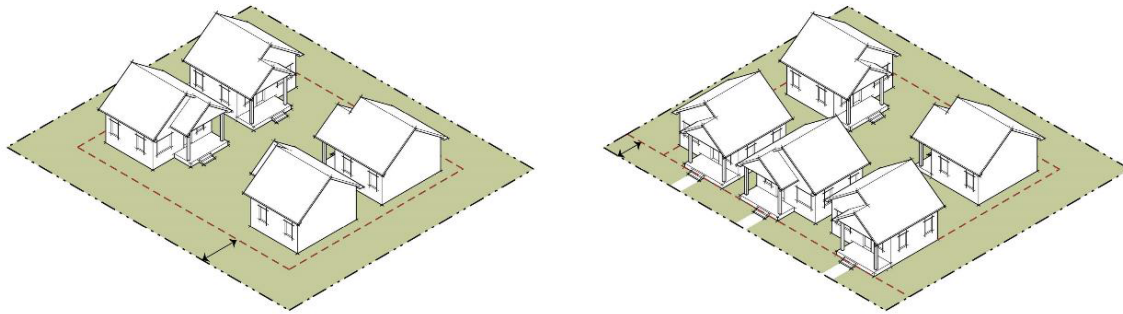


The Big Idea...

- Decouple Lot Standards from Building Dimensional Standards

Parcel Size: Less 20,000 sf/ft

Density: Up to four Home Sites



The Big Idea...

- Decouple Lot Standards from Building Dimensional Standards

<i>Plan Type</i>	<i>Project Size</i>	<i>Home Sites</i>	<i>Buildable Area Maximum</i>	<i>Project Perimeter (Setback)*</i>	<i>Building Variety</i>	<i>Open space % of Project</i>
<i>Cluster Plan</i>	< 20,000 s.f.	1 - 4	40%	15'	n/a	15%
<i>Courtyard Plan</i>	20,001 s.f. – 3 acre	5+.	40%	20''	Minimum 2 types	25%
<i>Community Plan</i>	3 acre +	12+	30% - Neighborhood Village 50% - Mixed Residential	25'	Minimum 4 types	30%

Eastern Plains

- Dimensional standards adjustment well-received
 - Duplex and 3-plex/townhomes as use by right
 - Estate/rural districts preserved
 - ADUs are generally accepted w/ design and parking criteria
 - General reduction of lot size minimums by 1-2ksf
- Information is Critical
 - Incremental changes, not pushing suburban strategies
 - Simple code language
 - Aligning cost savings with pragmatism – local values
 - Modernizing tech format – maps and code digital/editable



Evans, CO

- Seeing is Believing
 - Development Tour
 - Provided experiential data points
- Predictable Flexibility
 - Goal is development friendly
 - ...But with sidebars



Craig, CO

- Leveraged County Property
- Early HB1271 Participant
 - Adjusted Setbacks, Lot Coverage, ADU
- Modular Construction
- Grant Strategy
 - Brownfields to Support Demo
 - 1271 IHOP - \$113K
 - ARPA Funding
 - 1271 IHOI - \$1.5M
 - Transformational Housing Pending



General Sentiment

- Sometimes Carrots, Sometimes Sticks
- One Size Fits All Doesn't Work
- Consider the Context



THANK YOU

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