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**TOWN OF SEVERANCE  
ORDINANCE NO. 2022-31**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,  
COLORADO, AMENDING CHAPTER 16 OF THE SEVERANCE MUNICIPAL CODE  
BY THE ADDITION OF A NEW ARTICLE 18 PERTAINING TO MULTI-FAMILY  
DESIGN AND DEVELOPMENT STANDARDS**

**WHEREAS**, the Town Council has determined that the Town’s current development and design standards for multi-family developments set forth in the Severance Land Use Code (Chapter 16 of the Severance Municipal Code) are inadequate; and

**WHEREAS**, the Town desires to enact a new Article 18 of the Severance Land Use Code to address these existing deficiencies, and the Town finds that enacting comprehensive regulations relating to multi-family design and development standards will increase the effectiveness of the Land Use Code with regard to its underlying goals, and that enacting a new Article 18 of the Land Use Code regarding multi-family design and development standards within the Town to preserve the integrity of the Land Use Code and the character of the Town promotes the public health, safety, and general welfare.

**WHEREAS**, this ordinance is enacted pursuant to the Town of Severance’s home rule authority under Article XX, § 6 of the Constitution of the State of Colorado, and pursuant to the Town of Severance’s police powers, in order to safeguard and preserve the public health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE  
TOWN OF SEVERANCE, COLORADO:**

Section 1. Chapter 16, “Land Use Code,” of the Severance Municipal Code is amended by the addition of a new Article 18, entitled “Multi-Family Residential Use Design and Development Standards,” to read as follows:

**ARTICLE 17 - MULTI-FAMILY RESIDENTIAL USE DESIGN AND  
DEVELOPMENT STANDARDS**

**Sec. 16.18.10 Intent.**

- (a) *Purpose.* The intent of this article is to apply enhanced design criteria and guidelines to all uses within the Town classified as “multi-family dwellings” under this Code.
- (b) *Provisions.* The provisions of this article are in addition to the requirements of the underlying zone district and supersede the underlying zone district requirements in the event of a conflict.

**Sec. 16.18.20 Multi-family Design and Development Standards.**

The following tables establish the design standards for all Multi-Family Development and Mixed-Use Development that incorporates multi-family housing. Tables are broken into two sections: Building Standards and Open Space, Landscaping and Amenity Standards.

Using the Tables:

- ( X ): denotes a requirement for that zone district.
- ( - ): reflects a non-applicable standard for the specific zone district column.
- ( \* ): denotes additional standards apply found below the table in the Supplemental Provisions section.
- Information other than ( X ) or ( - ) indicates specific development standards in the cell.
- SP column is Suburban Perimeter Zone District.
- DN column is Development Node Zone District (including the Industrial Subzone).
- TC column is Town Core Zone District.
- The Rural Residential Zone District is not included as it does not permit Multi-Family Development.

Focus areas identified in the tables include Massing and Scale; Building Materials; Architectural Variety; Architectural Details; Colors; Open Space; Landscaping; Streetscape; Pedestrian Connections; Water Conservation; and Amenities.

Building Design and Development Standards	Zone District		
	SP	DN <sup>II</sup>	TC
<b>Massing and Scale</b>			
Maximum Stories	2*	3*	
Front Setback	20'	10'	0'
Side Setback	20'	10'	5'
Rear Setback	20'	10'	5'
Rooftop Amenity Permitted*	No	Yes	Yes
Ground Floor Active Use Required*	-	X	
<b>Building Materials</b>			
Primary Materials Required*	20% Minimum	30% Minimum	
Secondary Materials Required*	80% Maximum	70% Maximum	
Accent Materials*	5-10% Building Facades		
<b>Architectural Variety</b>			
Shall have varied building heights, styles, colors, and building details.		X	
Shall incorporate one (1) model for every four (4) buildings at a minimum. Models shall be evenly utilized to the maximum extent practicable.		X	

Distinct building designs, as required above, shall be easily distinguished through a minimum of two (2) of the following criteria. <ul style="list-style-type: none"> <li>• A variation in length of 30% or more</li> <li>• A variation in the footprint of the building of 30% or more</li> <li>• A distinct variation in use of materials</li> <li>• A variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass (i.e., apartments vs. townhomes vs. duplexes)</li> <li>• A distinct variation in building height and roof form</li> </ul>		X
For developments of three (3) or more stacked buildings, a floor plan may be repeated; however, identical building facades shall not be replicated more than twice within the development.	-	X
<b>Architectural Detail*</b>		
Facades shall be articulated through the incorporation of four (4) or more of the following elements within every thirty-five-foot (35') length of the façade and on a minimum of seventy-five percent (75%) of the façade area. <ul style="list-style-type: none"> <li>• Balconies</li> <li>• Bay or box windows</li> <li>• Recesses, projections, or significant offsets in the wall plane</li> <li>• Porches</li> <li>• Dormers</li> <li>• Variations in materials</li> <li>• Variations in roof forms</li> <li>• Each building shall feature walls that are articulated by distinct, individualized, and covered entrances</li> <li>• Chimneys that project from the wall plane</li> <li>• Balconies and/or other outdoor living space</li> <li>• Bay or box windows</li> </ul>		X
All buildings shall have a fifteen-foot (15') step-back on all floors over two (2) stories when adjacent to single-family residential uses.		X
All facades shall have a clear base, middle, and cap.		X
Facades shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.		X
Buildings shall provide concentrated dwelling unit access points. Monotonous access balconies and corridors running the length of a building shall be prohibited.		X
Blocky, uniform facades are prohibited.		X
Buildings shall feature a combination of primary and secondary roof forms. Primary pitched roof forms shall be articulated by at least one (1) of the following elements. <ul style="list-style-type: none"> <li>• Changes in plane and elevations</li> <li>• Dormers, gables, or clerestories</li> <li>• Transitions to secondary roofs over entrances, garages, porches, or bay windows</li> </ul>		X
Roofs shall incorporate pitches of between 3:12 and 12:12; however, alternative roof forms may be permitted at the discretion of the Manager.		X

Roofing materials shall be appropriate to the architectural style of a building.	X
Where exposed to public view, roof materials shall be selected from enameled standing seam metal, concrete or clay tiles, copper metal, wood textured (architectural grade), or composition asphalt shingles.	X
The use of plastic, fiberglass, other metal, or glass visible to public view is prohibited.	X
<b>Colors</b>	
Colors shall be compatible with character of the surrounding area.	X
Colors shall be of subdued and muted tones.	X
Earth-tone colors and neutral colors are encouraged as the primary building color.	X
Reflective or neon primary and secondary colors shall not be permitted as exterior paint colors on any structure. Reflective or neon colors may be allowed for trim and accent elements as approved by the Manager.	X
Roof material colors should be darker and warm, earth-toned hues that accent and complement other building colors.	X

*☐ Includes Development Node Industrial Sub-Zoning*

**Sec. 16.18.30 Supplemental Provisions for Multi-Family Residential - Building Design and Development Standards.**

**(a) Massing and Scale**

- (1) Accessible elements are permitted to extend above the maximum building height.
- (2) Height and shadow study should be a part of reviewing/approving three (3)-story structures.
- (3) Rooftop open space shall be included in all open space requirements.
  - a. Rooftop open spaces shall maintain adequate safety features to reduce the possibility of harm to residents during use. These safety mechanisms shall be shown on the site plan submittal.

**(b) Building Materials**

- (1) *Permitted Materials.* Exterior materials shall be permitted as follows:
  - a. Primary Materials:
    - i. Brick, unpainted.
    - ii. Stone, unpainted
  - b. Secondary Materials:
    - i. Any primary materials

- ii. Glass
  - iii. Metal Siding
  - iv. Color Concrete
  - v. Stucco (or equal or better simulated material)
  - vi. Horizontal Wood Clap board (or equal or better simulated material)
- c. Accent Materials:
- i. Any Primary or Secondary Materials may be used as an accent material
  - ii. Wood trim (or equal or better simulated material)
  - iii. Precast stone, or wood moldings or similar architectural details (or equal or better simulated material)
  - iv. Prohibited Materials:
    - o Vinyl Siding
    - o EIFS
- d. *Material Changes.* Except for accent materials, changes in the façade material shall only occur at horizontal expression lines, with the heavier material below the lighter material. Alternatively, changes in the material may occur at differentiated structural bays that meet the horizontal massing requirements.

Open Space, Landscaping and Amenity Design and Development Standards	Zone District		
	SP	DN <sup>LU</sup>	TC
<i>Open Space (see Open Space criteria of this Code)</i>			
Developments shall provide a minimum twenty-five percent (25%) of the gross land as functional open space. An exception may be granted by the Manager for infill town center projects.	10% to 20% as passive open space 20% to 30% as active open space		
A minimum of one (1) centrally located multifunctional park shall be incorporated for developments of over fifty (50) units and may count towards the amenity points listed below in this table and section.		X	
An internal trail system and trails design shall be required providing inter- and intra-connectivity.		X	
<b>Landscaping</b>			

A minimum of 1 tree / 1,000 sqft of landscaped area shall be provided, subject to adopted water conservation policies.	X		
A minimum of 1 shrub / 150 sqft of landscaped area shall be provided and must be grouped and distributed throughout the site. With the Manager's approval, trees may be substituted for up to ½ of the required shrubs at the rate of 1 tree for every 10 shrubs.	X		
Irrigated turf or an alternative as approved by the Manager, shall be utilized for active recreation areas, and maintained to appropriate industry standards.	X		
Native grass is highly encouraged for areas that will not function as active recreation areas. Native grass must be weed-free and maintained at a maximum height of eight inches (8") following industry standard establishment timeframes.	X		
Live materials shall be located between the front of the building and adjacent roadways at the following minimum rates.	65%	50%	10%
<b>Streetscape</b>			
Perimeter treatment adjacent to roadways should include a landscape buffer of varying widths, with a minimum width of ten feet (10') and a maximum width of twenty feet (20'). An exception may be granted by the Manager for infill town center projects.	X		
A pathway at least six feet (6') in width shall be provided parallel to the street.	X		
A landscape strip ten feet (10') in width shall be planted with at least 1-large tree per thirty-five feet (35') of frontage between the street and pedestrian pathway. An exception may be granted by the Manager for infill town center projects.	75% shade / deciduous species 25% other approved species		
Coniferous / evergreen trees must be placed a minimum of ten feet (10') off the southern edge of a bike path or curb to minimize shading and icing concerns where possible.	X		
<b>Pedestrian Connections</b>			
A pedestrian network that interconnects all dwelling units and uses, and common open space shall be provided throughout each development. <ul style="list-style-type: none"> <li>The network shall be made up of sidewalks, walkways, multi-use pathways, and trails</li> <li>Pedestrian walks and spaces shall be provided as necessary to ensure that projects are easily navigated and enjoyable for the pedestrian</li> </ul>	X		
The pedestrian networks shall include gathering/seating areas and provide benches, landscaping, and other street furniture where appropriate.	X		
The pedestrian network shall connect to adjacent developments and any adjacent trail systems.	X		
Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent possible.	X		
<b>Water Conservation</b>			
A minimum of seventy percent (70%) of shrubs or trees shall be classified as very low or low water use.	X		
No more than ten percent (10%) of shrubs or trees shall be classified as high-water use.	X		

Sites over three (3) acres shall be organized into distinct hydrozones according to their microclimatic needs and water requirements. <ul style="list-style-type: none"> <li>Plants with similar water requirements shall be grouped together in the same irrigation zones.</li> <li>Grass turf areas classified as medium or high-water use shall be limited to high use or high visibility areas.</li> </ul>	X		
Grass varieties listed as low water use may be used without limitation.	X		
<b>Amenity Points Required for Developments*</b>			
Up to 10 dwelling units	1		
11-30 Units	2	3	2
31-50 Units	3	5	
51-150 Units	5	6	
More than 151 dwelling units	7		

*III Includes Development Node Industrial Sub-Zoning*

**(c) Supplemental Provisions – Amenity Points**

Amenities for residents should include active and passive spaces that are age-appropriate for current and future residents of all abilities. Credit shall be given for incorporated features as listed below. Credit may be provided for amenity features not included in this list. Such credit shall be based on the determination of the Manager, based on a review of the variety of amenities proposed. Final decision by the Manager may be appealed in accordance with the appeals procedures of this Code.

(1) Two (2) Amenity Points each:

- a. Pool
- b. Community Clubhouse with Fitness Center included – large (more than 2,500 sqft)
- c. Multifunctional playgrounds with commercial grade equipment – large (greater than 2,500 sqft playground zone area)

(2) One (1) Amenity Points each:

- a. Community Clubhouse – small (less than 2,500 sqft)
- b. Fitness Center (5 or more pieces of equipment)
- c. Dog Park - Large
- d. Multifunctional playgrounds with commercial grade equipment – medium (1,000 to 2,500 sqft playground zone area)
- e. Court games (tennis, volleyball, basketball, etc.) at least 1,000 sqft in size shall each count

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- f. System of trails throughout the entire development
    - i. Trails shall be designed to provide interesting and distinct areas for walking, bicycling and or riding in areas separate from and in addition to traditional sidewalks. Trails shall be designed and constructed as required by the Town.

(3) One-half (.5) Amenity Points each:

- a. Dog Run
- b. Fitness Center (fewer than 5 pieces of equipment)
- c. Plazas, courtyards, community gazebo, or community gardens with irrigation systems and defined garden edges of at least 1,000 sqft in size
- d. Public Art, as approved by the Manager
- e. Picnic / Barbeque areas with commercial grade equipment
- f. Multifunctional playgrounds with commercial grade equipment - small (less than 1,000 sqft playground zone area)
- g. Rooftop solar arrays

Section 2. Section 16.7.10, “Definitions,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby amended by the addition of the following definitions, to be inserted alphabetically and to read as follows:

*Active Open Space* means an open space area developed primarily for community access and recreation including sports, exercise, or active play. These areas may include hardscape or landscape areas that have been formally designed and constructed.

*Passive Open Space* means an open space area development primarily for leisure, relaxation, or the preservation of nature. These areas may include landscaped garden beds, wildlife habitats, native planting areas, or similar spaces within the community.

*Playground Zone Area* means a designated safety area surrounding each item of playground equipment that must be kept free and clear of other structures, decorations, or similar devices.

Section 3. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.



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Section 5. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

Section 6. Violations of this ordinance shall be punishable in accordance with Section 1-4-20 of the Severance Municipal Code.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 13th day of December, 2022.

TOWN OF SEVERANCE, COLORADO



  
Matthew Fries, Mayor

ATTEST:



Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:



Hayashi & Macsalka, LLC, Town Attorney

