

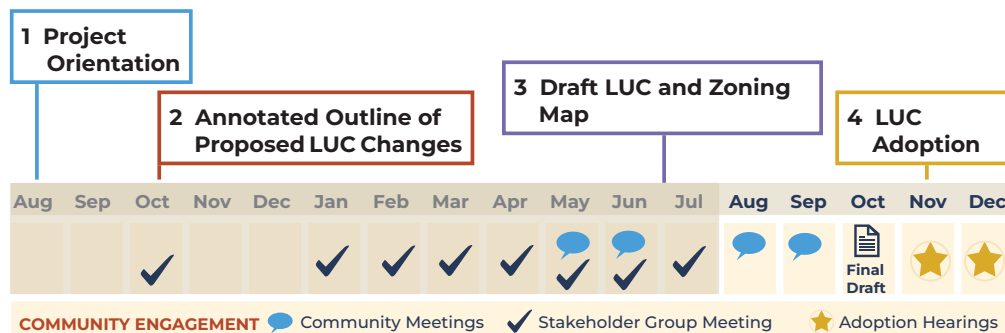
General Overview

The Town of Silverton is updating its dated Land Use Code (LUC). The LUC is the set of regulations that guide how development should occur in the community. It is also one of the primary tools used to implement strategies and action items from the Compass Master Plan. The project is being managed by a team comprised of the Town Administrator, Town staff from the Planning Department and Community Planning Strategies (CPS), and support from the consultant team from Clarion Associates and Urban Rural Continuum (URC).

The key goals of the project are to:

- Update the Town’s regulations to better reflect and align with the vision for the future of the Silverton community established in the Compass Master Plan;
- Create more predictable development outcomes by simplifying and clarifying development standards and procedures;
- Consolidate multiple chapters of the Silverton Municipal Code (Chapter 15, Annexation; Chapter 16, Zoning; and Chapter 17, Subdivision) to establish a more clear and consistent structure; and
- Make the LUC more user-friendly and easier to understand.

Project Timeline



? **What is zoning?** Zoning establishes the legal framework for what can be built, what types of buildings can be constructed, and what types of businesses and activities can happen on a property in Silverton. Zoning promotes the responsible and sustainable development and redevelopment of the land within the Town in accordance with long-range planning efforts.

? **What is subdivision?** Subdivision is the division of land into two or more lots. Subdivision standards guide future growth and development in the town, ensure that the necessary services and facilities are available, and mitigate potential effects of natural hazards and other site conditions.

? **What kind of regulations are included in the LUC?** The Land Use Code includes regulations related to three general topics: zoning districts and uses, development standards, and administration and procedures. These topics are described in more detail on the back side of this page.



SILVERTON LAND USE CODE

Moving the Compass Plan into Action



How to Read the Land Use Code

Curious about...

Find it in..



The basic rules for how tall, how big, and how dense a development can be?

Article 2: Zoning Districts
Reference Summary of Zoning District Dimensional Standards in Section 15-2-50(a)



What uses are permitted on the property?

Article 3 Use Standards



The information about how a development should look?

Article 6 Development Standards
Article 7 Signs



Design of new subdivisions?

Article 4 Subdivision Design and Improvement



How the City protects environmentally sensitive areas?

Article 5 Environmentally Sensitive Lands



Standards required for exterior lighting to become a certified Dark Sky Community?

Section 15-6-40: Outdoor Lighting



The process or application required for specific development and if a public hearing is required?

Article 8: Administration and Procedures



FOR MORE INFORMATION:

Learn more at www.silvertonluc.org. Be sure to sign up to receive e-mail updates about the project.





LET'S TALK DESIGN

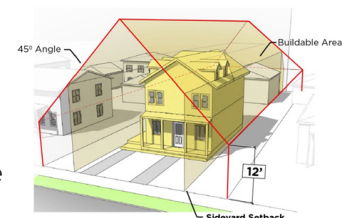
TOWNWIDE STANDARDS

What is the intent of the standards? These standards are intended to ensure that development throughout Town continues to provide a desirable and functional environment and is designed and constructed in a manner that is suitable to Silverton's climate.

Where will the standards apply? The proposed standards will apply to most new development and redevelopment throughout Town. Some standards, such as residential accessory storage, are not required for single-unit and duplex dwellings and other standards, such as on-site snow storage, are only required for Site Plan Review or Special Use Permit applications. Similarly, the small lot development bulk plane standards only apply to lots less than 5,000 square feet in area.



- **Roofs, Eaves, and Parapets:** Roofs, eaves, and parapets must be designed to withstand mountain climate using appropriate pitch, drainage, R-value, and materials.
- **Climactic Conditions:** Local climatic conditions shall be considered when designing the orientation of new buildings. Adequate solar access shall be considered when planning outdoor spaces, with shade and relief from glare provided by landscaping and overhead structures.
- **Reflective Materials:** No glare-producing material including, but not limited to, unpainted metal or reflective glass, shall be used on the exterior of structures.
- **Snow Storage and Shedding:** 10 percent of the impervious surface on the lot shall be provided for the removal, management, and storage of snow removed from pedestrian and vehicular ways. Adequate drainage shall be provided for the snow storage area to accommodate snowmelt and to ensure it does not drain onto adjacent property. Sites and structures shall be designed so that snow does not shed across the property line onto an adjacent property. Snow shall not be allowed to shed freely into building entrances and any roof that may shed snow onto walkways and entries shall include rooftop snow retention techniques including snow guards and/or snow fences.
- **Refuse Containers:** Dumpsters and refuse containers shall be animal resistant. Enclosures shall be located to minimize view and odors from public locations at the primary street frontage and neighboring properties.
- **Mechanical:** Underground utility connection is required unless otherwise provided by the Building Official. Risers, utility meters, panel boxes, or similar, are encouraged to be covered with the same or compatible material as the siding material where the connection meets the building.
- **Residential Accessory Storage:** Bulk storage areas for materials such as tools, bicycles, or ski equipment shall be provided and designed as an integral part of the project whether within the principal building or in a detached accessory structure.
- **Small Lot Development Bulk Plane:** The buildable area of the lot is limited by a bulk plane that extends up 12 feet from all four lot lines and angles in at forty-five-degree angles from the side lot lines until it reaches the maximum building height in the zoning district or intersects with the plane that is created by the lot line on the opposite side of the lot. This requirement is intended to limit the overall massing and scale of infill development on small lots.



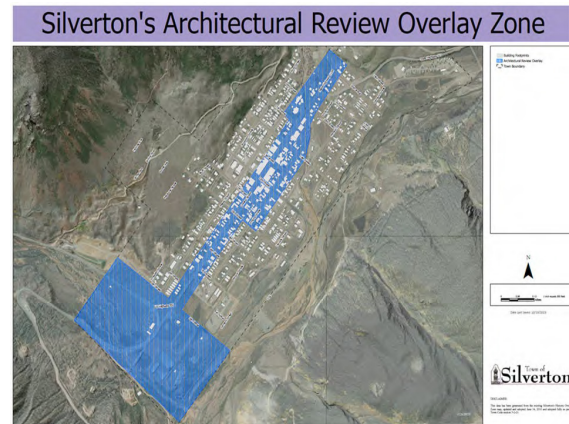


LET'S TALK DESIGN

GREENE STREET STANDARDS

What is the intent of the standards? These standards are intended to replace the current Architectural Review Overlay District which requires all development within the boundary (see right) to be reviewed by the Historic Review Committee to preserve the historic character of Silverton and the Town's designation as a National Historic Landmark.

Where will the standards apply? The proposed standards will apply to any new development or redevelopment on any lot adjacent to Greene Street outside of the Historic District. These standards are in addition to the Townwide standards.



- **Building Orientation:** Primary entrance must be visible and accessible from street.
- **Building Mass and Form:** Building must include massing variation using multiple elements such as window variations, roof form variations, balconies, and overhangs.
- **Building Materials:** Building materials must preserve or complement exterior building materials characteristic of the Town's history.
- **Roof Form:** Roofs should be similar in scale to those used historically on comparable buildings. For new residential structures or new nonresidential structures designed to appear like a residential structure, the minimum roof pitch is 8:12. Bowed or curved roof forms are prohibited.
- **Parking:** If on-site parking is provided, parking should be located to the side or rear of the primary structure.



WE WANT TO HEAR FROM YOU!

- Are there certain areas of Town outside of the Historic District that should require stricter design standards?
- Should any of the Townwide standards be limited to only certain areas of Town or certain development types (e.g. nonresidential or multi-unit)?
- Are there any other design standards you would like to see applied to all or certain types of development?

TAKE THE LAND USE CODE SURVEY!





LET'S TALK HOUSING

RESIDENTIAL USE ALLOWANCES

The updated Land Use Code proposes expanding residential use types across Town in order to implement the Compass Master Plan's goal to "expand housing choices, opportunities and affordability for our community."

Certain residential use types are required to meet additional standards regardless of whether a Special Use review is required. This includes limitations on number of units in the R-1 district, site layout and design requirements for cottage court dwellings and manufactured/tiny home parks, and building layout requirements for live/work dwellings.

Use Table							
P = Permitted S = Special Use							
Current Zoning Districts	R-1, R-1-A	R-2	New	B-P	B-A	E-D	P
Proposed Zoning Districts	R-1	R-2	MU-1	MU-2	C-1	C-2	P
Residential							
Household Living							
Dwelling, Single-Unit Detached	P	P	P				
Dwelling, Single-Unit Attached (Townhome)	P	P	P				
Dwelling, Duplex	P	P	P	P			
Dwelling, Triplex or Fourplex		P	P	P			
Dwelling, Cottage Court		P	P				
Dwelling, Multiunit		P	P	P	P		
Dwelling, Live/Work			P		P	P	
Manufactured or Tiny Home Park		S	S				
Group Living							
Continuing Care Facility		S	P				
Group Home	P	P	P	S			
Accessory							
Accessory Dwelling Unit	P	P	P	P	P	P	

DIMENSIONAL REQUIREMENTS



Updates to the dimensional standards that provide more flexibility for a variety of housing types include reducing the minimum lot area required to build in the R-1 and R-2 districts, adding a maximum lot area in the R-1 district, reducing setbacks for small lot (also known as "single-lot") development, and a 5-foot increase in building height in all districts except R-1.

Zoning Districts Dimensional Standards Summary							
Current Zoning Districts	R-1-A, R-1	R-2	New	B-P	B-A	E-D	P
Proposed Zoning Districts	R-1	R-2	MU-1	MU-2	C-1	C-2	P
Lot Area, Min. SF [1]	5,000	2,500	-	-	-	-	-
Lot Area, Max. SF	10,000	-	-	-	-	-	-
Lot Width, Min. FT	50	25	25	25	50	50	50
Setbacks, Min. FT							
<i>Lots < 5,000 SF</i>							
Front	N/A	5	5	0	5	5	5
Side [2]	N/A	3.5	3.5	0	3.5	3.5	3.5
Street Side	N/A	5	5	5	5	5	5
Rear	N/A	5	5	5	5	5	5
<i>Lots ≥ 5,000 SF</i>							
Front	7	7	7	0	15	7	7
Side [2]	7	7	5	0	10	7	7
Street Side	7	7	7	5	15	7	7
Rear	5	5	5	5	5	5	5
Building Height, Max. FT	30	35	35	45	35	35	30 FT

Notes:

[1] See Section 15-2-50(b).

[3] Side setbacks shall only apply to the perimeter of a single-unit attached structure and not to individual townhouse/rowhouse lots.

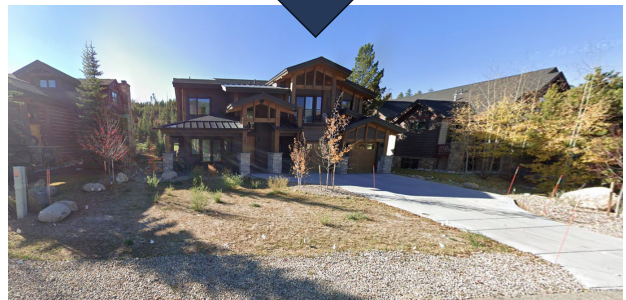


LET'S TALK HOUSING

THE COMPASS MASTER PLAN SAYS...

The Town and most community members have expressed the desire to prevent large single-family homes (i.e., a maximum footprint and maximum lot size).

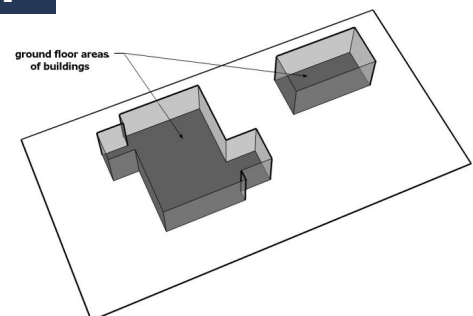
The project team has explored a variety of approaches to limiting the size of single-unit dwellings including total square footage limitations and maximum floor area ratio (included in the draft currently on the project website). Based on discussion with the staff, Stakeholder Group, and community members, the project team is moving away from floor area ratio and focusing on establishing a maximum building footprint limitation for single-unit dwellings and duplex structures.



MAXIMUM BUILDING FOOTPRINT

Building Footprint: The total gross area of the ground level footprint of a building measured to the exterior faces of the building, including any enclosed projection as well as porches, decks, and balconies (includes accessory structures).

The image below describes the existing building footprints of single-unit dwellings on an existing block in Silverton.



The project team is considering setting the maximum building footprint for single-unit detached and duplex dwellings in the R-1 district at 3,000 square feet. The photo on the right displays an existing example of a single-unit dwelling with a 3,000 square foot building footprint for reference.



Is 3,000 square feet the appropriate maximum building footprint limitation for single-unit and duplex dwellings in the R-1 district?



LET'S TALK HOUSING

HOUSING TYPES

SINGLE-UNIT



DUPLEX



3 OR 4- PLEX



ATTACHED



MULTI-UNIT



LIVE-WORK



COTTAGE COURT



TINY HOME PARK



ADU



WE WANT TO HEAR FROM YOU!

- Is establishing a maximum lot size of 10,000 square feet in the R-1 district sufficient to achieving the Compass Master Plan goal to “prevent large single family homes”?
- What are your concerns, if any, with allowing duplexes in the R-1 (current R-1 and R-1A) district?
- What feedback do you have about the proposed residential use allowances throughout Town?

TAKE THE LAND USE CODE SURVEY!





LET'S TALK HISTORIC PRESERVATION

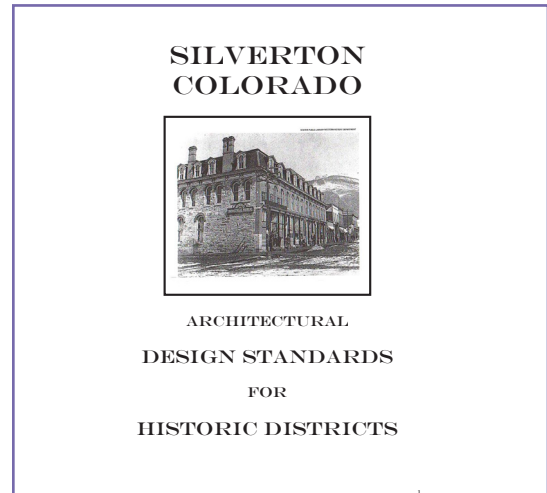
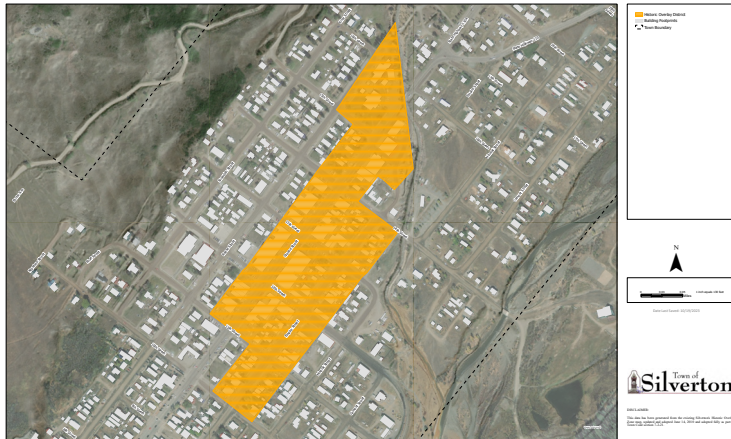
CERTIFIED LOCAL GOVERNMENT PROGRAM

What is a Certified Local Government (CLG)? Certified Local Governments are counties or municipalities that have been endorsed by the State Historic Preservation Office (History Colorado) and the National Park Service to participate in the national preservation program while maintaining standards consistent with the National Historic Preservation Act and the Secretary of the Interior's Standards for Archaeology and Historic Preservation.

What are the benefits?

- Access to grant funds available only to CLGs
- Technical support from the State Historic Preservation Office (SHPO) and the National Park Service
- Access to training opportunities and informational resources
- Local designation qualifies property owners for the 20 percent State Historic Preservation Tax
- Credit and provides access to the State Historical Fund preservation grant program

Silverton's Historic Overlay Zone



How does the Land Use Code address historic preservation and CLG requirements?

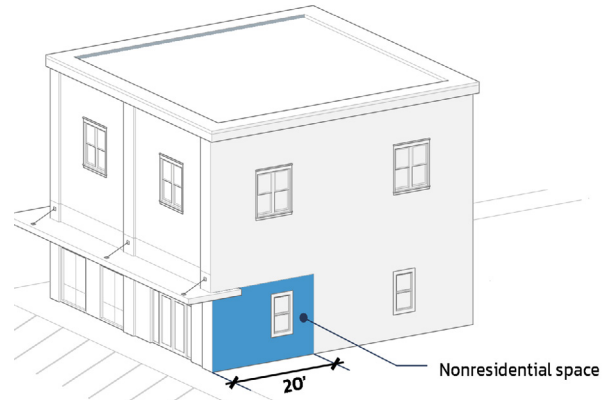
CURRENT CODE	PROPOSED CODE
Historic District Overlay	<ul style="list-style-type: none"> • Boundaries remain the same • New procedure to add/remove properties • Will be the Town's local historic register • Minor review = administrative decision • Major review = HRC decision
Architectural Overlay District	Removed and replaced with design standards for Greene Street, excluding the area within the Historic District Overlay
Historic Review Committee	Minor modifications for clarity and consistency
Builder's Handbook	Replaced with the Secretary of the Interior's Standards for the Treatment of Historic Properties
General	<ul style="list-style-type: none"> • Minor review = administrative decision • Major review = HRC decision



LET'S TALK HISTORIC PRESERVATION

HISTORIC DISTRICT OVERLAY STANDARDS

- **Compliance with Secretary of the Interior's Standards for Rehabilitation**
- **Preapplication Meeting with Building Official**
- **Mixed-Use Required**
 - Carried forward mixed-use requirement, but clarified that residential uses can be in the rear of the building and defined active principal nonresidential use: "land use that tends to have or encourage interaction between the use and pedestrians on a street, including entering and exiting the use, and viewing activity and/or merchandise inside the use from a street."
- **Build-to Line (Distance from Property Line)**
- **Façade Treatments**
 - Increased façade articulation requirement from 25 feet to 50 feet
- **Architectural Projections**
- **Blank Walls**
 - Changed blank wall prohibitions language from "where publicly viewable and compliant with adopted building codes" to "on any street frontage" for clarity
- **Architectural Elements**
 - Changed language related to architectural details from "elements that should be consistent" to "elements that may be reviewed to establish consistency"
- **Entries, Windows, and Screening**
 - Added requirement that entries be design to protect from falling snow
 - Added ability for Town Administrator or HRC to approve alternative design for first floor entry and window requirements



***See Sections 15-2-80(a), 15-8-40(d) and 15-8-40(e) of the Full Draft to read the full Historic District Overlay regulations and procedures.**

NEXT STEPS...

After the Town has successfully obtained the CLG certification, the Town will explore using funds available through the program to perform a Historic Resources Survey in which a trained profession systematically identifies, records, and evaluates historic properties to determine periods of significance and associated architectural styles.



SUMMARY OF KEY LUC UPDATES

ARTICLE 1: GENERAL PROVISIONS

- Clarifies the purpose and applicability of the Code
- Establishes how Code provisions relate to other state and federal laws and private agreements
- Establishes how prior approvals, violations, and pending applications are processed by the new Code

ARTICLE 2: ZONING DISTRICTS

- Carried forward P district
- Consolidated 2 districts (R-1 and R-1A) based on similar dimensional standards and use restrictions
- One new zoning district intended to be applied to zoning map to better support goals of Compass Master Plan
- Renamed other 4 districts to better reflect intent of district
- Decreased minimum lot area for current R-1, R-1A and R-2 and removed minimum lot area requirements for all other districts
- Decreased minimum front and side setbacks for lots less than 5,000 square feet
- Increased building height by 5 feet in all districts except the current R-1 and R-1A
- NOTE: the maximum floor area ratio proposed in the Full Draft will be replaced by a maximum building footprint in the Adoption Draft

ARTICLE 3: USE STANDARDS

- Organized all uses into one table
- Introduced and/or defined new residential uses: single-unit attached (townhome), duplex, triplex or fourplex, cottage court, live/work and manufactured or tiny home park
- Defined "Seasonal Recreational Vehicle Occupancy" and relocated standards from Chapter 7 of the Municipal Code that allow
 - Maintained qualified employee requirement (30 hours/week or 4 days a week)
 - Clarified recreational vehicles allowed on a vacant lot, but limited to three on one lot
- Consolidated similar use types: governmental and public facilities, community center, recreation and entertainment indoor/outdoor, and retail sales.
- Introduced new commercial and industrial uses: animal services, commercial greenhouse or nursery, artisan industrial, and recycling facilities.
- Introduced new accessory uses and associated standards: cottage industry, electric vehicle charging station, outdoor commercial/residential storage, propane tanks, and solar energy systems.
- Introduced temporary uses and associated standards: farmstand, farmers market, food truck, portable storage unit, portable waste trailers, temporary event or sales, and temporary outdoor dining

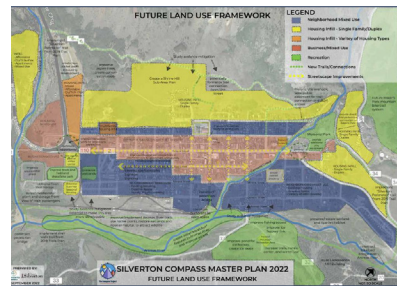
(f) MU-1: Neighborhood Mixed-Use

(f) Purpose
This district is designed to accommodate a mix of housing types with a limited number of retail, office, creative spaces, and other commercial uses. It is intended for application in some areas identified as neighborhood mixed-use in the Master Plan including those transitional areas between downtown Silverton and the commercial zoning districts.

(2) Dimensional Standards

Table 15-2-6: MU-1 Lot and Building Standards

Lot Standards		Building Standards	
Lot Area (Min. SF)		E	Building Height (Max. FT)
Lot Width (Min. FT)			
Building Setbacks			
A	Front		
B	Side		
C	Street Side		
D	Rear		



Use Table
P = Permitted | S = Special Use

Current Zoning Districts	R-1, R-1A	R-2	New	MU-1	MU-2	B-P	C-1	B-A	E-D	P
Proposed Zoning Districts	R-1	R-2		MU-1	MU-2	B-P	C-1	B-A	E-D	P
Residential										
Household Living										
Dwelling, Single-Unit Detached	P	P	P							
Dwelling, Single-Unit Attached (Townhome)	P	P	P							
Dwelling, Duplex	P	P	P	P						
Dwelling, Triplex or Fourplex			P	P	P					
Dwelling, Cottage Court		P	P							





SUMMARY OF KEY LUC UPDATES

ARTICLE 4: SUBDIVISION DESIGN AND IMPROVEMENT

- Clarified that standards apply to all new subdivision of land and includes design standards for: lots and blocks, streets, and utility easements
 - Required improvements include:
 - Water and Sewer Service Extensions
 - Storm Drainage System
 - Sanitary Sewerage System
 - Potable Water System
 - Fire Hydrants, Utilities, Street Lights
 - Railroad Signals, Arterial Roads, Street Improvements
- Decreased maximum block length from 1,500 feet to 600 feet
- Clarified permit requirements from County and CDOT for certain road access
- Replaced 10% public land dedication requirement based on value of gross land with simpler provision of land

ARTICLE 5: ENVIRONMENTALLY SENSITIVE LANDS

- Replace overlay districts with sets of standards and criteria to be met when development is proposed within hazard areas
- Establish separate procedures and applications for development impacted by hazards
- Keep hazard maps available for general reference
- **Avalanche Hazard**
 - Updated approach based on peer communities and best practices
 - Carrying forward current maps based on February 1998 study
 - High Hazard Red Zone = no new permanent residential or nonresidential occupied structures
 - Moderate Hazard Blue Zone:
 - Minor Avalanche Development Permit- single-unit dwellings, ADUs, parks and open space, accessory buildings, minor utilities, seasonal development, outdoor recreation
 - Major Avalanche Development Permit – all other structures including avalanche control structures
- **Flood Hazard**
 - Reorganized standards for user-friendliness
 - Aligned requirements with best practices
 - Flood hazard area separated into: Floodway and Flood Fringe
 - Flood hazard development permit required (administrative decision)
- **Slope Hazard**
 - Expanded and improved current standards
 - Applies to any development/subdivision on lots with an average slope of 25% or greater
 - Slopes 25-30%: engineering study required, building location limitations, erosion/grading standards, and street standards
 - Slopes > 30%: no new lots/development
 - Slope hazard development permit required (administrative review)
- **Geologic Hazard**
 - Includes landslide areas, rockfall areas, unstable slopes, etc.
 - Two-tier review process
 - Evaluation letter to determine if hazards exist, then mitigation study
- **Wildfire Hazard**
 - Study required for all subdivision/development in High Intensity wildfire risk excluding applications for single-unit dwellings. Single-unit dwellings shall follow Firewise planting techniques and materials to the maximum extent practicable.
 - Referred and reviewed by Colorado State Forest Service



SUMMARY OF KEY LUC UPDATES

ARTICLE 6: SITE DEVELOPMENT STANDARDS

- **Mobility, Connectivity, and Parking**
 - Established minimum sidewalk and pedestrian walkway system requirements
 - Introduced basic vehicle off-street parking design standards including size of spaces and surfacing requirements
 - New minimum bicycle parking requirements for multi-unit (5+ units) dwellings and short- and long-term bicycle parking design standards
- **Landscaping and Screening**
 - Introduced state-required language related to the prohibition of nonfunctional turf, artificial turf, or invasive plan species beginning in 2026.
 - Incorporated roof-mounted mechanical and utility equipment screening requirement
 - Clarified the maximum fence height at six feet
- **Site and Building Design Standards**
 - Changed the approach to site and building design standards to follow a “tiered” standard
 - Townwide
 - Historic District
 - Greene Street (replacing AROD)
 - **Townwide Design Standards**
 - Design Intent: Addition of the Design Intent statement a result of discussions with the Historic Review Committee about balancing adding excessive regulations with recognizing that the whole Town is recognized as a Historic Landmark. It is intended to be guidance, not requirements.
 - Roofs, Eaves, and Parapets
 - Climatic Conditions
 - Reflective Materials Prohibited
 - On-Site Snow Shedding and Storage
 - Refuse Containers
 - Mechanical
 - Residential Accessory Storage
 - Small Lot Development: New bulk plane limitation for small lots (< 5,000 square feet) Limits the building envelope in order to prevent infill structures that are inconsistent with the neighboring properties
 - **Greene Street (former AROD)**
 - Applies to all lots adjacent to Greene Street outside of the Historic District
 - Building orientation – primary entrance must face street
 - Building mass and form
 - Building materials – complement historic character
 - Roof form – residential structures require 8:12 pitch
 - Staff would be responsible for reviewing the design standards, but Code includes an option for staff to refer applications to the Historic Review Committee





SUMMARY OF KEY LUC UPDATES

ARTICLE 6: SITE DEVELOPMENT STANDARDS

- **Outdoor Lighting**
 - Drafted to comply with the minimum requirements for designation by DarkSky International, not just to be dark sky friendly
 - Requires fully shielded fixtures, restricts light spill, limits the temperature of lights (Kelvin), and establishes a lumen per acre limit
 - Regulates specialized outdoor lighting and includes some exemptions
 - Requires compliance of ALL outdoor lighting within 10 years
 - Requires lighting plan submission by a professional so staff can review compliance

ARTICLE 7: SIGNS

- Updated to address federal requirements related to content-neutrality
- Clarified measurements for building frontage, sign area, and freestanding sign height
- Consolidated all temporary sign regulations
- In Mixed-Use, Commercial and Public Districts, total sign area simplified to be 1.25 square feet per lineal foot of building frontage (tenant space for multi-tenant buildings)

ARTICLE 8: ADMINISTRATION AND PROCEDURES

- Consolidated and completed information about review and decision-making bodies: San Juan Regional Planning Commission, Board of Adjustment, and Historic Review Committee
- Added a summary table of all procedures, pre-application meeting requirements, notice requirement, and final decision-making body
- Continues with common review procedures that streamline all application types
- Any exceptions to the common procedures are listed in the specific procedure
- Moved many procedures to be decided administratively to simplify the process for all with public hearings required for more complex procedures where public process is important like subdivisions, variances, and rezonings

ARTICLE 9: NONCONFORMITIES

New regulations applicable to all nonconformities:

- *Nonconforming status* – use, lot, structure, or site feature in existence and lawfully constructed/operating when Code standards changed or annexation
- *Authority to continue*
- *Ordinary repair and maintenance* – minor repairs that do not increase nonconformity allowed
- *Discontinuance, abandonment and destruction* – determines at what point a nonconformity must be brought into compliance with current Code

ARTICLE 10: ENFORCEMENT AND PENALTIES

- New Article to describe how the Town enforces Code regulations, what is considered a violation, and the penalties/remedies available for the violation
- Includes the Building and Property Appearance and Maintenance section that prohibits buildings in all districts from being boarded up with flexibility for temporary winter protection

ARTICLE 11: DEFINITIONS AND MEASUREMENTS

- Clarified measurements for building footprint, height, lot area, lot coverage, lot width, and clear vision triangle
- Confirmed all use terms have a clear definition
- Aligned terminology and definition with other Town documents and policies (e.g., public works and housing)