

SECTION 6 - LAND USE - TOWN CORE

16.6.30.1 Intent



The Town Core will be the heart of the community and will continue to include a diversity of uses. It is desirable to encourage a variety of commercial, retail, service, restaurant, entertainment and other uses interspersed with residential homes, lofts, or apartments. The vision of the Town Core is to develop/redevelop into a vibrant and somewhat eclectic place for residents and visitors to live, shop, work, dine, recreate and gather while supporting a theme reminiscent of a charming and active small town. To achieve this, the Town recognizes the importance of allowing the market to direct development with minimal regulatory and/or design constraints. Concurrently, property owners and developers must recognize the importance of supporting the overall theme of the Town Core area and employ design elements, materials and site planning techniques that reinforce this vision. All participants need to acknowledge that this Town Core area will continue to be a dynamic place where uses may change and properties might be altered to reflect changes in the marketplace and in response to the growth of the community that coincide with Severance Hometown Vision.

16.6.30.2 Density

- A. Density shall not exceed fifteen (15) units per acre
- B. Building Height shall not exceed three (3) stories without additional review
- C. Setbacks for Single Family Residential shall match setbacks as set forth in Suburban Residential section 16.6.20.6
- D. Setbacks for all other uses including multi-family residential and commercial uses shall be determined through platting and/or site plan review

16.6.30.3 Uses

- A. Encouraged Uses:
 - 1. Residential Land Uses
 - a. Single family, attached or detached
 - b. Accessory dwelling (including "carriage units") associated with a permitted use
 - c. Bed & breakfast establishments
 - d. Family care, day care and elderly day care homes
 - e. Flex buildings (start as residential and shift to commercial over time)
 - f. Long-term care facilities
 - g. Multi family dwellings (four (4) or more units)
 - h. Multi family dwellings (less than four (4) units)
 - i. Senior housing
 - 2. Mixed Land Uses
 - a. Live/work units and buildings
 - b. Mixed use buildings (residential, commercial, office, workshops, etc.)

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3. Commercial, Retail or Service Land Uses
 - a. Administrative, office and research facilities
 - b. Appliance sales and service
 - c. Automobile service and repair - minor
 - d. Banks and financial institutions
 - e. Bars/taverns/micro-breweries
 - f. Business offices (contractors, electronic repair, small engine, motorcycle)
 - g. Car/motor vehicle washes
 - h. Child day care center
 - i. Commercial and retail businesses, indoor sales and service
 - j. Entertainment facilities, commercial theaters, etc.
 - k. Equipment (small) rental establishments without outdoor sales
 - l. Gasoline/fueling station
 - m. Greenhouses, whether public or private
 - n. Grocery store of less than 25,000 sq. ft. of floor area
 - o. Grocery store of more than 25,000 sq. ft. of floor area
 - p. Home occupations
 - q. Hospital
 - r. Hotel/motel (no room limit)
 - s. Inn (up to twelve (12) rooms)
 - t. Laundromat and dry cleaning retail outlets
 - u. Medical and dental offices and clinics
 - v. Movie theater
 - w. Office building
 - x. Parking lots and parking garages (as principal use)
 - y. Passenger terminal or park-n-ride
 - z. Personal and business service shops
 - aa. Professional offices
 - bb. Push cart (sidewalk vending)
 - cc. Restaurant not including drive through
 - dd. Restaurant with drive-through
 - ee. Retail sales - general
 - ff. Retail sales building/center ≤ 50,000 gross s.f.
 - gg. Retail sales building/center ≥ 50,000 gross s.f.
 - hh. Vehicle sales including automobiles, motorcycles, RV's boats and trucks
 - ii. Veterinary clinic for small animals with no outside kennels
 - jj. Veterinary hospitals - large animals

4. Public, Quasi-Public, Other Land Uses
 - a. Accessory buildings and uses incidental to the principal use
 - b. Clubs and lodges
 - c. Community garden
 - d. Conference/convention center
 - e. Farmer's market
 - f. Fire station
 - g. Municipal uses w/out equipment yards
 - h. Municipal uses with equipment yards
 - i. Museum
 - j. Parks and open space
 - k. Parks and playgrounds - neighborhood
 - l. Outdoor amphitheater

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- m. Public or other non-profit recreational uses
- n. Public utility main lines and substations
- o. Religious assembly (neighborhood scale)
- p. Religious assembly (community scale)
- q. Rest stop
- r. Schools, public & private (preschool - grade 12)
- s. Schools, including colleges, vocational and technical training

5. Industrial Land Uses

- a. Laboratory and/or research facility
- b. Light industrial facility
- c. Manufacturing plants incl. assembly, sales and service of commodities
- d. Warehouse, distribution and wholesale uses
- e. Workshops and custom small industry including art studio with/without sales

B. Uses Requiring Additional Review:

1. Residential land uses

- a. Boarding and rooming houses
- b. Group homes
- c. Safe house for adults or children up to eight (8) persons
- d. Single room occupancy boarding house
- e. Two (2) family (duplex) dwellings
- f. Zero lot line single or two (2) family dwellings

2. Commercial, retail or service land uses

- a. Agricultural uses: ranching, farming, grazing, etc.
- b. Automobile service and repair - major
- c. Cremation facility
- d. Dry cleaning plants
- e. Equipment rental (heavy) establishments with outdoor sales
- f. Fireworks sales - temporary
- g. Kennel - small animal
- h. Mini-storage facilities - enclosed
- i. Recycling facilities (including biofuel) processing and sales
- j. Retail and supply yard establishments with outdoor storage
- k. Roadside or temporary retail stand/tent
- l. Sales of farm implements, heavy equipment, Mobile/manufactured homes
- m. Storage facilities, outdoor storage for RV's, boats, trailers, etc.
- n. Truck depot
- o. Truck maintenance

3. Public, quasi-public, other land uses

- a. Alternative power generation facilities
- b. Bus shelters
- c. Cemetery
- d. Wireless telecommunications facility

4. Industrial land uses

- a. Heavy industrial facility

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Note: Land uses not identified may be considered with additional review to be determined by planning staff at pre-application meeting. See Section 16.3.40 of this Code.

16.6.30.4 Design Standards



Plazas and outdoor gathering spaces are encouraged.



Providing site amenities such as seating, outdoor dining, trash receptacles, bike racks for public use is encouraged.



Varied setbacks to buildings are encouraged to create interest along the streetscape. Gathering spaces, outdoor dining, patios etc. are encouraged. Buildings on the south side of the road are encouraged to be setback from the ROW to reduce shading on the public sidewalk and street.



Sidewalk plantings, outdoor seating and activity on the public sidewalk is encouraged. A minimum of four (4) foot clear walkway needs to be maintained.

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Street trees are encouraged.



Creative pedestrian scale signage is encouraged.



Displays of art are encouraged.



Pedestrian walks and spaces shall be provided as necessary to ensure that projects are easily navigated and enjoyable for the pedestrian.



Utility pedestals and trash enclosures shall be buffered with landscape. Trash enclosures shall be located in a location that has the least impact on views from public right of way as practical. Trash enclosures shall be masonry with steel gates to match building architecture.

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16.6.30.5 Parking Standards

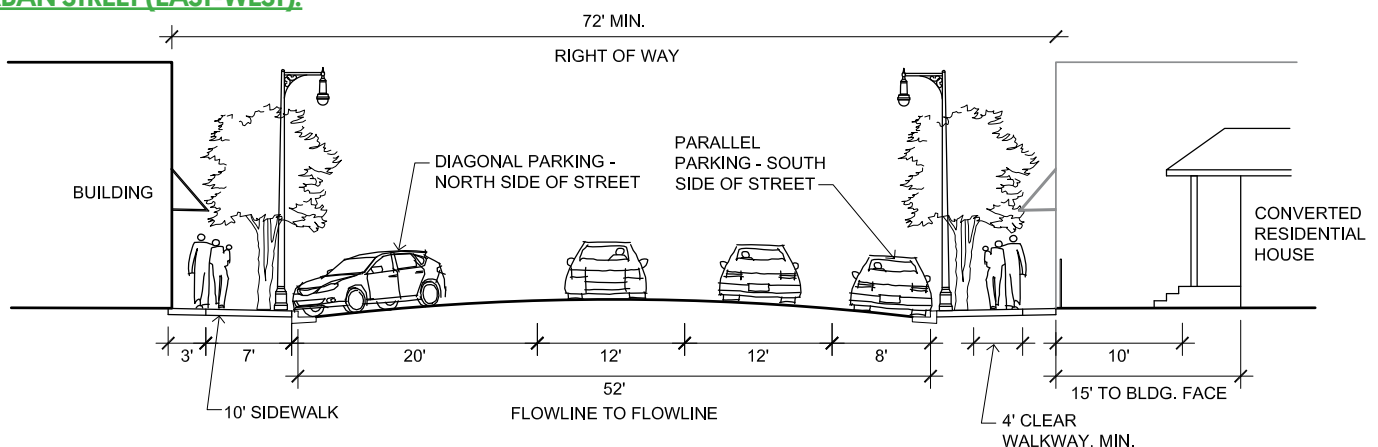
The number of parking spaces required shall be based upon the anticipated parking demand of individual uses and shall be as designated for specific uses and situations as follows:

Single-family residence	Two (2) spaces per dwelling unit
Multifamily dwelling residence	One and a half (1.5) spaces per unit
Public assembly facilities, provided for seated audiences (churches, theaters, auditoriums, etc.)	One (1) space for every three (3) seats
Elementary schools (If the school includes an auditorium, the auditorium requirement shall govern if it is greater.)	Two (2) spaces for every classroom
Junior and senior high schools	Auditorium requirement or one (1) space for every five (5) students of maximum capacity
Hospitals	One (1) space for every two (2) beds
Clinics	Five (5) spaces for every practitioner on the staff
Industrial uses	One (1) space for every two (2) employees
Commercial office	One (1) space for every three hundred (300) square building feet of G.L.A.
Retail stores, customer service establishments, shopping centers and other similar uses	One (1) space for every two hundred and fifty (250) square feet of G.L.A.
Eating and drinking establishments	One (1) space for every two hundred (200) square feet of G.L.A., plus One (1) space for every two (2) employees, computed on the maximum service capacity
Hotel or motel	One (1) space for every room to be rented, plus one (1) space for every two (2) employees, computed on the maximum service capacity

For uses not included in the above list, the Review Process shall determine the appropriate parking requirements. For uses in the urban core, the number of parking spaces shall be determined on a case-by-case basis.

16.6.30.6 Street Standards

URBAN STREET (EAST-WEST):



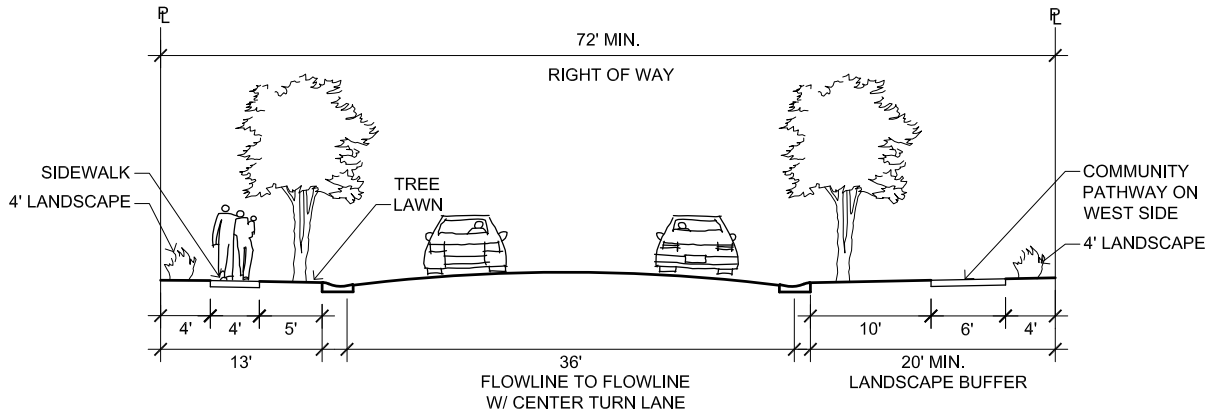
NOTES:

- 3' OF THE 10' SIDEWALK TO BE INSTALLED WITH BUILDING - TYP. BOTH SIDES.
- BUILDINGS MAY BE SET BACK TO CREATE "OLD RESIDENTIAL" CONVERTED TO COMMERCIAL FEEL. THESE SETBACKS ARE ENCOURAGED ON THE SOUTH SIDE OF CR 74 (HARMONY RD) AND IN AREAS OF TRANSITION FROM THE URBAN CORE TO ADJACENT LAND USE.

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GREENWAY STREET:

(CO. RD. 23 AND SOUTH SIDE OF CO. RD. 72)

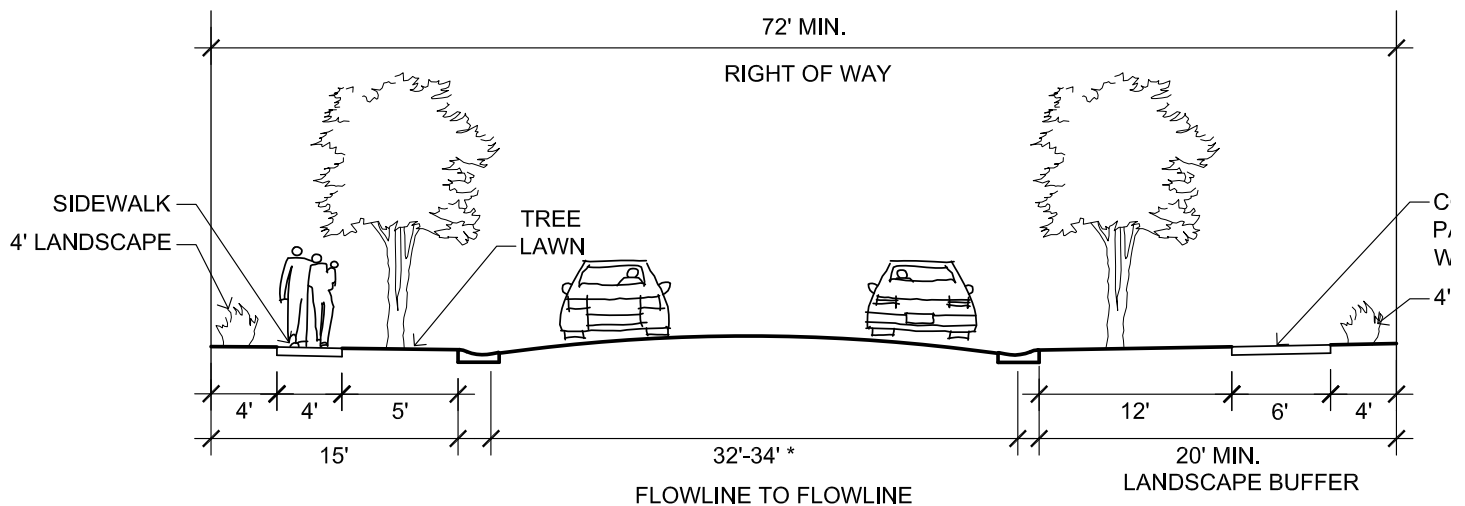


NOTES:

1. MAINTENANCE INCLUDING VALLEY PANS, CURBS, INLETS, PAVING, ETC. WITHIN R.O.W. SHALL BE BY TOWN OF SEVERANCE.
2. LANDSCAPE BUFFER SHALL BE OWNED AND MAINTAINED BY THE TOWN.
3. 6' MEANDERING PATHWAY TO BE MAINTAINED BY TOWN OF SEVERANCE.
4. DRAINAGE NEEDS TO BE ADDRESSED PER DRAINAGE STANDARDS, TYPICAL.
5. COMMUNITY PATHWAY SHALL BE 6' WIDE MINIMUM LOCATED IN LANDSCAPE BUFFER, MEANDERING WITH GENTLE CURVES.
6. NO DRIVEWAY ACCESS.

GREENWAY STREET:

(CO. RD. 23 ADJACENT TO LAKE)



* 34' MIN. FL-FL IF ON-STREET PARKING IS ALLOWED

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3. 6' MEANDERING PATHWAY TO BE MAINTAINED BY TOWN OF SEVERANCE.
4. DRAINAGE NEEDS TO BE ADDRESSED PER DRAINAGE STANDARDS, TYPICAL.
5. COMMUNITY PATHWAY SHALL BE 6' WIDE MINIMUM LOCATED IN LANDSCAPE

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16.6.30.6 Architectural Standards



Creative and unique architecture and site design will be encouraged.



Where there are large windows and/or entries facing the public right of way, awnings, will be encouraged.

Architecture that is reflective of the regional character of urban buildings is encouraged including red or tan brick, sandstone, awnings, etc.



Residential scale buildings that have the appearance of a historic home that has been renovated for commercial use is encouraged. These types of building are strongly recommended on the south side of the street and at the edges of the urban core to act as a transition to adjacent land uses.



Varied building heights, styles, colors and building details are encouraged.

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In the southern part of the Town Core it is expected that the buildings will be adjacent to the public right of way with parking behind or beside the building.

In the urban core it is expected that deliveries, utilities and some parking will be behind the buildings and accessed by alleys. The transition from the urban core to surrounding land uses needs to be addressed carefully and on a need-be basis.



Architectural design of homes should reflect early 20th century traditional dominated by porches, steeper roofs, mixed materials, etc.



New residential development in the urban core should have detached sidewalks with a minimum six (6) foot tree lawn. Alleys are encouraged and may be gravel, not paved.

16.6.30.7 Edges / Landscape

Edges of commercial developments shall have high quality landscape. Berms, meandering walks, a mix of irrigated turf, shrub beds, ornamental trees, evergreen trees and shade trees are encouraged. Parking lots are required to have landscape per industry standards. The ends of parking bays shall have a landscape island. Landscape islands in parking lots shall be strategically placed to ensure that there are no more than twenty (20) contiguous parking spaces.



Parking lots shall be buffered from view from public right of way with practical landscaping.

Entryways and areas visible from public streets shall have some type of landscape component. Examples could include window boxes, hanging baskets, large pots and planting beds.

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16.6.30.8 Fencing

Front yard fencing in the urban core shall be open wood picket or wrought iron fencing not to exceed forty two (42) inches in height. Brick or stone columns are encouraged. Privacy fencing between users or to screen users shall be allowed per review and approval as a part of a final plat or site plan approval. Privacy fencing shall not exceed six (6) feet in height. Privacy fencing shall be minimized and shall be placed so that the visual impact to surrounding uses and the public right of way is minimized. Landscape buffering in place of or associated with privacy fencing is encouraged. Privacy fencing, if located adjacent to public right of way, shall be separated from public right of way by a landscaped buffer.



16.6.30.9 Entries & Signage

Entries to commercial areas shall be identified by high quality ground mounted signs and/or monumentation. Landscape shall identify entries with enhanced plantings as shown (flower beds, ornamental trees, etc.). Signage shall be designed to be appropriate to the scale of the development.



16.6.30.10 Lighting



Lighting shall be consistent with the architecture and should consist of pedestrian scale cut-off lighting so that no light spills beyond the boundary of the project. Parking lots, pedestrian ways and building entries shall be appropriately lit.

Note; The Planning Group would like to thank Niwot, Highlands, Erie, Frisco, Carbondale, Aspen and Basalt for image examples used in this Code.