

Article 8. Landscape & Site Design Standards

8.01 Intent & Applicability

A. **Intent.** The intent of the landscape and site design standards is to:

1. Improve the image of the City and build value with a well-designed public realm coordinating streetscapes, open spaces, and lot frontages.
2. Strengthen the character and quality of development and emphasize distinct areas throughout the City with natural landscape materials.
3. Preserve the value of properties as new investment occurs.
4. Coordinate landscape and design amenities across multiple sites with special attention to the consistent relationship between open areas of lots and streetscapes.
5. Encourage site design that allows spaces to serve multiple aesthetic, screening, environmental, recreational or social functions.
6. Provide comfort, spatial definition and visual interest to active spaces including walkways, civic spaces, parks, trails or other similar outdoor gathering places.
7. Enhance the environmental and ecological function of un-built portions of sites, and protect and integrate established natural amenities rather than plant or design new ones.
8. Screen and mitigate the visual, noise or other impacts of high-intensity areas of sites and buildings, or where the scale and pattern of development changes.
9. Conserve water and shift to water-conscious landscape design that is regionally appropriate and specific to the arid Front Range climate.
10. Support the provisions of the City's water dedication policy and water management strategies.

B. **Applicability.** The standards of this Section shall apply to all new development except:

1. Improvements or repairs to detached houses and duplexes that are not subject to a Site Improvement / Residential Design Review as provided in Section 2.05, and which are not part of a larger residential neighborhood or subdivision plan; and
2. Improvements or repairs to existing development that do not result in an increase in building footprint or impervious surfaces by more than 10% or changes in use that do not result in an increase in intensity.

In cases where improvements or repairs increase the building footprint or impervious surface by more than 10% or changes intensity of use, the intent is to bring the site into full compliance with these standards, except that the Director may prorate the requirements to the extent of new development on the site where full compliance is not possible or practical.

(Ord. No. 2438, § 13, 1-2-2024)

8.02 Landscape Design

- A. **Design Objectives.** Landscape plans shall meet the following design objectives:
1. Frame important streets and emphasize gateways with street trees, landscape massing and other vertical elements.
 2. Promote storm water management and prevent erosion through infiltration, storage or conveyances that utilize natural landscape elements and site features.
 3. Create focal points, gathering places and pathways that enhance the comfort, interest and movement of pedestrians.
 4. Improve resource and energy efficiency with landscape arrangements that consider wind blocks, heat gain, water usage, slope and drainage patterns, and other elements inherent to the site.
 5. Encourage the protection and preservation of healthy plants that can meet current and future needs of the site through development.
- B. **Site Elements and Planting Requirements.** The required landscape shall be based on different elements of the site according to Table 8-1, Plant Requirements.

Table 8-1: Plant Requirements					
Site Element	Trees [2]	Shrubs [2]	Ground Cover [1] [2]	Exceptions [2]	Substitutions [2]
Streetscape and Frontage: The area between the building line and the street, including any plantings required in the ROW, used to create a relationship between the site and the public realm.	1 large tree per 40' of lot frontage	N/A	Water-wise landscape or native seed. Native seed shall be prohibited in tree lawns and street rights-of-way.	Detached house, duplex/multi-unit house, and row house building types may have irrigated turf in frontage areas, not including the tree lawn. Irrigated turf shall not exceed 40% of the frontage area or 1,000 s.f., whichever is less, and shall be a minimum of 8' in all directions.	1 ornamental tree per 30' of lot frontage may be substituted for large trees (constrained right-of-way or within 10 feet of overhead wires).

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				Detached house, duplex/multi-unit house, and row house building types may have artificial turf in frontage areas but artificial turf shall be limited to 20% of the frontage area.	
Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the Streetscape and Frontage requirement.					
Foundation. Areas along the building frontage used to provide accents and soften larger expanses of buildings.	1 ornamental tree per 30' of building frontage for buildings setback more than 20' from the front lot line.	8 shrubs per 30' of building frontages.	Water-wise landscape.	Civic building types and publicly owned buildings may place foundation landscaping anywhere on the site.	Evergreen trees may be substituted for ornamental trees at a rate of 1 for 1 for up to 50% of the requirement. 3 ornamental grasses may be substituted for each shrub for up to 50% of the requirement. Seasonal planting beds or pots associated with the entrance may substitute for any building located closer than 8' to the front lot line.

	Side and rear elevations that face public right-of-way or access drives shall provide this standard on at least 25% of the building.				
Parking. Areas on the perimeter, or interior of parking where landscape is used to soften the appearance, mitigate heat gain and infiltrate stormwater.	1 large tree per 40' of parking perimeter; AND 1 large tree per 40 parking spaces (allocated to the perimeter, medians or islands).	8 shrubs per 30' of perimeter.	Water-wise landscape or native seed. Native seed shall be prohibited on the interior of a parking lot.	N/A	Ornamental trees may be substituted for large trees at a rate of 2 for 1 for up to 50% of the requirement. Evergreen trees may be substituted for large trees at a rate of 2 for 1 for up to 50% of the perimeter requirement that does not face a front lot line. 3 ornamental grasses may be substituted for each shrub for up to 50% of the requirement.
Buffers. Areas of a site that require additional landscape to mitigate potential impacts on streetscape or adjacent property.	See Section 8.03.	See Section 8.03.	Water-wise landscape or native seed.	N/A	N/A
Civic and Open Spaces. Areas of the site or area designed as	See Section 3.02.	See Section 3.02.	N/A	N/A	Artificial turf may be used in lieu of irrigated turf on athletic

part of a broader system of formal and natural open spaces.					fields or designated recreation areas approved by the Director.
Site Constraints. Any element where site constraints such as easements prevent the installation of trees or shrubs (subject to approval by the Director).	N/A	N/A	N/A	N/A	12 five-gallon shrubs may be substituted for 1 large tree. 10 five-gallon shrubs may be substituted for 1 ornamental tree. 10 five-gallon shrubs may be substituted for 1 evergreen tree. 3 one-gallon perennials may be substituted for 1 shrub. 3 one-gallon ornamental grasses may be substituted for 1 shrub for up to 50% of the requirement. The required landscape material may be installed in an alternative location on the site.
All Other Unbuilt or Unpaved Areas of a Site.	N/A	N/A	Water-wise landscape, native seed, or non-living landscape materials.	Backyards of the detached house, duplex/multi-unit house, and row house	Artificial turf may be used in lieu of irrigated turf on athletic fields or

				<p>building types may have irrigated turf, water-wise landscape, non-living landscape materials, native seed, artificial turf, or any combination thereof.</p> <p>All other building types, development sites, and landscape tracts shall limit irrigated turf to designated recreation areas approved by the Director.</p>	<p>designated recreation areas approved by the Director.</p>
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~~[1] Native seed may not be appropriate in all contexts and its usage and seed mix shall require approval by the Director based on overall appearance, ability to maintain, height at maturity, and durability in the location where it is to be installed. [a fire intensity classification on](#)~~

[1] [Native seed may not be appropriate in all contexts and its usage and seed mix shall require approval by the Director based on overall appearance, ability to maintain, height at maturity, and durability in the location where it is to be installed.](#)

[2] [Properties located within a fire intensity classification on the Colorado Wildfire Resiliency Code \(CWRC\) Map shall comply with the standards of the CWRC, as either may be amended. Where tree planting is prohibited, substitutions shall be provided at the rates specified in the Site Constraints row. All plantings and ground cover shall comply with an approved species list issued by the Colorado State Forest Service.](#)

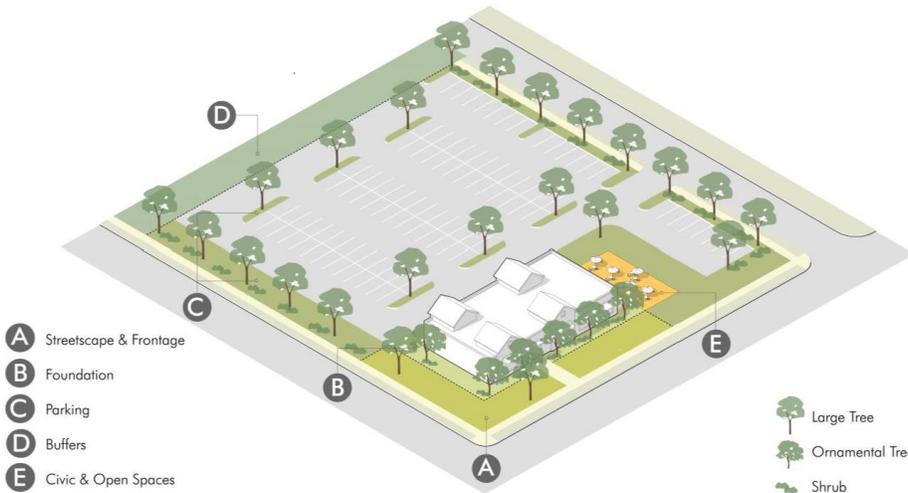


Figure 8-1 Landscape Design

The landscape requirements are allocated to different portions, and emphasize how different landscape standards and designs should be used to serve different functions on the site, including relating buildings and sites to the streetscape, adding comfort and interest to active spaces, and screening, buffering or mitigating impacts on adjacent areas.

- C. **Credits for Existing Vegetation.** Preservation of existing landscape material that is healthy and of a desirable species may count towards these requirements provided measures are taken to ensure the survival of the vegetation through construction and all other location and design standards are met.
1. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species and any that are proposed to be removed.
 2. Existing landscape credits shall only count towards the portion of the site where it is located, according to the site elements in Table 8-1. For example, an existing tree may only count towards the required planting for parking lot perimeters if it remains in the parking perimeter in the final design.
 3. Credits shall be on a 1 for 1 basis provided existing trees shall be at least 3-inch caliper to count. Landscape material that is of exceptional quality due to size, maturity and health may be credited on a 2 for 1 basis.
 4. Preserve any healthy tree of 6-inch caliper or larger that is more than 20 feet from the proposed building location. Non-building development activity should be organized around these trees to the greatest extent practical.
 5. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and protected by a construction fence installed for the entirety of construction around the Tree Protection Zone (TPZ). The TPZ shall be based on ANSI A300 Standards and Best Practices but be at least 15 feet from the trunk of any tree and to the extent of the drip line in all cases. Tree wells or retaining walls may be necessary to protect existing plants.
- D. **Design & Location.** The landscape required by Table 8-1 shall be arranged and designed on a particular site in a way that best achieves the intent and design objectives of this Article, considering the specific context,

street frontage, property adjacencies and other elements proposed on the site. Required plantings shall be planted in the following specific locations and open spaces on the lot.

1. *Streetscape & Frontage Trees.* Streetscape and frontage trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations where applicable and in order of priority.
 - a. On center between the sidewalk and curb where at least 6 feet of landscape area exists;
 - b. 5 to 10 feet from the back of curb where no sidewalk exists or from the sidewalk where sidewalks are attached;
 - c. Within the first 5 feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations;
2. *Foundation Trees & Shrubs.* Foundation plantings shall be located in open spaces abutting the building or in planting beds associated with the design of any hardscape along the building frontage.
 - a. Ornamental and evergreen trees shall be located within 20 feet from the building.
 - b. Shrubs and other plantings shall be located within 8 feet of the foundation, adjacent to internal sidewalks along the façade of a building, or along the perimeter of a patio when the patio adjoins the building.
 - c. Use larger and vertical landscape elements to frame entries and anchor the corners of buildings.
3. *Parking Lot Landscape.* Parking lot landscape requirements shall be planted in perimeter buffers and landscape islands planned and designed according to Section 7.04, Parking Lot Design.
4. *Visibility at Intersections.* Screens, buffers and landscape shall be located and designed to maintain proper lines of sight at all intersections of streets, alleys, driveways, and internal access streets as provided in Section 3.01.D.2, Sight Distances.

E. **Alternative Design.** For the design standards in this Section 8.02, if the full extent of the design standard cannot be met, the Director may approve an alternative design that equally or better meets the design objectives or enhances another design standard of this section.

(Ord. No. 2405, §§ 26, 27, 1-3-2023; Ord. No. 2438, §§ 14—16, 1-2-2024)

8.03 Buffer & Screening Design

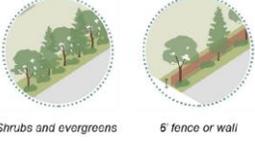
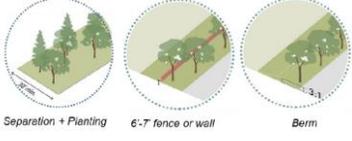
- A. **Design Objectives.** Intense land uses or site elements shall be buffered and screened from streetscapes and adjacent property according to the following design objectives. These objectives shall be used in applying the buffer requirements in Table 8-2, Buffer Planting Requirements and Table 8-3, Buffer Types and Application.
1. Areas of parking or circulation near streets or property lines require physical barriers or landscape transitions to soften impacts of surface parking areas and provide low-level headlight screening.
 2. Commercial uses or parking and service areas abutting residential property require a screen and buffer using a combination of dense vegetation or fences and walls compatible with the buildings on the site.
 3. Areas that transition to different uses or building scale require landscape areas to soften transitions.
 4. Service and utility areas of buildings and sites shall be screened with architectural features, fences or landscape to limit visibility or noise from adjacent property or streetscapes.

5. Utilize berms, vertical landscape elements, dense plantings, or other grade or spatial changes to alter views, subdue sound, and change the sense of proximity high-intensity elements of a site or building in relation to adjacent property and public rights-of-way.
6. Create landscape pockets with clusters that soften long expanses of building walls, fence, surface parking, or other similar areas.
7. Address three layers of scale, including large (shade) trees (high - 30'+), evergreen or ornamental trees (mid - 6' to 30'), shrubs, annuals and perennials, and ground cover (low - under 6') in a way that most directly mitigates the potential impacts and adjacencies.

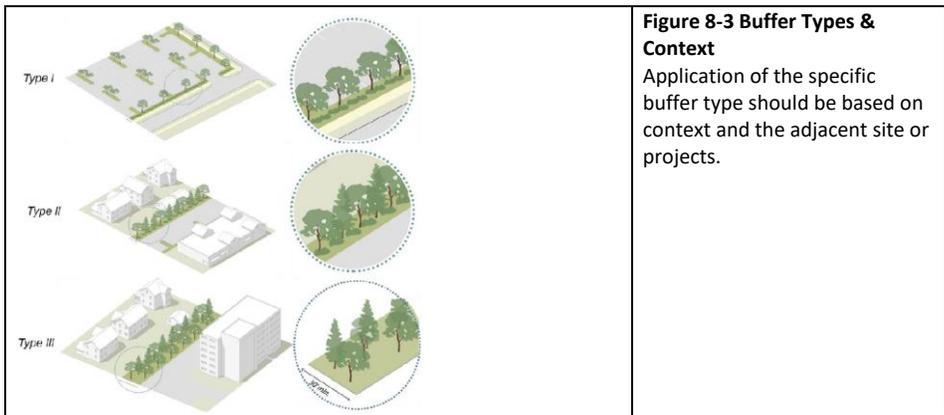


B. **Buffer Planting.** The planting requirements in Table 8-2: Buffer Planting Requirements shall be used to buffer and screen more intense uses or elements of a site according to the design objectives of this section. The buffer width may include any streetscape and frontage, setback, parking perimeter buffer or other open space requirement such that the larger requirement will control. Efficient site design can allow the area to meet multiple requirements. Where these areas overlap, the plants may meet multiple requirements, provided the design objectives are met and the greater of the requirements in Tables 8-1 and 8-2 applies.

Table 8-2: Buffer Planting Requirements		
Type and Applicability	Buffer Planting Requirement	
Type I - A low-level screen and physical separation used for aesthetic purposes, particularly around site utility elements, walkways, or parking	Width: 6' min. Planting: 1 large tree per 40' or 1 ornamental per 20' 1 shrub per 2.5 feet Variation: the shrub rate may be reduced in	<p>Dense shrubs Decorative fence or wall Berm</p>

<p>areas along pedestrian oriented streetscapes.</p>	<p>combination with the following:</p> <ul style="list-style-type: none"> ■ A 2.5' to 4' decorative wall or fence as an alternative or in more constrained areas along the streetscape; ■ 3' berm provides low screening and physical separation in wider areas in association with required parking landscape. 	
<p>Type II - A moderately planted area used to separate and soften transitions between more intense portions of sites between generally compatible land uses.</p>	<p>Width: Average of 15' Planting: 1 large tree per 60' or 1 ornamental per 30' 1 shrub per 5' 1 evergreen tree per 60' Variation: A 6' fence or ornamental wall compatible with the materials of the building may be used with a lesser combination of plants (up to 50% less), or with a smaller space (8' min.).</p>	 <p style="text-align: center;">Shrubs and evergreens 6' fence or wall</p>
<p>Type III - A densely planted area intended to mitigate noise and create a visual barrier between intense site conditions or potentially incompatible land use adjacencies, or for large scale uses along major streets.</p>	<p>Width: Average of 30' Planting: 1 large tree per 60' 1 ornamental per 60' 1 evergreen tree per 60' 1 shrub per 5' Variation: A 3'—4' berm or fence or wall that provides a visual 6'—7' barrier may be used with a lesser combination of plants (up to 50% less), or</p>	 <p style="text-align: center;">Separation + Planting 6-7' fence or wall Berm</p>

	with a smaller space (15' min.). Berms shall have a maximum slope of 3:1 and shall not be constructed within the drip line of any existing tree.	
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C. **Buffer Locations.** Buffers shall be required as indicated in Table 8-3, Buffer Types & Application.

Table 8-3: Buffer Types & Application						
Zoning Adjacent to Development	Zoning of Proposed Development					
	C-3, I-1 & I-2	DT, BP, MU-CC & MU-R/EC	C-O, C-1, C-2 & MU-NC	R-2, R-3 & MH	A/R, A/E, RE R-1, R-1-A & R-1-B	O, PL
A/R, A/E, RE, R-1, R-1-A & R-1-B	Type III	Type III	Type II	Type II	Type II*	
R-2, R-3 & MH	Type III	Type III	Type II			
C-O, C-1, C-2 & MU-NC	Type III	Type II				
DT, BP, MU-CC & MU-R/EC	Type II					
C-3, I-1 & I-2						
O, PL	Type III	Type III	Type II	Type II	Type II	

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Other	<p>Parking areas within 50 feet of any public street or through access drive shall have a Type I buffer for lots under 50 spaces, and a Type II buffer for lots of 50 spaces or more.</p> <p>Any lots that back to a collector or arterial street shall require a Type III buffer. (See Sections 3.01 and 3.02 for more effective and efficient ways to design blocks and lots in association with transitions in the street networks, streetscapes, and open and civic space system).</p> <p>Any lots adjacent to a highway or expressway shall require a Type III buffer, except that the width shall be increased to 100' for residential development and 50' for mixed-use, commercial or industrial development.</p> <p>Agriculture uses that may use occasional heavy equipment or machinery should be buffered from residential uses with a Type III buffer. In cases where residences are proposed in proximity to existing agriculture or within agriculture preservation areas, the buffer shall be incorporated into the residential project design.</p> <p>Lots adjacent to unincorporated land or land annexed to another city shall base the buffer on the most similar Brighton zoning district to the adjacent land's current zoning as determined by the Director.</p> <p>The Director may require an alternate buffer type or modified buffer not specified in this table based on the intensity of the proposed use (considering factors such as noise, lighting, site activity, and hazardous materials) and the potential for impacts to surrounding properties.</p>
<p>* Type II buffers are only required in the A/R, A/E, RE, R-1, R-1-A and R-1-B districts for permitted non-residential uses adjacent to residential lots.</p>	

- D. **General Screening.** All of the following shall be screened from streets or adjacent property by placement of buildings or open space, dense evergreen vegetation, a decorative opaque fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where design of the building, frontages, open space, buffers and other site requirements do not adequately screen these elements, the Director may require additional planting to achieve the design objectives of this section.
1. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.
 2. Permanent or temporary outdoor storage areas.
 3. Trash and recycling containers shall be enclosed by a decorative opaque fence or wall complementing the architectural details and materials of the building. If located in a prominently visible area of the site, the trash enclosure shall be further screened using dense evergreen vegetation.
 4. Utility stations or fixtures.
 5. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.
 6. Non-residential parking lots within 30 feet of residential lots.

- 7. Drive-through or drive-up service lanes.
- E. **Alternative Design.** For the design standards in this Section 8.03, if the full extent of the design standard cannot be met, the Director may approve an alternative design that equally or better meets the design objectives or enhances another design standard of this section.

(Ord. No. 2405, §§ 28, 29, 1-3-2023; Ord. No. 2438, §§ 17—20, 1-2-2024)

8.04 Plant Specifications

- A. **Design Objectives.** The plant specifications have the following design objectives:
 1. Ensure the longevity and survival of landscape investments with proper species, location, installation and maintenance of plants.
 2. Promote regionally appropriate strategies, including limiting risk of disease or infestation through diversity of urban forest on an area- or city-wide basis.
 3. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.
 4. Require water efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.
- B. **Species.** All trees and shrubs shall be selected and planted according to the Brighton's Recommended Tree, Shrub and Perennial lists referenced in Appendix A, Resources, Guides and Industry Standards and on file with the City. [For properties located within a fire intensity classification on the Colorado Wildfire Resiliency Code Map area, plantings shall comply with an approved species list issued by the Colorado State Forest Service.](#) In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:
 1. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;
 2. Are adaptable to the climate of the Front Range region and the specific conditions in which they are proposed; and
 3. Are not invasive or otherwise problematic to the overall health of the landscape.
- C. **Plant Specifications.** All landscape materials shall meet the American Standards for Nursery Stock (ASNS), published by the American Association of Nurserymen, and be selected for its native characteristics or survival in the climate for the Front Range region, and be planted and maintained ASNS specifications. Plants shall meet the following specifications at planting:

Type	Specification
Large (Shade) Tree	2" caliper; Mature height of at least 30'
Ornamental Tree	2" caliper; 8' to 10' minimum planting height for multi-stemmed; Mature height of at least 15'
Evergreen Tree	6' to 8' minimum planting height; Mature height of at least 10'. Evergreens with mature heights of 30' or more may be classified as large trees.

Shrub	24" or 5-gallon minimum container
Perennials	1-gallon container
Ground Cover	Areas designed for vegetative cover shall have full coverage within 2 growing seasons
Irrigated Turf/Native Seed	Irrigated turf/native seed may be installed as sod, plugs, or seed. Bluegrass, fescue, buffalo grass, and other grasses commercially grown as sod shall be installed by sodding. Seed installation shall be by drilling or hydroseeding including a mulch and tackifier. Native seed is established when no more than 10 percent of the native seed area consists of non-native species or weeds. In addition, no bare areas shall be larger than 12 inches by 12 inches. Native seed areas may result in a higher incidence of weeds, therefore, a plan for establishment and maintenance shall be indicated on all landscape documents and shall include a weed control and removal program, mowing schedule, and trash clean-up. (See limits on irrigated turf areas and native seed in Table 8-1: Plant Requirements)
Artificial Turf	The chosen material and any underlayment installed below the turf shall have a minimum percolation rate of 5 inches per hour. The liner material and all bedding shall be permeable to allow for infiltration of water into the soil below to mimic conditions of sod and natural grasses. Artificial turf shall be cleaned and debris removed on a regular basis. Artificial turf shall be replaced when it is no longer simulating the infiltration properties of sod or native grasses.
General	Plants used for screening and buffers shall achieve the required opacity and function in its winter seasonal conditions within 2 years following planting.

- D. **Tree Diversity.** The required trees planted shall promote diversity with the following species selection criteria.

Table 8-5: Tree Diversity	
Required Trees	Diversity
1—29	At least 2 genus No more than 50% of any one genus
30+	At least 3 genus No more than 33% of any one genus

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- E. **Water-wise Landscape.** All landscape plans shall conserve water with landscape materials and design techniques using the following water-wise principles.
1. Incorporate a "zoned planting scheme" to reduce water demand by grouping plants with similar water requirements together in the same hydrozone.
 2. New irrigated turf shall be limited to areas specified in Table 8-1.
 3. Existing irrigated turf may be converted to a turf species that requires less water (for example, Kentucky Bluegrass converted to Buffalograss or Bermudagrass).
 4. Choose plants from the Plant Specifications in Section 8.04 for trees, shrubs, and to create a living ground cover of at least 50% of the landscape area based on mature size of vegetation.
 5. Native seed may not be appropriate in all contexts and its usage and seed mix shall require approval by the Director based on overall appearance, ability to maintain, height at maturity, and durability in the location where it is to be installed.
 6. No more than 50% of the landscape area may be covered with non-living materials including bark mulch, wood chips, rock, stone, gravel, or cobble.
 - a. The design of non-living landscape areas shall include a diversity of colors and textures to reduce the visual harshness of large expanses of one material.
 - b. The use of boulders, pavers, or similar natural materials is encouraged so long as they are designed and arranged in a way that can infiltrate runoff through associated planting areas.
 - c. Wood mulch and crusher fines shall be prohibited in drainage swales or areas of ponding water such as detention ponds. Rock mulch or other means of stabilization designed in accordance with the Mile High Flood District's Urban Storm Drainage Criteria Manual shall be used in areas of concentrated runoff.
 7. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All plant areas should receive soil amendments of at least 3 cubic yards per 1,000 square feet and soil should be loosened to provide water and air infiltration for improved root development.
 8. The irrigation system shall deliver water efficiently and uniformly and shall be appropriate to the needs of the plant materials. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover and drip irrigation for shrubs and trees, and high-efficiency or precision nozzles. Provide regular and attentive maintenance to ensure irrigation systems are functioning properly.
 9. Irrigation shall be provided to effectively establish the landscape and to maintain plant life that requires supplemental water on a regular or periodic basis, or in periods of drought.
 10. Temporary irrigation may be provided for native seeds, but all shrubs, trees, and ornamental grasses shall be served by a permanent irrigation system. Temporary irrigation shall be installed above grade and shall be allowed for no more than two growing seasons. The temporary irrigation shall be removed at the conclusion of the second growing season.
 11. Alternative sources of irrigation for all landscape areas are encouraged, and may include:
 - a. Non-potable irrigation.
 - b. Rainwater harvesting in accordance with State law may be used to augment permanent irrigation systems provided that the systems used to harvest and store the water are designed to prevent intrusion of trash, insects, and animals.

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- F. **Maintenance.** All landscape plans shall include installation specifications, method of maintenance including a watering system and statement of maintenance methods. All plantings shall be properly maintained. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details. Plant material which fails to grow or which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and any plant in danger of dying may be ordered to be removed and replaced by the Director.

(Ord. No. 2438, §§ 21—24, 1-2-2024)

8.05 Fences & Walls

- A. **Design Objectives.** Fences and walls provide safety and security, screening, and architectural enhancements to sites and buildings and shall meet the following design objectives:
1. Fences and walls designs shall consider the context of the area, the location on the site, and the desired functions.
 2. Fences and walls with prominent publicly visible locations require higher design standards, accompaniment of landscape to soften the expanse, or a combination of both.
 3. Fences and walls in walkable contexts or nearest pedestrian facilities require a lower profile, more open design, or both.
 4. Fences and walls in prominent public places should complement the design of the site and the architecture of the associated building.
 5. Fences and walls shall be designed and located sensitive to the massing and design relationship, and other impacts to adjacent property.
- B. **General Design - All Fences & Walls.** In general, all fences and walls shall meet the following standards:
1. *Location.* All fences and walls shall be located as follows:
 - a. At least 18 inches from any right-of-way, or from any easement for access associated with the edges of the right-of-way or other connections that are part of the access and circulation strategy.
 - b. At least 3 feet from any sidewalk on a side street unless designed to the front fence standards.
 - c. At least 6 feet from any sidewalk on a collector street or higher, or at least 10 feet if the sidewalk is attached.
 - d. All fences or walls located along adjacent lot lines shall be constructed so that either:
 - (1) The face of the fence is on the property line; or
 - (2) The face of the fence is at least 3 feet from the property line. Any areas set back 3 feet or more from the property line, which could become enclosed by other similarly located fences or walls, shall provide at least one gate for access and maintenance equipment.
 2. *Height.* The height limits shall include any retaining wall or berm that a fence is built on; however, the Director may grant exceptions to the height limits where they equally or better serve the intent and design objectives of this Article.
 3. *Sports and Recreation Fences.* Fences for sports and recreation facilities, or for any other similar public facility, may be up to 10 feet generally; or up to 18 feet for tennis courts if at least 50% open above 7 feet high; and taller to serve the functional need for backstops or golf course protection.

4. *Construction Fences.* Temporary fences for construction may be up to 10 feet or as otherwise specified in construction permits.
5. *Flood Areas.* No fence shall be located in any flood areas in a way that could impede water, collect debris, or which cannot be anchored to prevent floatation, collapse or lateral movement during flood periods.
6. *Sight Distances.* All fences, walls or screening shall be located out of the sight distances in Section 3.01.D.2, Sight Distances, or otherwise limited to no more than 3 feet high in these areas.
7. [Properties located within a fire intensity classification on the Colorado Wildfire Resiliency Code \(CWRC\) Map area shall comply with the fencing and retaining wall standards of the 2025 CWRC, as either may be amended.](#)

C. **Residential Fences and Walls.** Fences and walls in residential districts shall meet the following standards:

Table 8-6: Residential Fences & Walls	
Front	<ul style="list-style-type: none"> • 3' high if solid • 4' high if at least 50% open • Any front fencing on a collector street or higher shall be installed under Home Owner's Association design standards to maintain uniform frontages on all lots.
Side and Rear	<ul style="list-style-type: none"> • 6' if behind the front building line. • Meet the front fencing standards for all areas in front of the front building line, or within 3 feet of any sidewalk. • When a property line is adjacent to a park, open space, trail, or landscape tract, fencing along the property line shall be open 3 rail fencing no more than 4' high unless 1) the park, open space, trail, or landscape tract is at least 75' wide and the fencing is owned and maintained by a homeowner's association or special district, or 2) the fence is located a minimum of 15 feet from the sidewalk when the adjacent tract is located along a street. Welded wire mesh (either 2"x2" or 4"x4") may be attached to the interior of the fence to enclose pets.
A/E and A/R	<ul style="list-style-type: none"> • Fencing associated with an agriculture use the A/E and A/R districts may be up to 6' high • Barbed wire or electrified fencing shall only be used where necessary to protect agricultural operations and resources.
Residential Perimeter Any fence more than 3' high, less than 75% open, and within 50' the right of way.	<ul style="list-style-type: none"> • Only allowed under ownership of the Home Owner Association, or City or other government entity. • Requires low maintenance, high-quality, aesthetic design: <ul style="list-style-type: none"> ◦ Metal, brick or treated wood ◦ At least 3 rails ◦ Masonry posts at least every 60'; 2' x 2' with sloped column cap • No more than 60% of perimeter; remainder of 40% breaks include intersecting streets, common or public open space, pedestrian

	<p>entryways, or private lot fences meeting the front or side street fence standards.</p> <ul style="list-style-type: none"> • No more than 400' without a break (pedestrian or vehicle access or other similar opening). • No more than 100' without offsets in plane at least 40' long <ul style="list-style-type: none"> ◦ 8' deep with landscape clusters; or ◦ 4' deep with fence that is at least 75% open
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D. **Commercial & Mixed Use Fences and Walls.** Fences and walls in commercial districts shall meet the following standards:

Table 8-7: Commercial Mixed Use Fences & Walls	
Commercial	<ul style="list-style-type: none"> • 3' high maximum on front or around any required landscape area • 8' high maximum on any internal side or rear lot • No more than 25% of any street frontages • No more than 50' without an offset in the plane for any perimeter fence. • Perimeter fence shall be low maintenance, high-quality, aesthetic design: <ul style="list-style-type: none"> ◦ Stone, brick, masonry, scored concrete, vinyl, or metal with dark finish. ◦ Wood shall not be used as a primary material on perimeter fences. • No chain link allowed.

E. **Industrial Fences and Walls.** Fences and walls in industrial districts shall meet the following standards:

Table 8-8: Industrial Fences & Walls	
Industrial	<ul style="list-style-type: none"> • 3' high maximum on front or around any required landscape area. • 10' high on rear, internal side or elsewhere beyond the building setbacks. • May include barbed wire only where necessary for security purposes, and if at least 6' high, no more than 4 strands, and no more than 45 degree angle from vertical. • No height limit for any temporary noise barriers for oil and gas facilities.

(Ord. No. 2405, § 30, 1-3-2023)

Created: 2025-09-10 09:45:33 [EST]

(Supp. No. 5, Update 1)

8.06 Outdoor Lighting

A. **Design Objectives.** Exterior lighting of sites and buildings shall meet the following design objectives:

1. Provide safety and security in publicly accessible areas.
2. Create comfort and ambiance with softer and warmer lighting in gathering spaces, social places, and pedestrian-oriented streetscapes.
3. Accent the architectural features buildings, gateways or other portions of sites visible from the streetscape or other public spaces.
4. Design the appropriate scale of light considering pedestrian-oriented or vehicle-oriented portions of sites.
5. Limit glare or other impacts that sight lighting could have on adjacent sites with the appropriate design, location and type of fixture, and based on the context of the area.
6. Reinforce the unique character of particular areas with the types and style of lighting fixtures.
7. Develop energy efficient lighting strategies in balance with other site lighting objectives.

B. **Mounting Height.** All exterior lighting shall be limited to the mounting heights specified in the following table:

Table 8-9: Maximum Lighting Mounting Height	
Driveways and Parking Areas	<ul style="list-style-type: none"> • 35' in non-residential districts. • 24' in all other districts; or within 30' of any street; or any light within 100' of a residential use or residentially zoned property.
Pedestrian Walkways, Plazas or Courtyards, and Pedestrian-oriented Streetscapes	<ul style="list-style-type: none"> • 16'
Facade Lights	<ul style="list-style-type: none"> • Below the eave or cornice line, provided the light is directed downward or otherwise designed and located to limit up lighting beyond the facade.
Other Site Lighting	<ul style="list-style-type: none"> • 12' non-residential; • 7' residential
Building Mounted Security Lights	<ul style="list-style-type: none"> • May be mounted at heights required to provide adequate security provided all efforts be made to mitigate off-site impacts including dimmers, timers, sensors, shields or other technology.
General	<ul style="list-style-type: none"> • All light poles shall be setback from the property at least 3', and at least 50% of the height, whichever is greater.

Outdoor sports and recreation facilities	<p>Lights for outdoor sports and recreation facilities are not limited by this section, but shall be subject to site plan review as a part of the proposed project. Generally lights shall:</p> <ul style="list-style-type: none"> • Not exceed 80' • Shall be setback from the property line at least 1' for every 2' of height or 1' for every 1' of height abutting residentially zoned property. • Shall not exceed 2 foot-candles illumination at the property line. • No lighting after 11 PM.
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C. **Shielding.** Except for ornamental lights below 2,400 lumens, all exterior fixtures shall be fully shielded and installed so that the direct illumination shall be confined to the property boundaries of the source.

Table 8-10 Required Shielding			
Wattage or Mounting Height	Shield Type		
	Full Cutoff ^a	Cutoff ^b	Semi-cutoff ^c
All lights mounted above 25'; or All lights above 5,000 lumens	Required	—	
All lights between 2,400 and 5,000 lumens and mounted below 25'.	Permitted	Required	
All lights below 2,400 lumens and mounted between 12' and 25''	Permitted	Permitted	Required
All lights less than 2,400 lumens and mounted less than 12'	No shielding is required; all shielding types permitted.		

a. Full cutoff fixtures emit 0% of its light above 90 degrees and 10% above 80% from horizontal.

b. ;hg;Cutoff fixtures emit no more than 2.5% of its light above 90 degrees and 10% of its light above 80% from horizontal.

c. ;hg;Semi-cutoff fixtures emit no more than 5% of its light above 90% and 20% of its light above 80 degrees.

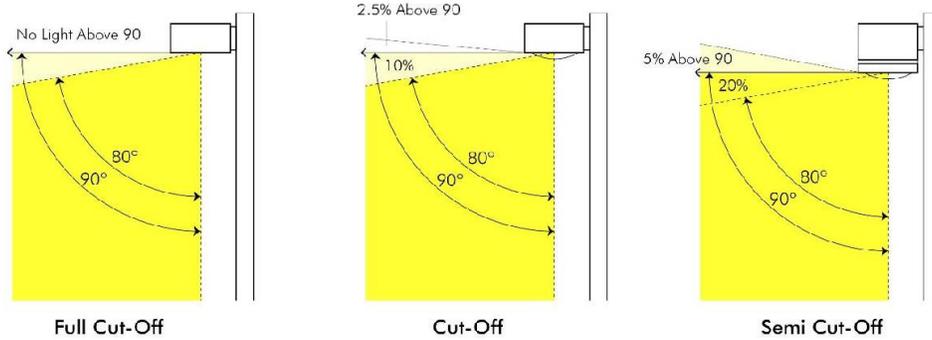


Figure 8-4 Light Shielding

Table 8-10 permits different types of light fixture shielding or "cutoff" based on the brightness of the light source and mounting heights, to minimize potential light glare on streetscapes or adjacent property. Figure 8-4 presents how fixture cutoff is measured in order to best meet the design objectives of this section.

- D. **General Standards.** In addition to the mounting height and shielding standards, exterior site lighting shall meet the following general standards:
1. All lighting shall be designed and located to not provide direct light or glare onto any adjacent property or any public right-of-way, other than building mounted lighting on street-front buildings which may be designed in a manner that impacts only public sidewalks or other pedestrian oriented places in the right-of-way. [See Section 4.06, District Performance Standards for lighting standards at the perimeter of property for non-residential districts.]
 2. Exterior building, site and parking lighting for any building over 50,000 square feet, any parking area over 150 spaces, or any non-residential use abutting residential uses or zoning districts shall be equipped with dimming interfaces.
 - a. All lighting for parking lots and surrounding areas shall be reduced to a level sufficient for security purposes only within one hour after closing.
 - b. All other exterior site or building lighting shall be reduced to a level sufficient for security purposes only between 10 P.M. and 6 A.M.
 - c. Dimming shall be at least 50% of full operational levels.
 3. All facade lighting and other externally illuminating lights shall use shielded, directional fixtures, designed and located to minimize uplighting and glare. Decorative lighting, such as lanterns and wall sconces, which may be allowed as long as the fixtures, do not exceed 2,400 lumens and do not emit light directly upward.
 4. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site and building.
 5. Under-canopy lighting, such as fuel stations or similar canopies, shall have flush-mount, flat lens light fixtures.
 6. All exterior lighting of the site, buildings or signs shall have underground power service.
 7. A lighting plan shall show the location, mounting heights, fixture types and lighting level for all lights. A photometric plan prepared by a qualified professional may be required by the Director for large-scale uses or where certain compatibility and adjacent issues exist.

