

Development Code Update

Thursday, 21 January 2010

Organization of Development and Building Standards

(Click the Section links below to jump to a specific section.)

Section I -- Building Codes Referred to in the Municipal Code

Section II -- Sections of Chapters 50 and 70 of the Municipal Code Listing Zoning, Development, and Subdivision Regulations

Section III -- Standards for Public Improvements Referred to in the Municipal Code

Schedule and Status for Review of Changes

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Section I -- Building Codes Referred to in the Municipal Code

Adoption of the 2009 International Code Council (ICC) Codes -- Adopted by City Council Ordinance

- International Building Code
- International Residential Code
- International Plumbing Code
- International Mechanical Code
- International Fuel Gas Code
- National Electrical Code
- International Energy Conservation Code
- International Property Maintenance Code
- International Fire Code
- International Existing Building Code
- International Performance Code

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Section II -- Sections of Chapters 50 and 70 of the Municipal Code Listing Zoning, Development, and Subdivision Regulations

Proposed Municipal Code Updates (Chapter 70, Article VIII)

- New requirements for paving and maintenance of parking lots
- Asphalt, concrete, or other durable surface
- Pothole maintenance
- Screening of commercial parking from adjacent residential lots
- Parking reductions - Allow consideration by staff or Planning Commission to allow fewer parking spaces than required by Code
- Landscape requirements - Remove compliance triggers from exiting code related to change in the use or change in ownership of a property
- Requirements to reserve or dedicate easements or rights-of-way for future road widening or sidewalks
- Requirements to place overhead utility lines underground
- New architectural standards

Proposed Municipal Code Updates Regarding Non-Conforming Lots (Chapter 70, Article IV)

Nonconforming sites are those with uses and structures that do not comply with the current zoning code. These are typically referred to as "grandfathered" properties. These properties are largely located south of 92nd Avenue and were developed prior to 1985.

- Better Define "change in use"
- Prohibit expansions to nonconforming structures when the value of improvements exceed 60% of the value of the structure
- Prohibit expansions of greater than 20% to lots that do not meet all development standards in Article VIII

Proposed Municipal Code Updates Regarding Subdivisions (Chapter 50)

Subdivision regulations determine when a lot must be divided into multiple lots, or multiple lots must be merged into a single lot.

- Create triggers for the requirement to subdivide lots with expansion of existing buildings
- Consideration of lot merging without subdivision when a single owner owns adjacent residential lots

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Section III -- Standards for Public Improvements Referred to in the Municipal Code

Standards for Public Improvements

Standards for Public Improvements are technical documents for the design and construction of improvements within public rights of way, connections to public utilities, and construction of publicly owned infrastructure on private property. This document would be referred to in the Municipal Code but be published as a separate document for ease of use by design and construction professionals.

Transportation Standards Include:

- Sidewalks “ Installation of sidewalks required at time of development
- Driveways “ Location and design of driveways
- Street Design “ Regulation of the design of new streets and street widening
- Street Trees “ Requirements for trees along public streets
- Sight Distance “ Requirements to remove obstructions to driver's line of sight at driveways and intersections
- Traffic calming “ Design standards for the installation of traffic calming devices within streetsÂ

Water Utility Standards Include:

- Service Connections to water mains
- Requirements for backflow prevention devices “ prevents cross contamination between water and sewer services
- Construction materials and standards for installation of water main extensions

Sewer Utility Standards Include:

- Service Connections to sewer mains
- Construction materials and standards for installation of water main extensions

Stormwater Facility Standards Include:

- Design of stormwater detention facilities
- Standards for connections to public storm sewers
- Standards for construction of public storm sewer systems

Schedule and Status for Review of Changes

The current schedule for review of proposed revisions and additions to these codes will be updated periodically. All Planning and Zoning Committee and City Council meetings are held at 7:00 p.m. at City Hall, 2380 W. 90th Avenue in Federal Heights. Separate meetings with staff may be requested for parties interested in learning more about these code changes.

January 12th: City Council Introduction to Code Changes and ICC Update

January 25th: Planning and Zoning Committee review of Transportation Standards.Â The following documents will be discussed at this meeting:

Â Design Standards Memo (25.57 Kb)

Â Proposed Standards - Authority, Ch. 1 (174.00 Kb)

Â Proposed Standards - Transportation, Ch. 2 (336.42 Kb)

February 9th: City Council Study Session on ICC Updates

February 16th:Â City Council Adoption of 2009 ICC (Building Codes) First Reading

March 2nd:Â City Council Adoption of 2009 ICC (Building Codes) Second Reading

March 29th:Â Planning and Zoning Committee Review of Water, Sanitary Sewer, and Storm Sewer standards.Â The following documents will be discussed at this meeting:

Â Proposed Standards - Water System, Ch. 3 (40.86 Kb)

Â Proposed Standards - Sanitary System, Ch. 4 (35.04 Kb)

Â Proposed Standards - Storm System, Ch. 5 (11.79 Kb)

Additional information will be periodically posted on the City's website. Please check back regularly.

Please email any questions or comments to Steve Durian, Community Services Director.