

Harmony Corridor Interim Plan

Town of Timnath

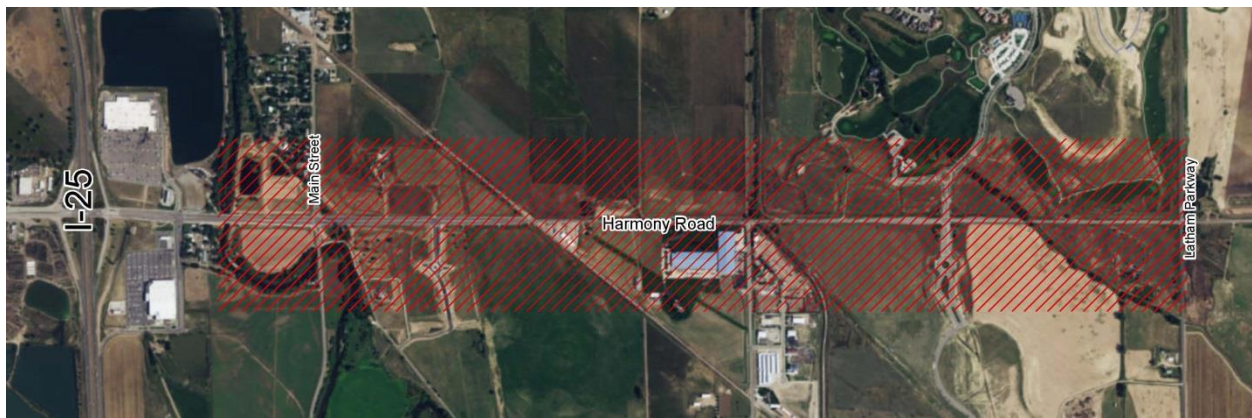
June 27, 2017



Community Development Department
4800 Goodman St.
Timnath, CO 80547
970-224-3211

Introduction:

The Harmony Corridor planning area covers roughly 2.2 miles of Harmony Road from the Cache La Poudre River bridge to the eastern boundary of the Town at Latham Parkway (LCR-1/WCR-13), and extends roughly 1000' north and south of Harmony Road. The properties that are subject to these standards include those located in Community Commercial or Mixed-Use zoning districts. As of 2017 Harmony Road sees between 14,000 and 17,000 cars a day through this area with projections to be up near 35,000 by 2040. Harmony Road is one of the primary routes for commuters between Fort Collins, Timnath, and other communities to the east. As it currently sits this section of Harmony Road is undeveloped and provides the potential for this corridor to develop into a unique commercial destination in Northern Colorado.



Implementation:

This is intended to be a guide to the development within the corridor. The following guidelines in this plan will act as implementation strategies for the development within this corridor. Each development will be evaluated on a case by case basis to determine proper strategies for its location. Staff will utilize these guidelines to make the vision of a uniform corridor a possibility. Any existing vested rights on a property through a PD Overlay shall still govern that property in the way it develops. Any other guidelines in this plan that are not called out in a PD Overlay or other preexisting agreement shall dictate the remaining aspects of development.

The property owner or developer has the opportunity to request a waiver from any of these guidelines with Town Council's approval.

Ultimately, the plan will be developed into development standards that will be required with any project pursuing approval with the corridor.

An architectural review committee will be formed with this plan and be the reviewing body for all development proposals that will be reviewed under this plan.

Land Uses:

All the permitted, permitted with conditions, conditional use, and prohibited land uses for Community Commercial (CC), Commercial Mixed-Use (CMU), and Residential Mixed-Use (RMU) that are in the Standard District Table of Permitted Uses are hereby modified for those areas within the Harmony Corridor in the Land Use Code.

See Exhibit A

Conditions for Uses Permitted with Conditions.

- Accessory structures, buildings, and accessory uses:
 - In no event shall the “accessory use” or “accessory structure” or “accessory building” be construed to authorize a use or structure not otherwise permitted in the district in which the principal use is located.
 - All accessory uses and structures shall require the issuance of a zoning permit except for uses and structures accessory to agricultural uses.
 - The gross floor area used by all accessory uses, except a private garage, shall not exceed 10% of the total floor area of the principal use which is active and operational. The maximum square footage of the portion of a lot used for an accessory use shall be determined based on the above criteria; however, in no event shall the square footage of the portion of the lot used for the accessory use exceed 25% if the same square footage of the principal use which is active and operated at the same time as the accessory use.
 - Accessory buildings may not house medical marijuana centers, medical marijuana optional premises cultivation operations, or medical marijuana-infused products or manufacturers.
- Community Facility defined as:
 - Facilities shall be internal to the site and not front along Harmony Road.
 - Hours of operation shall be no earlier than 6:00 a.m. and no later than 10 p.m. when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
- Museums:
 - Museums shall be internal to the site and not front along Harmony Road.
- Places of Worship and assembly including community centers:
 - Convents, rectories, parsonages or similar uses may be placed on the site as an accessory use.
 - Accessory uses such as offices, bookstores, parking lots, family life centers, gymnasiums, performance centers, stadiums, multi-purpose facilities, outdoor recreational facilities, and care centers on the same site or sites contiguous to the principal use shall be permitted. Similar uses on non-contiguous sites or on a site separated from the principal use

by a public street shall be considered principal uses in their own right and be regulated as such.

- Accessory uses which are not permitted as principal uses in a district shall adhere to the following restrictions:
 - No merchandise or merchandise display shall be visible from outside the building; and
 - No business or identification sign pertaining to the accessory uses shall be visible from outside the building.
- Except as noted above, accessory uses not permitted as principal uses (including television stations, radio stations, printing presses, or sports complexes) are prohibited
- A structure in which the seating capacity in the main activity area is 600 persons or more shall have a direct access to the site provided by a major or minor thoroughfare.
- Public Facilities:
 - Utility distribution lines, which deliver service to the end user from a substation fed by a transmission line providing service to an area larger than the individual parcel or project area, shall be installed underground, unless subsurface conditions make underground installation not possible or practical
 - All distribution and transmission equipment and structures associated with a utility shall be designed and installed to be as inconspicuous as possible; shall not interfere with the installation or enjoyment of public facilities or facilities that serve the public such as sidewalks, bike paths, and driveways; and shall be installed away from public streets and residences to the maximum extent practicable.
 - Business offices, repair and storage, water and wastewater treatment facilities, and landfills shall be prohibited.
- Clubs and lodges:
 - Hours of operation shall be no earlier than 6:00 a.m. and no later than 10 p.m. when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
 - Clubs or lodges may not house recreational or medical marijuana centers, recreational or medical marijuana optional premises cultivation operations, or recreational or medical marijuana-infused products or manufacturers.
 - Music, loud speakers, and similar noise devices shall not be permitted outdoors when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
 - Serving alcohol to patrons is allowed with a liquor license.
- Convenience shopping and retail establishments:
 - Hours of operation shall be no earlier than 6:00 a.m. and no later than 10 p.m. when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.

- Food Catering:
 - Service areas will be separated by an opaque screen from the view from any street and from abutting properties.
- Grocery stores and supermarkets:
 - Grocery stores and supermarkets shall be set back from Harmony Road and be interior to the site to allow for pad sites along Harmony Road while sharing the parking of the other shops/pad sites in the development.
 - Hours of operation shall be no earlier than 5:00 a.m. and no later than midnight when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
 - A secondary use of a coffee shop or bank shall be permitted given the operation is confined to within the principal use of the grocery store or supermarket.
- Health Clubs:
 - Health Clubs that are larger than 10,000 square feet shall be set back from Harmony Road and be interior to the site to allow for pad sites along Harmony Road while sharing the parking of the other shops/pad sites in the development.
 - Hours of operation shall be no earlier than 4:00 a.m. and no later than midnight when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
- Lodging establishments
 - Overnight parking shall be contained to an onsite lot designated for the lodging establishment only.
 - The lodging establishment shall serve breakfast only to registered guests of the establishment.
 - If containing a restaurant, the restaurant hours of operation shall be no earlier than 6:00 a.m. and no later than midnight when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
 - Serving alcohol is allowed with a liquor license.
- Medical and dental offices and clinics
 - Hours of operation shall be no earlier than 5:00 a.m. and no later than 10 p.m. when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
- Pharmacy with Drive-Thru:
 - Hours of operation shall be no earlier than 5:00 a.m. and no later than midnight when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
 - Drive-thru headlights shall not face a residential use or residentially zoned lot.
- Recreational Facility Indoor:

- Hours of operation shall be no earlier than 7:00 a.m. and no later than 10 p.m. when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
- Service areas will be separated by an opaque screen from the view from any street and from abutting properties.
- Restaurants without drive-thru
 - Hours of operation shall be no earlier than 6:00 a.m. and no later than midnight when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
 - Fast food restaurants without drive-thru shall be internal to the site and not front along Harmony Road.
 - Music, loud speakers, and similar noise devices shall not be permitted outdoors when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
- Retail Establishments not otherwise listed:
 - Fast food with drive-thru is prohibited
- Temporary Building:
 - Temporary buildings require a permit from the Town.
 - The duration of the temporary building must be defined.
 - The temporary building must be completely removed and the site restored to its original condition at the end of duration.
 - Temporary buildings must meet Town setbacks unless waived by the Town Planner
- Temporary Uses:
 - Temporary Christmas tree sales lots are prohibited
 - No more than one trailer shall be used to store goods for sale. A temporary trailer used to store goods must be removed within one week of store opening. All sales structures shall meet the setback of the districts in which they are located
 - The use may only be located on a vacant lot, on a lot occupied by a nonresidential use.
 - Off-street parking may be provided behind or to the side of the established use, but not forwards of the required front setback.
 - On-site parking may be provided on a low dust, pervious surface area and need not comply with additional paving requirements.
 - Such uses shall not include flea markets or any sales or merchandise or products not related to the seasonal sale of agricultural produce.
 - Farm-type enterprises are prohibited.
- Veterinary facilities, small animal clinics:
 - Hours of operation shall be no earlier than 5:00 a.m. and no later than 10 p.m. when this use abuts a lot containing a legal, conforming residential use or residentially zoned lot.
 - No outside kenneling of animals is allowed.

Site Plan/Landscape Standards:

Site layout:

Buildings either individual or within an inline shop shall front Harmony Road with the parking interior to the site and screened by the buildings or landscaping. Big box stores are to be set back from Harmony Road and be interior to the site to allow for pad sites along Harmony Road while sharing the parking of the other shops/pad sites in the development. There shall be designated loading areas and/or designated hours for loading and unloading of material to reduce conflict with normal business hours.



Buildings/Pad Sites set back from Harmony Road

Landscaping interior to the site:

The landscaping interior to the site shall screen utilities, screen parking, and compliment the landscaping along Harmony Road with irrigated turf, ornamental and shade trees, and shrub beds.

Landscaping along Harmony Road:

The landscaping along Harmony Road shall include street trees and are encouraged to be clustered, but must meet a requirement of 1 tree per 40 lineal feet of frontage. Ornamental trees shall be added at a rate of 1 per 100 lineal feet in addition to the shade trees. The area between the buildings and the road must contain irrigated turf. There shall be no shrubs within the road ROW. Berming is to be used in an appropriate manner and wherever possible to create a visual break of the buildings and landscaping. Prohibited trees shall include: Maple, Ash, Russian Olive, Siberian Elm, and Tamarisk. Trees must be set back from the intersection of a collector or arterial street at least 30 feet for sight distance. Any shrubs or plantings shall not be higher than 36 inches within the sight distance setback as outlined in LCUASS. No one species may make up more than 35% of the total non-grass plan materials on the site.



Landscape buffering between Harmony Road and Buildings

Site maintenance:

The property owner and/or tenant of a building is responsible for the maintenance and irrigation of the landscaping up to the edge of Harmony Road pavement and/or an abutting arterial or collector road.

Trails:

A 10-foot meandering trail is to be installed parallel to Harmony Road to provide connectivity and accessibility for bicyclists and pedestrians to get to the developments along with the rest of the Town.



Meandering trail between Harmony Road and Buildings within landscape buffer

Site Circulation:

Each lot/development shall connect to adjacent lots through the means of trails/sidewalks or drive aisles. Each lot shall contain at least one connection to the trail along Harmony Road for connectivity to the rest of the Town. If a residential neighborhood is adjacent to the

commercial development, pedestrian and vehicular connectivity is required by either trail or drive aisle and walks to that neighborhood.

Parking:

All parking must be screened from Harmony Road to the best of its ability. Screening may be in the form of landscaping or the buildings themselves. All parking is to be set back 10 feet from the front building line adjacent to Harmony Road. Parking is to be designed as a shared area for multiple tenants and buildings. The amount of parking spaces must still meet the requirements within the Land Use Code based off of the use of each building.



Parking behind buildings, non-visible to Harmony Road

Bike Parking:

If a site develops as a whole, then there needs to be a centralized area of bike parking to serve the development. If individual pad sites develop independently then each building will need to provide bike parking for that building.

Public Plaza:

Each development, even ones developing as pad sites, shall create a public gathering space that is centralized and interior to the site that shall include at a minimum, seating areas, plantings, and trees. Depending on the size, this area may also include child play equipment or shelters or similar amenities.

Architectural Standards:

Materials:

Materials used on the buildings shall provide a look that is compatible with the Town's vision of rural and natural buildings which include the following materials: stucco, natural stone, wood beams, finished wood treatments, steel beams, brick, corrugated metal, and vertical board siding. The colors of the materials shall be of earth tones such as tans, greens, browns, and

grays that resemble soils, wood, and forests. Prohibited items include: Smooth face concrete block, tilt-up concrete panels, pre-fabricated metal building systems, aluminum siding, fiberglass, and fiber board. When adjacent to a residential zone, structures shall be of compatible scale and material to adjacent single-family residential structures. Neon or bright vibrant colors shall be prohibited. The following materials shall be limited to no more than the following percentages of the façade:

- Stucco: 45%
- Natural Stone: 35%
- Brick: 20%
- Finished Wood Treatments: 20%
- Steel Beams: 15%
- Wood Beams: 15%

Massing:

Each building shall have larger windows to create a storefront appeal. Buildings that back to Harmony shall provide double frontage where possible to create the feel of accessibility and frontage to Harmony Road. The façade of the building may not consist of a solid, unbroken expanse for more than 50 feet for every 75 feet of length, or portion thereof.

Roofing:

Roof design shall be appropriate to the architectural style of the building. The roof pitch shall not be less than 6:12. Appropriate roofing materials would be: clay tiles, copper metal, textured wood, asphalt shingles, standing seam metal, or corrugated seam metal as an accent. Any rooftop mechanical equipment shall be screened.

Fencing:

Fencing shall not be allowed unless it is for a patio use of a business. Appropriate fencing for a patio would be a split rail or a type of fence with 50% opacity that is a decorative metal or cast iron. A combination of solid wall such as brick, stone, or textured concrete block along with decorative metal or cast iron fencing may be allowed if the solid wall does not exceed 36 inches in height, unless it is for screening of garbage areas.

Walls:

The use of a retaining wall may be used if it is part of a landscape feature and does not exceed 36 inches in height. The retaining wall shall be constructed of material that is similar to the architecture of the building.

Building Height:

The height of the building shall not exceed 35 feet to the top of the parapet or highest roof beam of a flat roof, or the average distance between the highest ridge and its eave. The minimum height of a building shall be 20 feet.

Signage:

All signage will be reviewed and approved on a per development basis as a separate signage development plan. Signage should follow the regulations set forth in Chapter 7 of the land use code in regards to standards, but will need to follow the following regulations:

	Zoning District/Location	
	CC, CMU	RMU
Monument Signs		
Number of signs permitted	1 entry sign per entrance for the entire development	1 entry sign per entrance for the entire development
Maximum sign area	48 sq. ft. per face	48 sq. ft. per face
Maximum sign height	6 feet	6 feet
Wall Signs		
Number of signs permitted	1 per tenant building frontage	1 per tenant building frontage. No sign shall face an existing residentially zoned use or lot
Maximum sign area	.75 sq. ft. per lineal foot of tenant space for multi-tenant buildings. .75 sq. ft. for first 100 lineal feet of building frontage plus .5 sq. ft. for each lineal foot thereafter of building frontage up to 175 sq. ft. maximum.	.75 sq. ft. per lineal foot of tenant space for multi-tenant buildings. .75 sq. ft. for first 100 lineal feet of building frontage plus .5 sq. ft. for each lineal foot thereafter of building frontage up to 175 sq. ft. maximum.
Maximum sign height	Not more than 25' above grade level or higher than the eave line.	Not more than 25' above grade level or higher than the eave line.
A-Frame Signs		
Number of signs permitted	1 per tenant	1 per tenant
Maximum sign area	6 sq. ft.	6 sq. ft.
Maximum sign height	3'	3'
Canopy or Awning Signs		
Number of signs permitted	1 per tenant if there is no wall sign	1 per tenant if there is no wall sign
Maximum sign area	10 sq. ft.	10 sq. ft.
Maximum sign height	At least 8 feet above grade	At least 8 feet above grade
Free Standing Pole Signs		
	Prohibited	Prohibited
Projecting Signs		
	Prohibited	Prohibited

Signage should be consistent throughout the corridor in the terms of materials and colors used. The signage must use materials, colors, and designs that are compatible with the building facade. See the materials subsection of the Architectural Standards for permitted materials and colors.

EXHIBIT A
(LAND USE CODE TABLE)

P = Permitted PC = Permitted with conditions C=Conditional Use * = Not allowed	Agricultural	Residential					Business/Mixed-Use			Commercial			Industrial	Harmony Corridor
	A	RE	R1	R2	R3	R4	RMU	CMU	B	NC	CC	RC	I	HC
Residential Uses and Structures														
Accessory buildings and accessory uses	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Dwelling, accessory	PC	PC	PC	PC	PC	PC	*	PC	PC	*	*	*	*	*
Dwelling, attached single-family	*	*	P	P	P	P	P	P	P	*	*	*	*	*
Dwelling, group home	*	PC	PC	PC	PC	PC	PC	PC	*	*	*	*	*	*
Dwelling, manufactured home	*	PC	PC	PC	PC	*	*	*	*	*	*	*	*	*
Dwelling, mixed-use	*	*	*	*	*	*	P	P	P	P	P	P	*	P
Dwelling, mobile home	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Dwelling, multi-family	*	*	*	*	PC	PC	C	C	C	*	C	PC	*	C
Dwelling, senior housing and life care communities	*	*	*	*	*	C	C	C	C	*	*	C	*	*
Dwelling, single-family detached	P	P	P	P	P	*	P	*	*	*	*	*	*	*
Dwelling, two-family	*	*	*	*	P	P	P	*	P	*	*	*	*	*
Institutional/Civic/Public Uses														
Cemeteries	C	C	*	*	*	*	*	*	*	*	*	*	*	*
Community facilities	*	C	C	C	C	C	C	C	C	PC	C	PC	*	PC
Golf courses	P	C	C	C	C	C	C	*	C	C	C	C	*	*
Museums	P	P	P	P	P	P	P	P	P	P	P	P	P	PC
Parks and open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Places of worship and assembly including community centers	*	C	C	C	C	C	C	C	C	PC	C	PC	*	PC
Public and private colleges, vocational training and technical training	*	*	*	*	*	*	C	C	C	PC	C	PC	P	*
Private schools for elementary, intermediate and high school education	*	C	C	C	C	C	C	C	C	PC	C	PC	*	C
Public facilities	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Rehabilitation Centers, Nursing Care, Assisted Living, Congregate Care, Palliative Care, and Hospice Care	*	*	*	*	PC	PC	PC	PC	PC	*	*	*	*	*
Sports and/or entertainment stadium	*	*	*	*	*	*	*	C	C	C	C	P	P	*
Transit facilities without repair or storage	*	*	*	*	*	*	C	C	C	*	C	C	C	*
Business/Commercial/Retail Uses														
Adult Establishments	*	*	*	*	*	*	*	*	*	*	*	*	C	*
Artisan and photography studios	*	*	*	*	*	*	P	P	P	P	P	P	P	P
Bars, taverns, and nightclubs	*	*	*	*	*	*	*	C	C	C	C	C	PC	C
Bed and breakfast inns	*	*	*	*	C	C	PC	PC	PC	C	PC	*	C	*
Boarding and rooming houses	*	*	*	*	*	C	PC	PC	PC	PC	*	*	*	*
Car wash	*	*	*	*	*	*	*	*	C	PC	PC	*	P	C
Care centers	*	*	*	*	*	*	C	C	C	PC	PC	PC	PC	*
Care homes	*	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	*	*
Clubs and lodges	*	*	*	*	*	*	*	C	C	C	PC	PC	PC	PC
Convenience shopping and retail establishments	*	*	*	*	*	*	P	P	P	P	P	P	P	PC
Distillery	*	*	*	*	*	*	*	C	C	C	C	PC	P	C
Entertainment facilities and theaters	*	*	*	*	*	*	*	P	C	C	P	P	C	C
Equipment rental establishments without outdoor storage	*	*	*	*	*	*	*	P	P	P	P	P	P	C
Equipment, truck and trailer rental establishments with outdoor storage	*	*	*	*	*	*	*	*	*	*	*	*	P	*
Event facility: Wedding or group type events, with out without lodging	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Fairgrounds and stadiums; public or private	C	*	*	*	*	*	*	*	*	*	*	C	C	*
Food catering	*	*	*	*	*	*	*	P	P	P	P	P	*	PC
Funeral Homes	*	*	*	*	*	*	*	*	C	*	P	P	*	*
Grocery stores and supermarkets	*	*	*	*	*	*	P	P	P	*	P	P	*	PC
Health clubs	*	*	*	*	*	*	P	P	P	P	P	P	P	PC
Home occupations	PC	PC	PC	PC	PC	PC	PC	PC	*	*	*	*	*	*
Hospitals	*	*	*	*	*	*	*	*	*	*	P	P	P	P
Kennels (small animal boarding)	C	*	*	*	*	*	*	*	*	*	C	*	C	C
Liquor sales with drive-thru	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Lodging establishments	*	*	*	*	*	*	*	C	P	P	P	P	P	PC
Medical and dental offices and clinics	*	*	*	*	*	*	P	P	P	P	P	P	*	PC
Micro-breweries	*	*	*	*	*	*	*	C	C	C	C	PC	*	C
Motor vehicle repair, major	*	*	*	*	*	*	*	*	*	C	P	*	*	*
Motor vehicle repair, minor	*	*	*	*	*	*	C	*	P	P	P	*	*	C
Motor vehicle, recreational vehicle, boat and truck slaes and leasing	*	*	*	*	*	*	*	*	*	*	C	C	C	*

