

Division 4 - Development Nodes



Sec. 16.6.40.1. - Intent.

- (a) The development nodes (see the end of Section 16.6.40.4 for locations and descriptions) are surrounding key intersections in areas within the Town GMA but outside the Town core area. These development nodes are important to the future economic vitality of the community and have the potential to be served by urban infrastructure, which may offer the opportunity for higher intensity land uses. The development node zoning includes one sub-zoning as outlined below, allowing for more specific industrial uses and intending to be contemplated at the time of annexation and zoning:
- a. Development Node Industrial Sub-zoning (Sections 16.6.40.4) is intended for more industrial land uses and will include separate requirements intended to provide adequate mitigation to potential impacts.
 - (b) It is recognized that the development node areas are not presently served with full urban infrastructure, and it could take several years for this infrastructure to reach each node. However, it is desirable to promote development of these areas and, therefore, development of these areas could occur in stages. The Town expects that future development within these development nodes would be a collective vision created through collaboration between the landowner/developer and the Town, incorporating the guiding principles of the Severance: HomeTown Vision Comprehensive Plan. The Town shall adhere to these guiding principles while evaluating the development proposals within the development nodes.
 - (c) Ultimately, the uses, development patterns and standards presented in this division are expected to result in development that is suitable to the location, aesthetically complementary to the overall vision of the Town, economically viable, and conforming to the

Comprehensive Plan. Until the marketplace, combined with appropriate levels of infrastructure, supports the full implementation of this division, flexibility and real-time assessments will guide the review and approval of developments within the development node areas.

(Ord. 2021-08)

Sec. 16.6.40.2. - Density.

- (a) Density in residential areas is encouraged to be a minimum of eight (8) units per acre.
- (b) Building height shall not exceed three (3) stories without additional review.
- (c) Setbacks for uses, including multi-family residential and commercial uses, shall be determined through platting and/or site Plan review.

(Ord. 2021-08)

Sec. 16.6.40.3. - Uses.

(a) Uses by right

(1) Residential land uses:

- a. Bed and breakfast establishments
- b. Family-care, day care and elderly day care homes
- c. Flex buildings (that start as residential and shift to commercial over time)
- d. Long-term care facilities
- e. Multi-family dwellings (four [4] or more units)
- f. Multi-family dwellings (less than four [4] units)
- g. Senior housing

(2) Mixed land uses:

- a. Live/work units and buildings
- b. Mixed-use buildings (residential, commercial, office, workshops, etc.)

(3) Public, quasi-public, other land uses:

- a. Community gardens
- b. Farmer's markets
- c. Fire stations
- d. Municipal use facilities
- e. Museums
- f. Parks and open spaces
- g. Parks and playgrounds - neighborhood
- h. Outdoor amphitheatres
- i. Public or other nonprofit recreational use facilities

- j. Public utility main lines and substations
- k. Rest stops
- l. Schools, public and private

(b) Encouraged Uses.

(3) Commercial, retail or service land uses:

- a. Administrative, office and research facilities
- b. Appliance sales and service facilities
- c. Automobile service and repair (minor) facilities
- d. Banks and financial institutions
- e. Bars/taverns/microbreweries
- f. Business offices (for contractors, electronic repair, small engine, motorcycle)
- g. Car/motor vehicle washes
- h. Child day care centers
- i. Commercial and retail businesses with indoor sales and service
- j. Entertainment facilities, commercial theaters, etc.
- k. Equipment (small) rental establishments without outdoor sales
- l. Gasoline/fueling stations
- m. Greenhouses, whether public or private
- n. Grocery stores
- p. Hospitals
- q. Hotels/motels (no room limit)
- r. Inns (no room limit)
- s. Laundromats and dry-cleaning retail outlets
- t. Medical and dental offices and clinics
- u. Movie theaters
- v. Office buildings
- w. Parking lots and parking garages (principal use)
- x. Passenger terminals or park-n-rides
- u. Personal and business service shops
- z. Professional offices
- aa. Restaurants
- cc. Retail sales - general stores
- dd. Retail sales buildings
- ff. Vehicle sales businesses, including automobiles, motorcycles, RVs, boats and trucks
- gg. Veterinary clinics for small animals with no outside kennels

- hh. Veterinary hospitals for large animals
- (3) Public, quasi-public, other land uses:
 - a. Accessory buildings and uses incidental to the principal use
 - b. Clubs and lodges
 - d. Conference/convention centers
 - e. Religious assembly facilities
- (c) Uses requiring additional review.
 - (1) Residential land uses:
 - a. Boarding and rooming houses
 - b. Group homes
 - c. Safe houses for adults or children with up to eight (8) persons
 - d. Single-family detached dwellings
 - e. Single-room occupancy Boarding houses
 - f. Two-family (duplex) dwellings
 - g. Zero-lot-line single- or two-family dwellings
 - (2) Commercial, retail or service land uses:
 - a. Agricultural uses (ranching, farming, grazing, etc.)
 - b. Automobile service and repair (major) facilities
 - c. Cremation facilities
 - d. Dry cleaning Plants
 - e. Equipment rental (heavy) establishments with outdoor sales
 - f. Kennels for small animals
 - g. Roadside or temporary retail stands/tents
 - h. Sales of farm implements, heavy equipment, mobile/manufactured homes
 - (3) Public, quasi-public, other land uses:
 - a. Alternative power generation facilities
 - b. Bus shelters
 - c. Wireless telecommunications facilities (no antenna)
- (c) Open spaces/parks and connectivity requirements (see section 16.12.250).

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.

Sec 16.6.40.4 Development Node Industrial Sub-zoning

Development node industrial sub-zoning is contemplated and approved at the time of annexation for a specific property. Upon approval of an annexation and zoning with this designation, the following land uses become allowed rather than by additional review. The following list of uses is not necessarily comprehensive, and during the annexation and zoning process, additional uses may be included by annexation agreement. Additional standards for

setbacks, landscaping, fencing and infrastructure are outlined as follows. Any other requirements are determined through development review.

(1) Industrial land uses:

- a. Laboratory and/or research facilities
- b. Light industrial facilities
- c. Manufacturing Plants, including assembly, sales and service of commodities
- d. Warehouse, distribution and wholesale use facilities
- e. Workshops and custom small industry facilities, including art studios with/without sales
- f. Storage facilities (both indoor and outdoor)
- g. Retail supply yards and storage facilities
- h. Recycling facilities (including biofuel) processing and sales facilities
- i. Truck depots and truck maintenance facilities
- j. Solar facilities (see Section 16.11.160 – Solar Facility)

(2) Architectural Standards:

- a. Architectural standards within the development node industrial zone shall mimic the materials and type shown for standard development node uses such as commercial (see Section 16.6.40.5). In some cases, with Board of Trustees approval, architectural requirements may be waived.

(3) Landscape Requirements:

- a. For uses that do not already have specific setback requirements (such as oil and gas or solar), a boundary with a dissimilar land use is required at a minimum to incorporate a landscaped setback of twenty (20) feet. Setback design will be dependent on-site constraints and proposed use intensity.

(4) Parking requirements:

- a. Parking requirements shall meet the standard of the parking table in Section 16.6.40.5. Parking is required to be screened and, where possible, shall be located away from the frontage of major roadways.

(5) Lighting and sound:

Industrial land uses that abut residential development will be required to submit both a lighting Plan (photometric) and sound study for proposed operations. Plans will be reviewed, and additional setbacks or requirements may be added to minimize impacts on neighboring properties. All lighting within the Development Node Zoning District shall comply with the Dark Skies Ordinance Lighting Zone 3 requirements.

(Ord. 2021-08)

Sec. 16.6.40.5. - Design standards.

The following shall be the design standards for the development nodes:



Plazas and outdoor gathering spaces are encouraged. Mountain views will be preserved when applicable.



Creative and appropriately scaled building signage 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 set back from the right-of-way 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) feet clear walkway needs to be maintained.



Street trees and dissection of large parking lots with landscaping are encouraged.

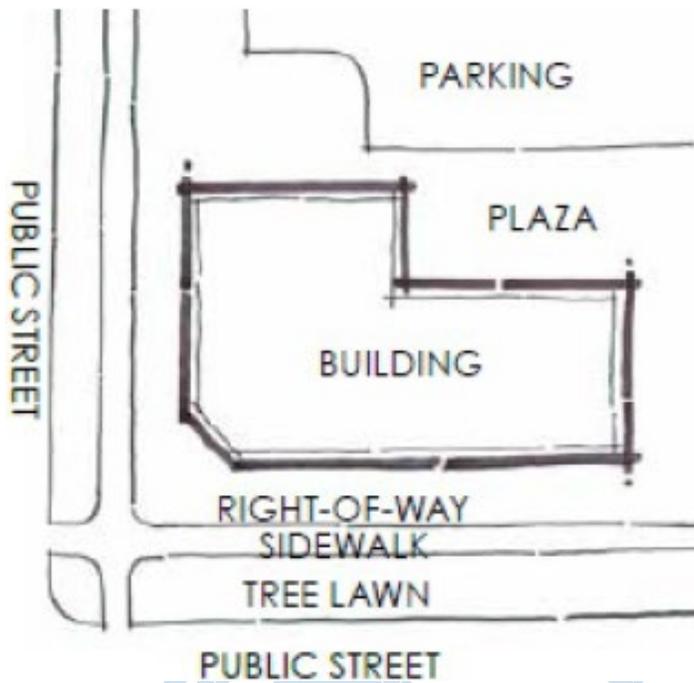


Condensed and creative pedestrian-scale signage is encouraged within projects.



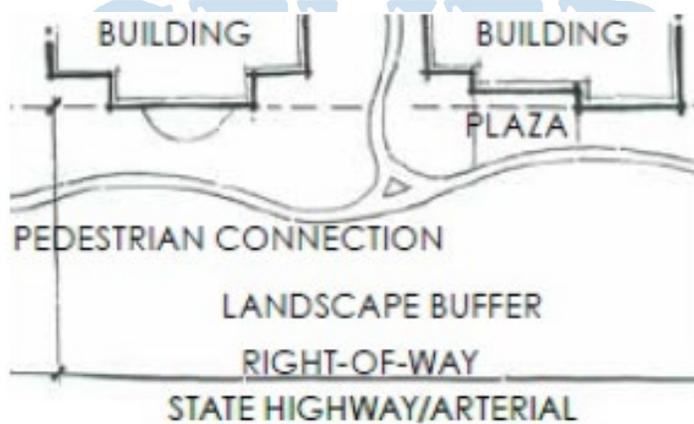
Pedestrian walks and spaces shall be provided as necessary to ensure that projects are easily navigated and enjoyable for the pedestrian. Sidewalks adjacent to all school sites and parks require a minimum width of five (5) feet or wider.

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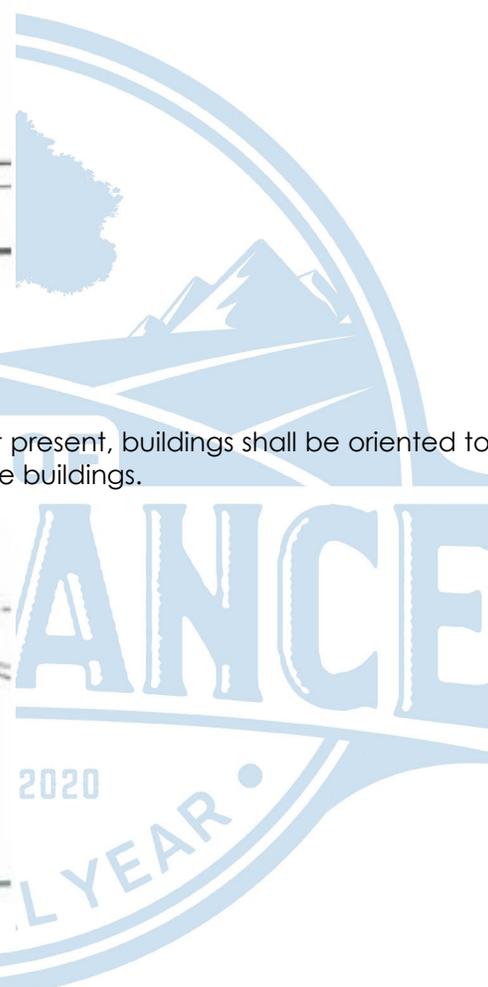
Public Street Orientation Diagram

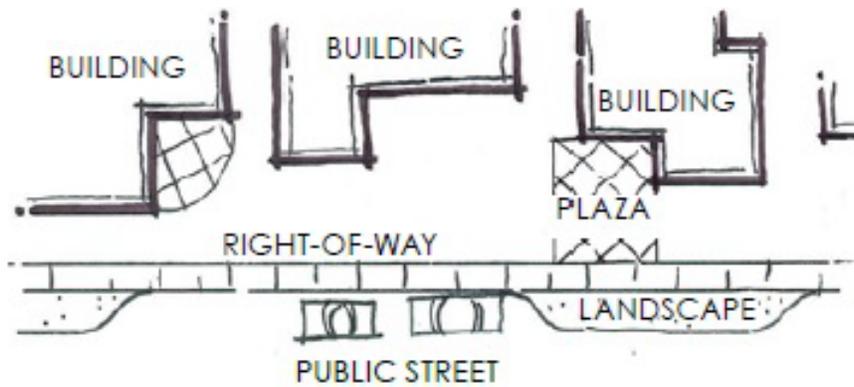
In areas where a state highway or arterial street is not present, buildings shall be oriented toward the public right-of-way to keep parking lots behind the buildings.



State Highway/Arterial Orientation Diagram

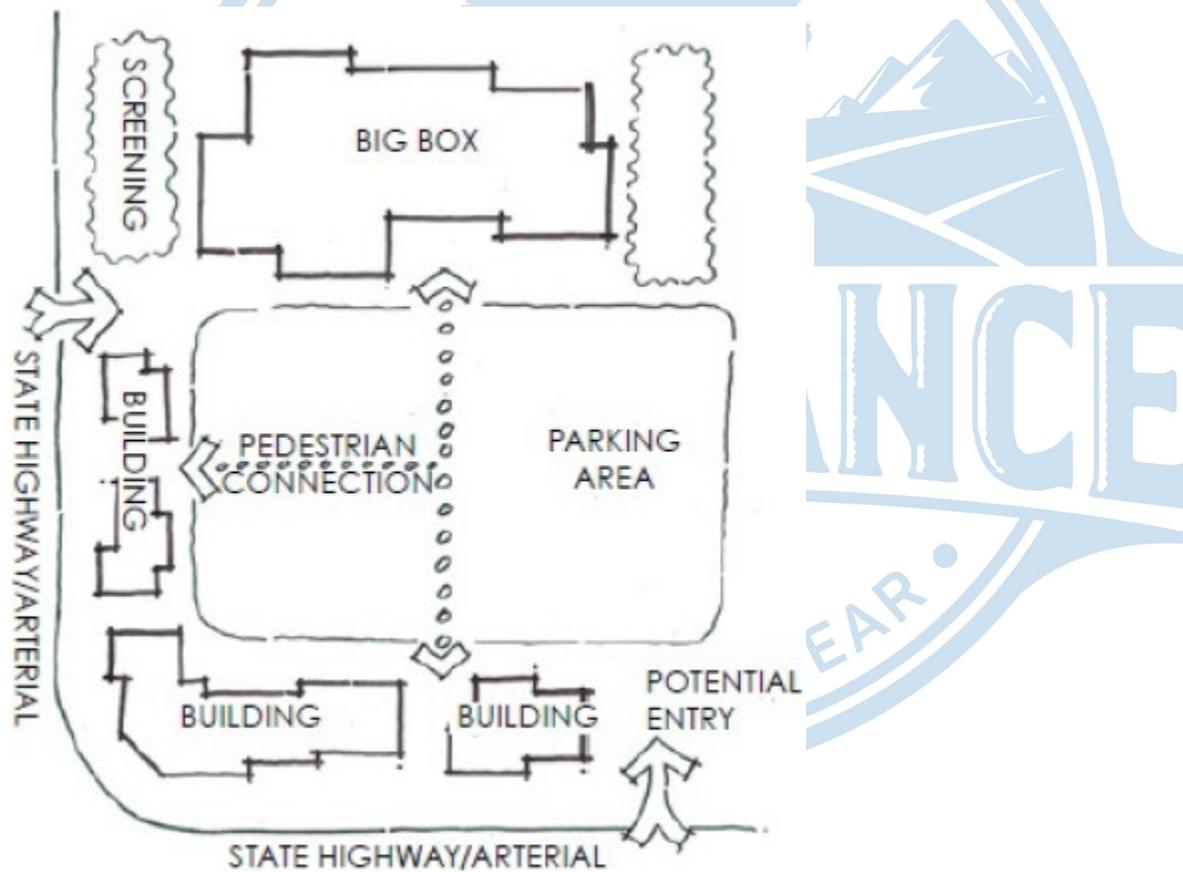
Where property abuts a state highway or arterial street, large landscape buffers are required. Delivery areas and trash enclosures shall be screened from the public right-of-way.





On-Street Parking Diagram

In areas where the right-of-way is narrow, on-street parking, a variety of building setbacks and building edges articulated toward the street are encouraged.



Big Box Orientation Diagram

Big box retailers shall be oriented away from the right-of-way with frontage buildings to screen parking.



Buildings that back to the public right-of-way, parking lots, utility pedestals and trash enclosures shall be buffered with landscaping. Trash enclosures shall be located in places that have the least impact on views from the public right-of-way, as practical. Trash enclosures shall be masonry with steel gates to match building architecture.

(Ord. 2021-08)

Sec. 16.6.40.5. - Parking standards.

(a) The number of required parking spaces shall be based on the requirements in Section 16.9.40.

(Ord. 2021-08)

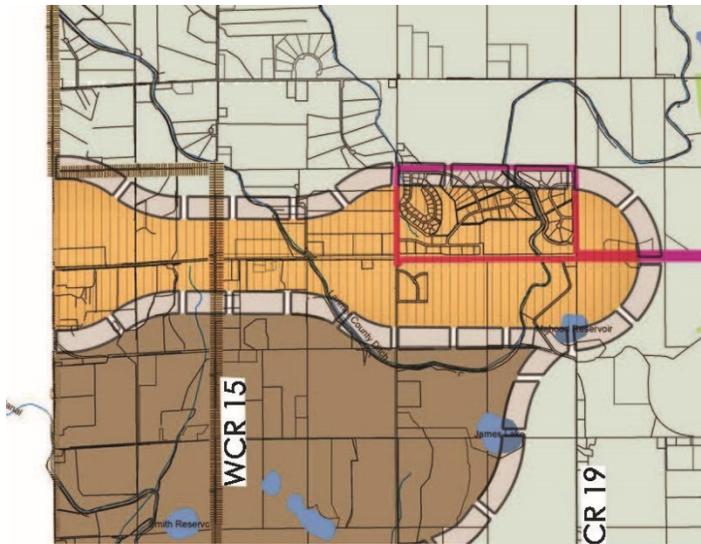
Sec. 16.6.40.6. - Street standards.

Street standards within the development nodes that are not a state highway shall comply with the standards set forth in the Severance Transportation Master Plan.

(Ord. 2021-08)

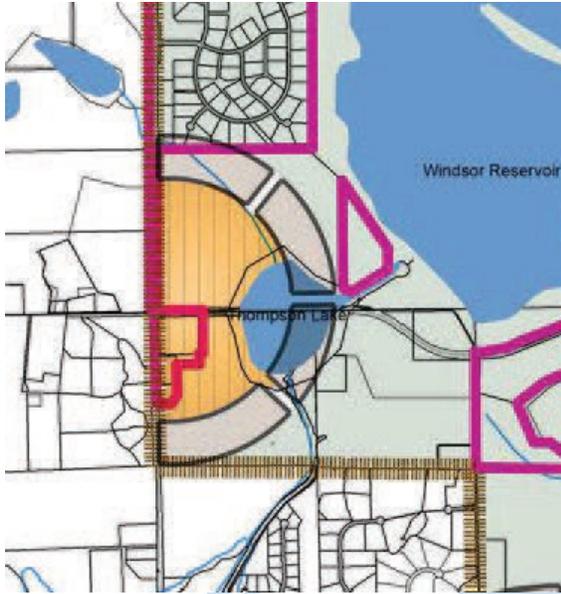
Sec. 16.6.40.7. - Description of nodes.

(a) Corner of Colorado Highway 14 and Colorado Highway 257. This intersection of two (2) busy state highways has high traffic counts, good access into the north end of Fort Collins on Highway 14, south on Colorado Highway 257 to Severance and Windsor and east on Highway 14 to Ault and Highway 85. The landowner/developer shall meet with the Town and the Colorado Department of Transportation to determine allowable access points onto state highways located within the development nodes.



**Corner of Colorado Highway 14
and Colorado Highway 257**

- (b) Corner of Colorado Highway 257 and Weld County Road 74 (Harmony Road). The west side of this intersection is in the Town of Windsor GMA. The east side at the intersection is in the Town of Severance GMA. The properties adjacent to this intersection are within the boundaries of an intergovernmental agreement with the Town of Windsor that further defines the land uses, etc. This intersection has high traffic counts, with Highway 257 being a key transportation link between Severance and Windsor and to Highway 14 to the north. Harmony Road is quickly becoming a very busy thoroughfare that becomes a key street in the Town core area of Severance. To the east, it connects to Eaton, and to the west, it is becoming a heavily developed corridor through Timnath and Fort Collins with an important link to Interstate 25. The majority of the traffic from the Severance area going to Fort Collins or Interstate 25 will utilize the Harmony Corridor. The landowner/developer shall meet with the Town, the Town of Windsor, the county and the Colorado Department of Transportation to determine allowable access points onto state highways and county roads located with the development node.



**Corner of Colorado Highway 257
and Weld County Road 74 (Harmony Road)**

- (b) Colorado Highway 392 Corridor (north side). The Highway 392 corridor development node is intended to be primarily commercial and industrial with surrounding higher intensity residential land uses. This corridor is governed by a land use and revenue sharing intergovernmental agreement between the Town of Severance and the Town of Windsor. Commercial and industrial land is a required use for a portion of the corridor. The landowner/developer shall meet with the Town, the Town of Windsor and the Colorado Department of Transportation to determine allowable access points onto Highway 392 within the development node.



Colorado Highway 392 Corridor (north side)

(Ord. 2021-08)

Sec. 16.6.40.8. - Architectural standards.

The following shall be the architectural standards for the development nodes in addition to Corridor Plan standards where appropriate:



Creative and unique architecture and site design are encouraged.



Distinctive architectural feature elements that create focal points and destination backdrops are encouraged.

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



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



In the development nodes, it is expected that deliveries, utilities and some parking will be behind the buildings and accessed by alleys. The screening of these facilities and transition from the

development nodes to surrounding land uses need to be addressed carefully on an as-needed basis.

(Ord. 2021-08)

Sec. 16.6.40.9. - Edges/landscape.

Edges of commercial development shall have high-quality landscaping. 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 landscaping per industry standards. The ends of parking bays shall have landscape islands, which 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 the public right-of-way with practical landscaping.



Entryways and areas visible from public streets shall have some type of landscape component.

Examples include water features, fire pits, window boxes, hanging baskets, large pots and Planting beds.

(Ord. 2021-08)

Sec. 16.6.40.10. - Fencing.

Front-yard fencing in the development nodes shall be open wood picket or wrought iron and shall 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 and shall be minimized and 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 the public right-of-way, shall be separated from the public right-of-way by a landscaped buffer.

(Ord. 2021-08)

Sec. 16.6.40.11. - Entries and signage.

Entries to commercial areas shall be identified by high-quality, ground-mounted signs and/or monumentation. Landscaping 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.



(Ord. 2021-08)

Sec. 16.6.40.12. - 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 Town of Severance would like to thank Fort Collins, Loveland, Niwot, Highlands, Erie, Frisco, Carbondale, Aspen and Basalt for image examples used in this Code.

(Ord. 2021-08)

Sec. 16.6.40.13. - Utility services.

The following is a list of utility services that are available at each development node:

- (1) Corner of Colorado Highway 14 and Colorado Highway 257: This intersection has a localized sanitary sewer Plant and is served by North Weld County Water District with potable water.
- (2) Corner of Colorado Highway 257 and Weld County Road 74 (Harmony Road): This intersection has Planned sanitary sewer provided by the Town of Windsor and is served with potable water from North Weld County Water District. Although sanitary sewer is Planned for this area, it is recognized by the Town that limited commercial and industrial uses may still occur prior to the extension of centralized sanitary sewer facilities.
- (3) Highway 392 Corridor (north side): This area will be served by the Town for sanitary sewer and by the North Weld County Water District for potable water.

(Ord. 2021-08)