

LDC City Council and Planning Commission Study Session

June 9th, 2025



Purpose

Review and get feedback on key topics of the LDC Public Review Draft

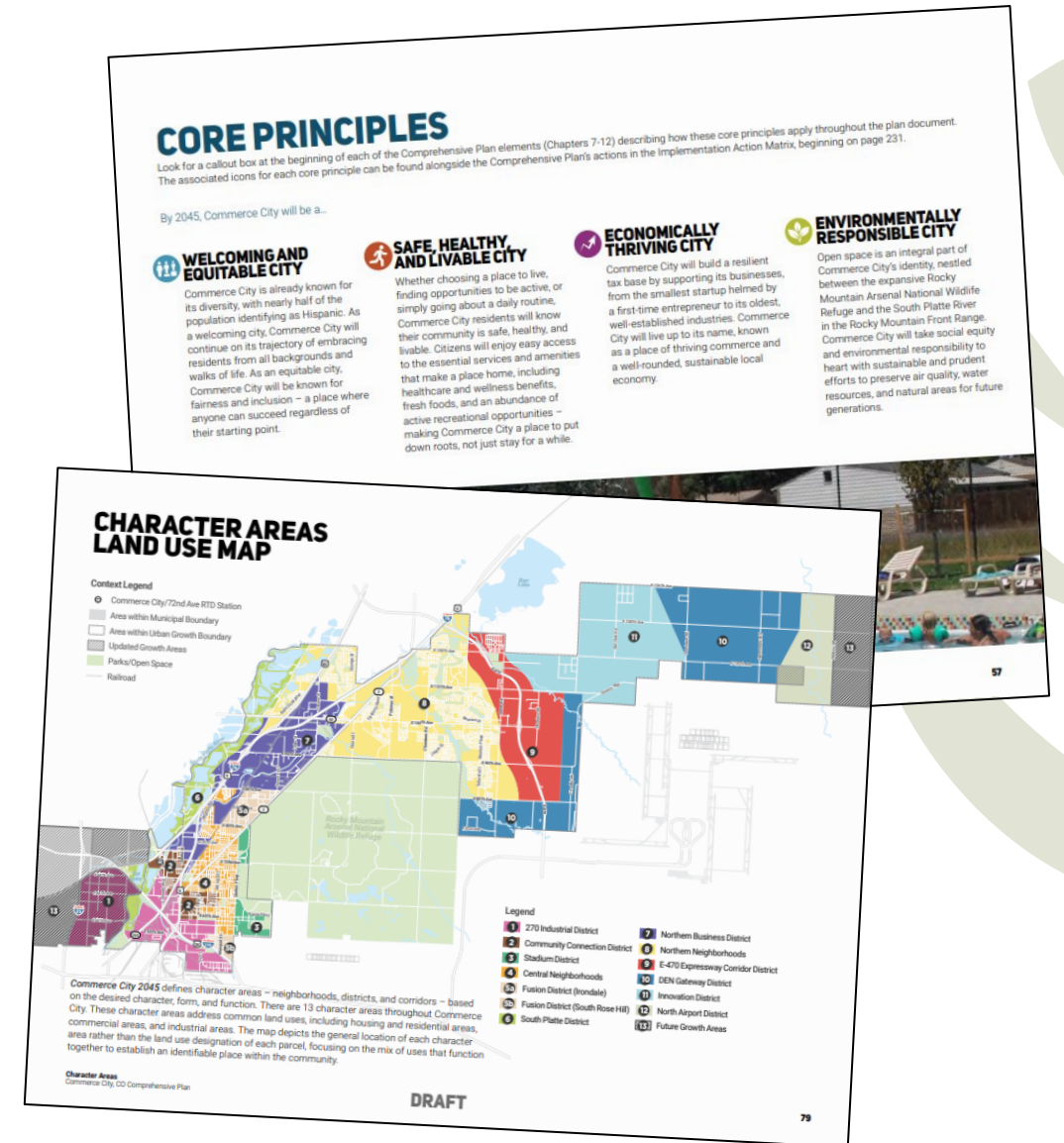
Agenda

1. Introduction
2. Review and Discuss Key Topics of the Draft LDC
 1. Zoning Districts and Development Standards
 2. Use Table and Regulations
 3. Design Standards

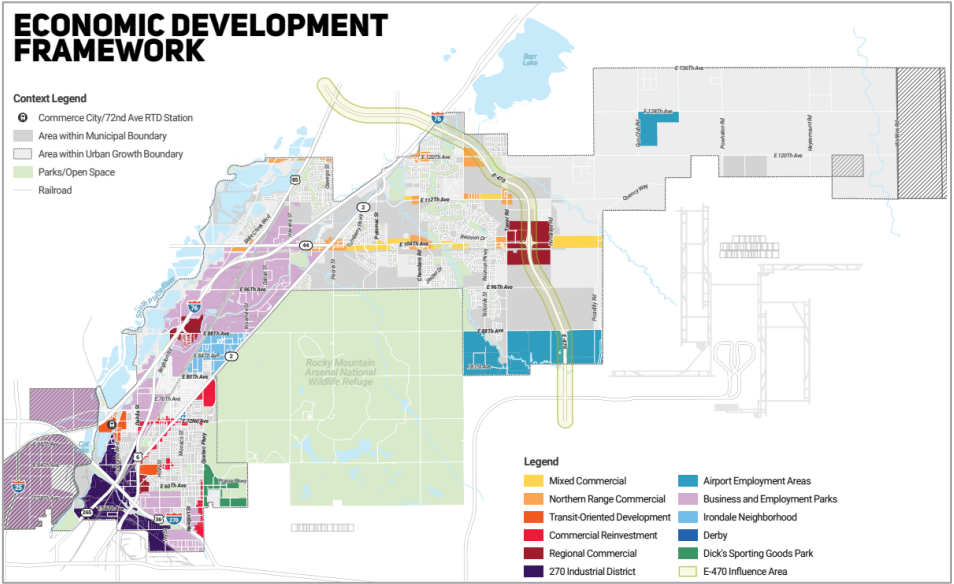
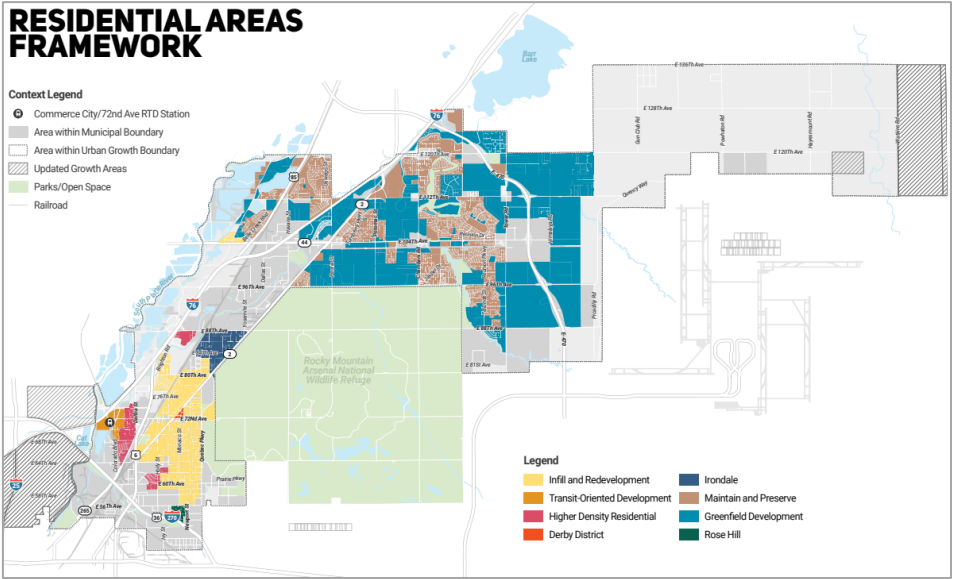
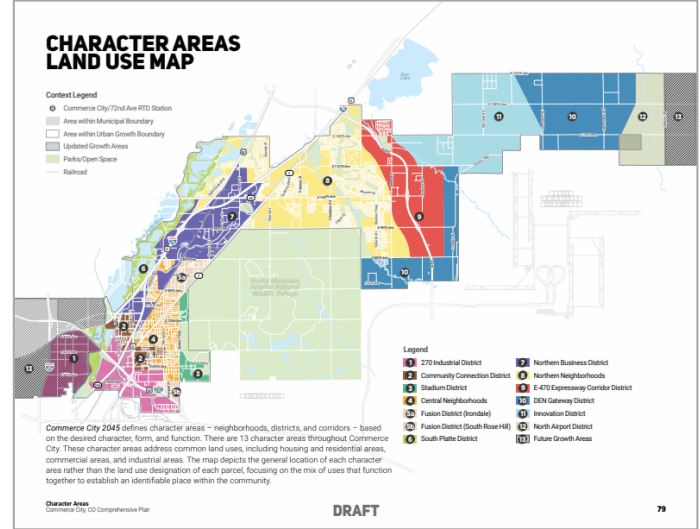
INTRODUCTION

Comprehensive Plan

- Outlines the overall vision and core principles of the city to guide future decision-making
- Key component of this vision is how the city guides future growth and development:
 - Character Areas
 - Economic Development and Residential Areas Framework
 - Other key policies that touch on development (e.g., sustainability, urban design)



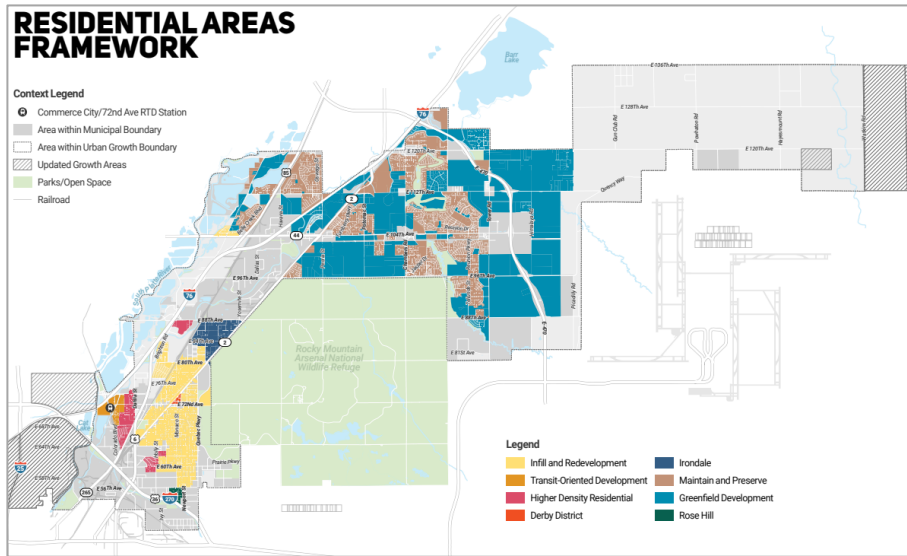
Framework Areas



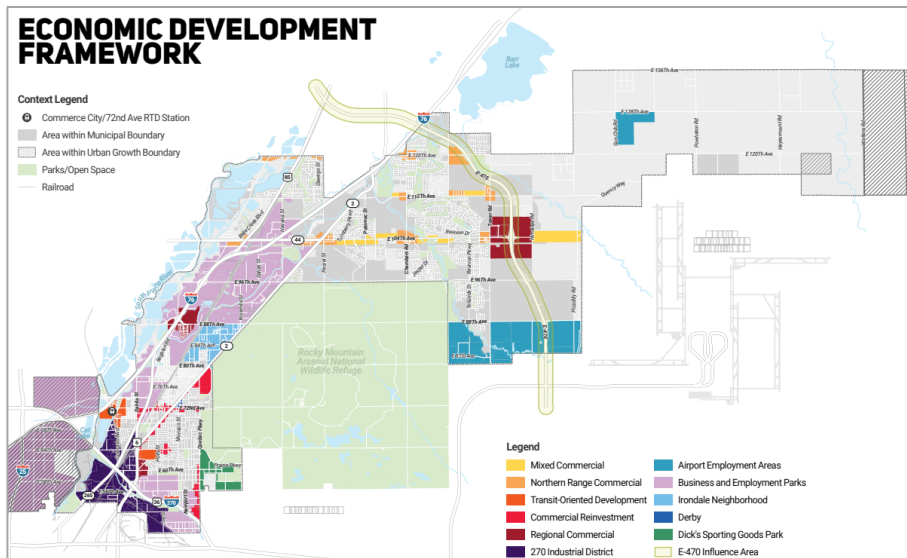
More specific direction on the type of housing that should be encouraged

More specific direction on mix of commercial uses and employment activities

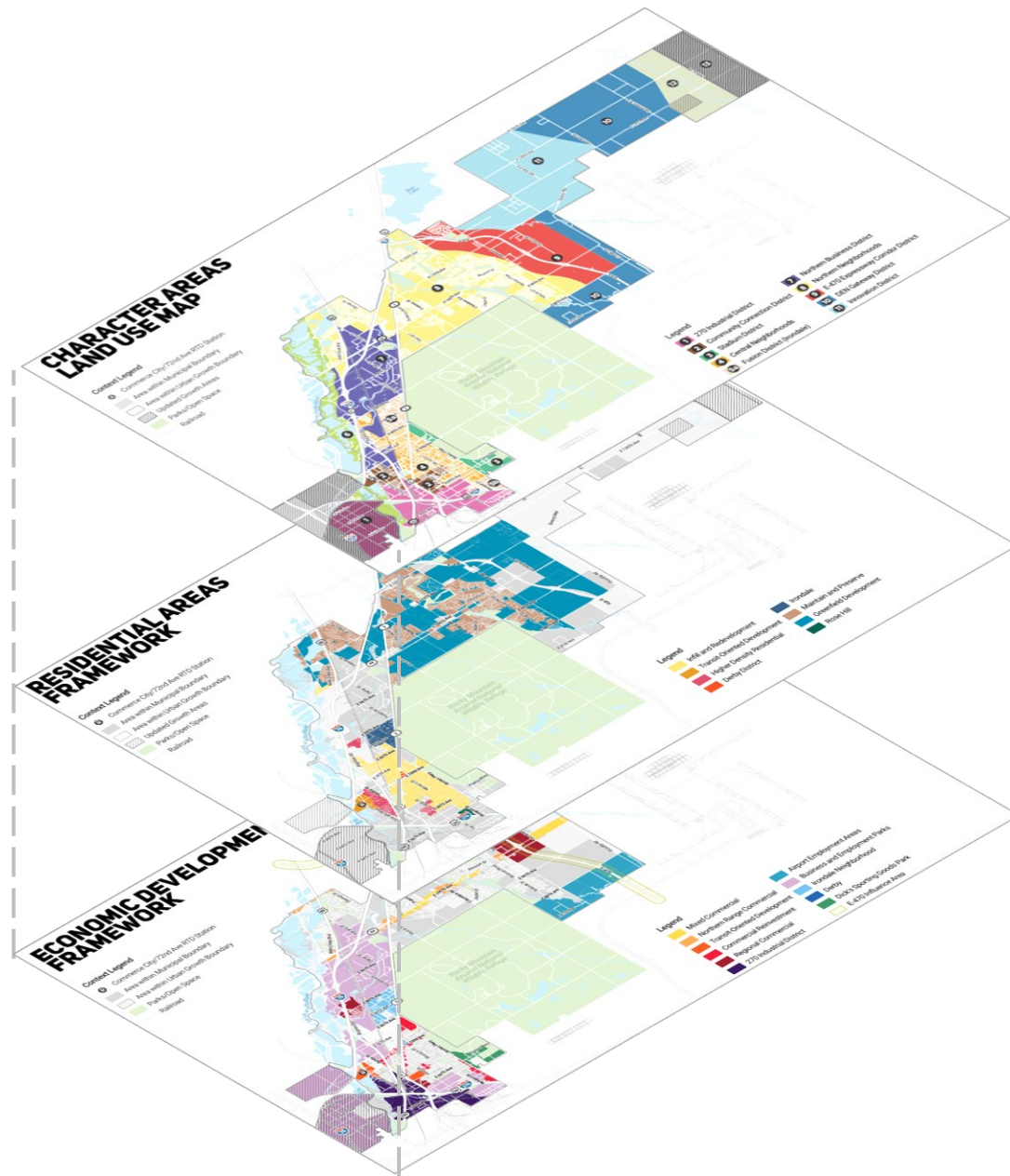
Framework Areas



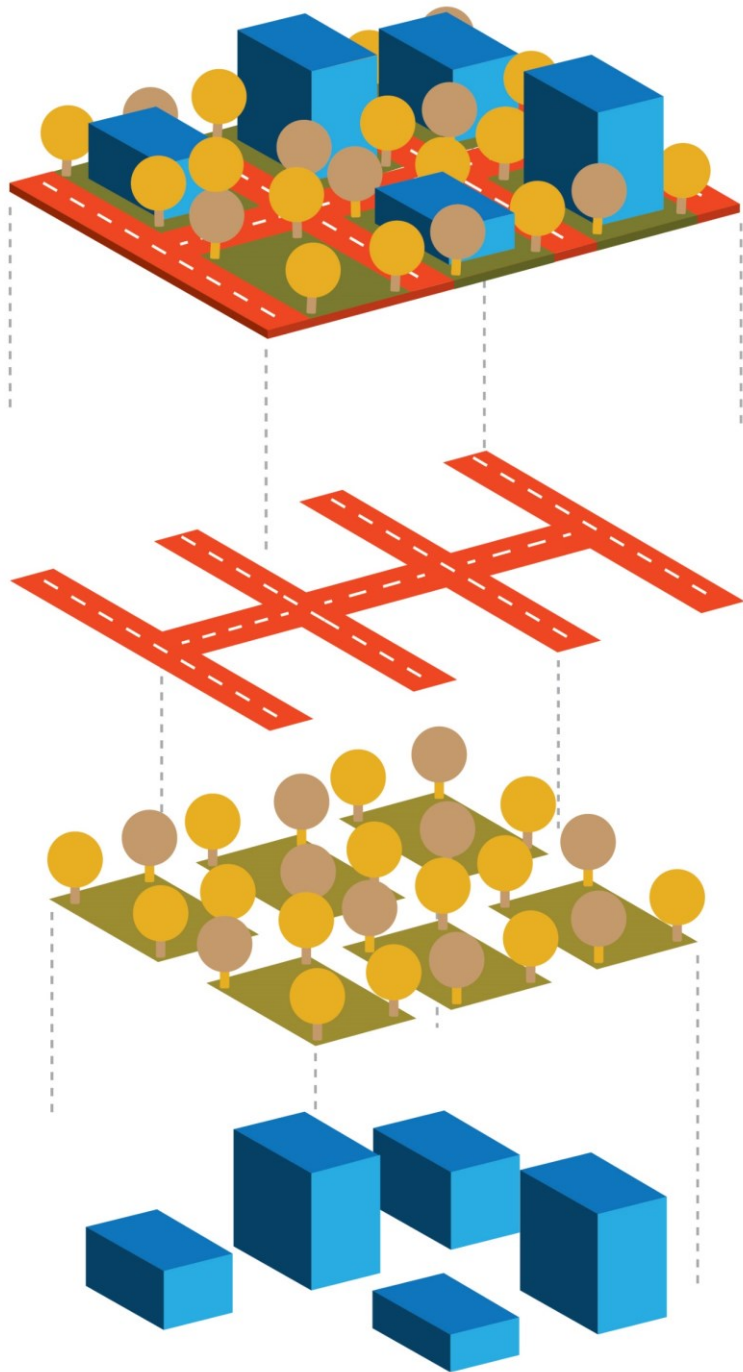
- Infill and Redevelopment
- Transit-Oriented Development
- Higher Density Residential
- Maintain and Preserve
- Greenfield Development
- Derby District
- Rose Hill



- Mixed Commercial
- North Range Commercial
- Commercial Reinvestment
- Regional Commercial
- 270 Industrial
- Airport Employment
- Irondale
- Dick's Sporting Goods Park
- E-470 Influence Area



Layering these **character and framework areas and other key policies** provide the foundation for updating the Land Development Code



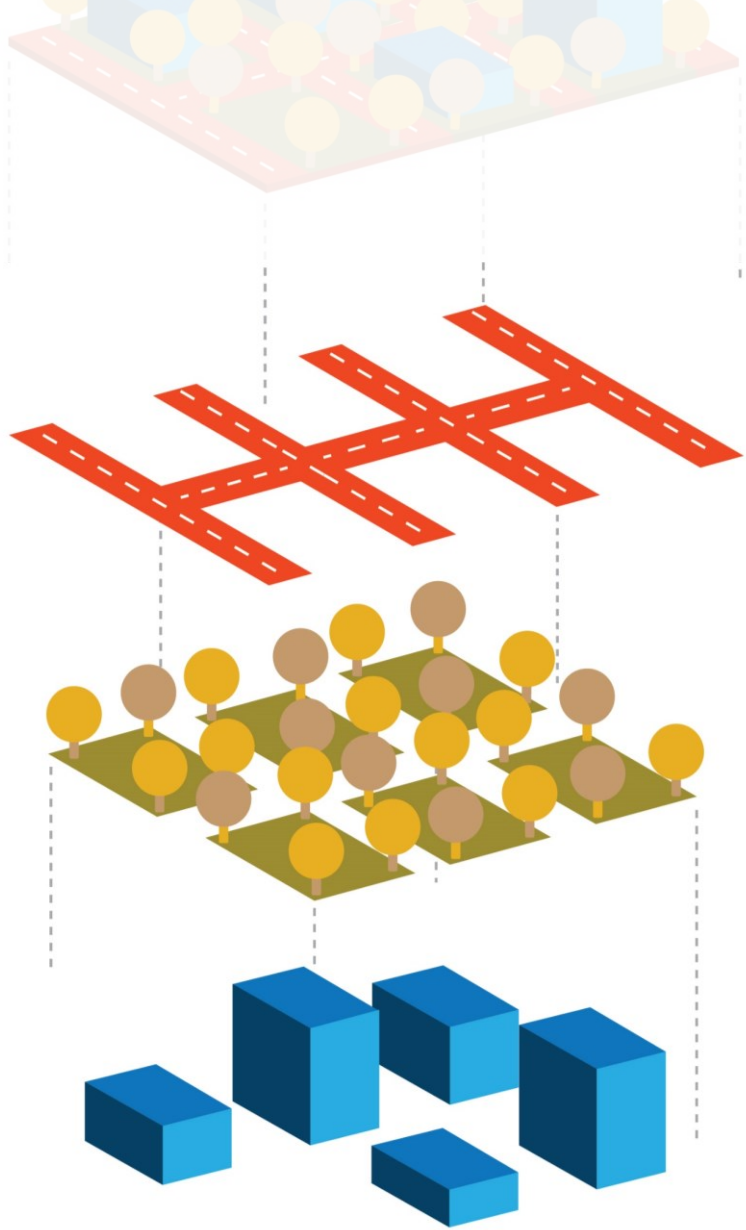
Zoning District and Development Standards

- Conveys the desired context and min. requirements for open space
- How the land can be used and what types of buildings/homes are allowed
- Regulates the form and scale of buildings

Subdivision

Site Design

Building Design



Zoning District and Development Standards

Subdivision

Regulates how the blocks, lots, and street are laid out

Site Design

Regulates the improvements on the property such as landscaping and parking

Building Design

Regulates the architectural design and massing of buildings

ZONING DISTRICTS AND DEVELOPMENT STANDARDS

What is the desired form and design at a....

**DEVELOPMENT
OPTIONS**



**ZONING
DISTRICTS**



**BUILDING
FORMS**



Neighborhood Scale



Block Scale



Lot Scale

What is the desired form and design at a....

DEVELOPMENT OPTIONS



Regulates the overall context and open space requirements for developments.



ZONING DISTRICTS



Regulates allowable land uses and building forms.



BUILDING FORMS



Regulates basic form and bulk standards

Development Options

Residential

Central Neighborhoods

Northern Neighborhoods
*(Recently Developed
Neighborhoods)*

Neighborhood Village
(New Neighborhoods)

Mixed-Use and Commercial

Mixed-Use,
Commercial

Mixed-Use,
Neighborhood

Mixed-Use
Regional

Industrial

Urban, Business
and Employment

Suburban, Business
and Employment

Heavy
Manufacturing

Development Options & Zoning Districts

Residential Development Options	Residential Zoning Districts	Open or Amenity Space (min.)
Central Neighborhoods	R-1, R-2, R-3, MHP	10%
Northern Neighborhoods <i>(Recently Developed Neighborhoods)</i>	R-E, R-1, R-2, R-3,	10%
Neighborhood Village <i>(New Neighborhoods)</i>	R-1, R-2, R-3, MU-1,	20%

Zoning Districts & Building Forms

Central Neighborhood Zoning Districts

Building Forms

R-1

Single-Unit Detached

R-2

Single-Unit Detached
Duplex, Side-by-Side
Duplex, Stacked

R-3

Single-Unit Detached
Duplex, Side-by-Side
Duplex, Stacked
Townhouse Multiplex
Rowhouse Apartment

Figure 21-2200.2A-1, Central Neighborhoods



Table 21-2200.2A-1, Building Forms by Zoning District

Key: ● = Permitted | -- = Prohibited

Building Types	R-1	R-2	R-3	MHP	Specific Standards
 Single-Unit Dwelling, Alley-Loaded ¹	●	●	●	--	Subsec. 21-2200.4A
 Single-Unit Dwelling	●	●	●	--	Subsec. 21-2200.4B
 Two-Unit Dwelling, Duplex Side-by-Side ¹	--	●	●	--	Subsec. 21-2200.4C

Building Form, Bulk Standards

How big and wide can the lot be?

How far does the building need to be setback from the property line?

How tall can it be?

Where is the parking located and accessed?

Table 21-2200.4H-1, Apartment Building Type



Lot		
A	Lot Width (<i>min.</i>)	Alley Vehicle Access: 60' Rear Vehicle Access: 65'
B	Lot Area (<i>min.</i>)	5,250 SF
Setbacks and Building Coverage		
C	Building Coverage (<i>max.</i>)	60%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Corner Setback (<i>min.</i>)	10'
G	Rear Setback (<i>min.</i>)	Alley: 10'; No Alley: 20'
Building Height		
H	Building Height (<i>max.</i>)	50'
Access and Parking		
	Vehicle Access	From Alley; or Street access allowed when alley is unimproved or not present
	Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
	Street Access, Parking Location	Rear See Table 21-4310-1, <i>Off-Street Parking Requirements</i> .



Street Level Design^[1]

Garages and Carports
Windows (*min.*)

Pedestrian Access

See Table 21-5210-1.

Front: 30%
Corner Side: 30%
Side: 10%
Rear: 20%

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or



Duplex, Side by Side



Duplex, Stacked

Goal: Allow more flexible dimensional standards to encourage more diverse housing options



Townhouse



Rowhouse



Multi-Plex





Duplex Stacked

Lot width: 40-75'

Gross Density: 16 du/ac

**Current R-3 Max.
Gross Density:
24 du/ac**



Multi-Plex

Lot width: 75-120'

Gross Density: 63 du/ac

**Lower
Density**

**Higher
Density**



Townhouse

Lot width: 18-25'

Gross Density: 22 du/ac



Fourplex

Lot width: 45-75'

Gross Density: 25 du/ac



Cottage Court

Lot width: 100-160'

Gross Density: 31 du/ac





Duplex Stacked

Lot width: 40-75'

Gross Density: 16 du/ac

**Current R-3 Max.
Gross Density:
24 du/ac**



Multi-Plex

Lot width: 75-120'

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**Lower
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Townhouse

Lot width: 18-25'

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Fourplex

Lot width: 45-75'

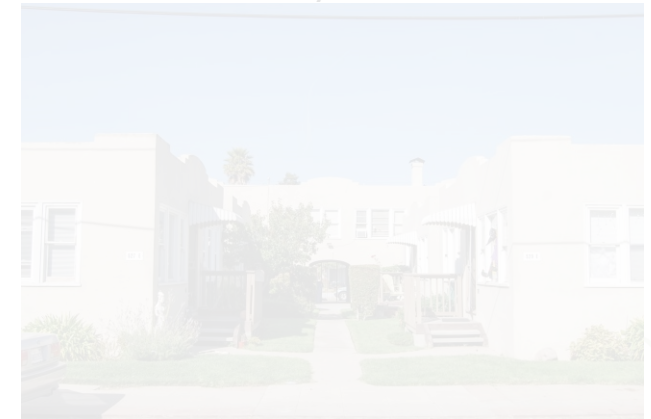
Gross Density: 25 du/ac



Cottage Court

Lot width: 100-160'

Gross Density: 31 du/ac



Tailoring Standards by Context

Building Height tailored by:

- Mixed-Use Neighborhood & Commercial: 45'
- Mixed-Use Regional: 75'

Table 21-2210.4B-1, Mixed Use Building Type^[3]



Lot	
A Lot Width (max.)	N/A
B Lot Area (max.)	N/A
Setbacks and Building Coverage	
C Building Coverage (max.)	MUC/MUR: 75% MUN: 65%
D Front Setback (min./max.)	0 - 10'
E Side Setback (min.)	Detached Buildings: 10'; Attached Buildings: 0'
F Corner Setback ^[2] (min.)	15'
G Rear Setback (min.)	Alley: 10'; No Alley: 20'
Building Height	
H Building Height (max.)	MUN & MUC: 45' MUR: 75'
Access and Parking ^[4]	
Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (min.)	Front, Street: 20' Alley: 5'
Street Access, Parking Location ^[5]	Primary: Rear/Side Secondary: Front (62' width max.)



Street Level Design ^[1]	
Windows (min.)	
Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%
Pedestrian Access	
Entrance shall be covered and contain at least one of the following:	
▪ Awning, ▪ Portico, ▪ Overhang, ▪ Minimum one foot recess or projection, ▪ Arcade, ▪ Raised corniced parapet above the door, ▪ Peaked roof form, or ▪ Arch.	
Ground Floor Activation	
Depth (min.)	30'
Non-residential street frontage (min.)	50% active use required on ground floor of front façade
Floor to Ceiling Height (min.)	14'
Entry Frequency (multi-tenant buildings)	Every 50 ft. (max.)

Using Building Forms to Provide More Predictable Results

Active Ground-Floor Use Requirements

- Min Depth: 30'
- Active Ground-floor Use: 50%



Table 21-2210.4B-1, Mixed Use Building Type^[3]

Lot

A	Lot Width (max.)	N/A
B	Lot Area (max.)	N/A

Setbacks and Building Coverage

C	Building Coverage (max.)	MUC/MUR: 75% MUN: 65%
D	Front Setback (min./max.)	0 - 10'
E	Side Setback (min.)	Detached Buildings: 10'; Attached Buildings: 0'
F	Corner Setback ^[2] (min.)	15'
G	Rear Setback (min.)	Alley: 10'; No Alley: 20'

Building Height

H	Building Height (max.)	MUN & MUC: 45' MUR: 75'
---	------------------------	----------------------------

Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (min.)	Front, Street: 20' Alley: 5'
Street Access, Parking Location ^[5]	Primary: Rear/Side Secondary: Front (62' width max.)

Street Level Design^[1]

Windows (min.)

Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%

Pedestrian Access

Entrance shall be covered and contain at least one of the following:

- Awning,
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Ground Floor Activation

Depth (min.)	30'
Non-residential street frontage (min.)	50% active use required on ground floor of front façade
Floor to Ceiling Height (min.)	14'

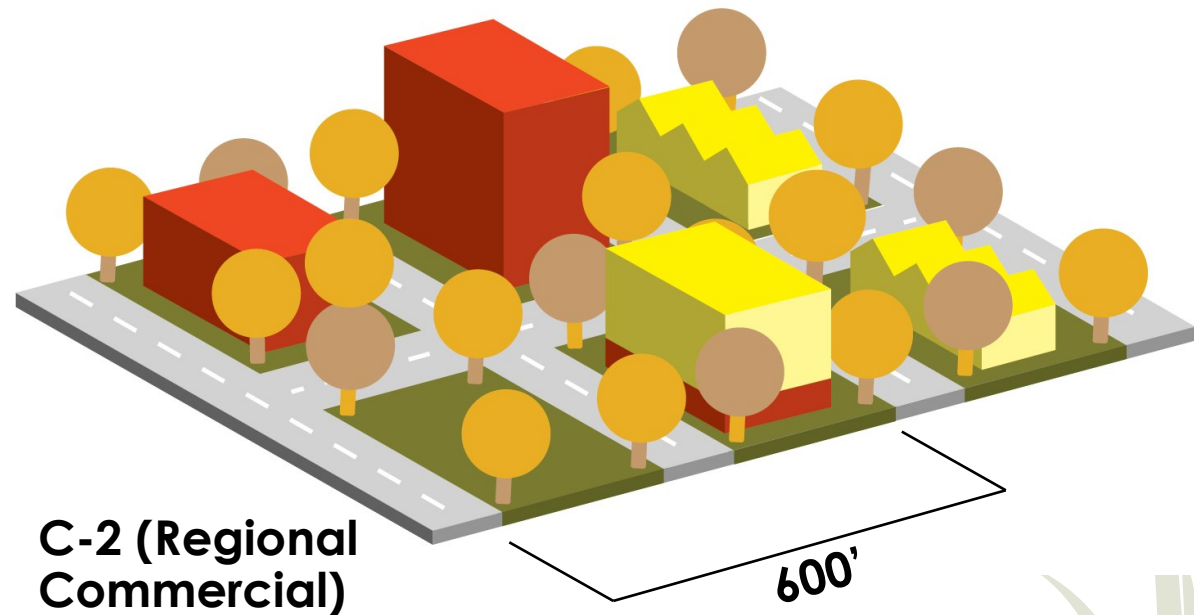
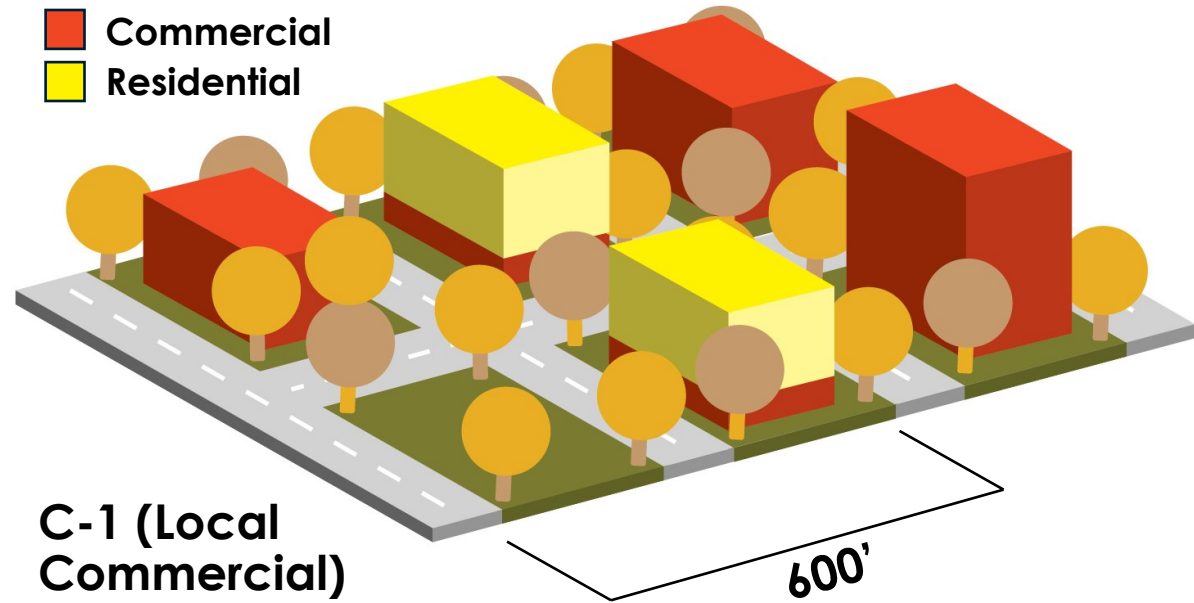
Entry Frequency (multi-tenant buildings)

Every 50 ft. (max.)

Using Building Forms to Provide More Predictable Results

Multi-Unit Housing Limitations in Commercial Zoning Districts

- **C-1 District (Local Commercial):** Multi-unit residential permitted if contained within a Mixed Use Building Form.
- **C-2 District (Regional Commercial):** Multi-unit residential is permitted if: it is not located within 600 feet of an arterial or collector street; or is contained within a Mixed Use Building Form.



Commerce CITY

- Commerce City, CO

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Commerce City, CO

2

USE TABLE AND REGULATIONS

Zone Districts

Residential

- Residential Estate (R-E)
- Single-Unit Dwelling (R-1)
- Two-Unit Dwelling (R-2)
- Multi-Unit Dwelling (R-3)
- Mobile Home Park (MHP)

Mixed-Use and Commercial

- Neighborhood Commercial (C-1)
- Regional Commercial (C-2)
- Corridor Mixed Use (MU-C)
- Neighborhood Mixed Use (MU-1)
- Corridor Campus (C-C)

Industrial

- Light Intensity Industrial (I-1)
- Medium Intensity Industrial (I-2)
- Heavy Industrial (I-3)

Limited and Conditional Uses

- **Limited uses** are uses that are **permitted within the district**, but due to their nature, character, or other circumstances, are **subject to specific standards above and beyond the base standards**:
 - Uses with potential impacts that can be mitigated through consistent application of supplemental standards.
 - Supplemental limited use standards can be either design, locational, or operational in nature.
 - Requires issuance of a Limited use Permit through an administrative process
- **Conditional Uses** may or may not be compatible with a zone district due to their specific nature or location. Unlike limited uses, their impacts **can't be addressed through standard rules and require case-by-case review** to determine needed mitigation.
 - Requires public hearings

Changes to Uses/Sites after Approval

- Limited and Conditional Uses are **proposed to be allowed to run with the land unless one of the following occurs:**
 - Expiration or change of the Use
 - Expansion or modification of the Use and/or Site
- These thresholds ensure that any meaningful change to the scope, scale, design, or use must be rereviewed by the city.
- Violations against the code are handled through the code enforcement process

Expiration or Change of Use

- **Expiration of Use**

- If the **use ceases on a property for more than 12 months**, then a **new conditional use permit** must be applied for, and **public hearings** are held.
- If the **use ceases on a property (e.g. for change in ownership), but restarts within a 12-month period, no additional approvals required**. The use is still subject to the conditions placed on it.
 - Requires a new business license and a new zoning use permit
 - Conditions of approval can be recommunicated upon issuance of these requirements.

- **Changes in Use**

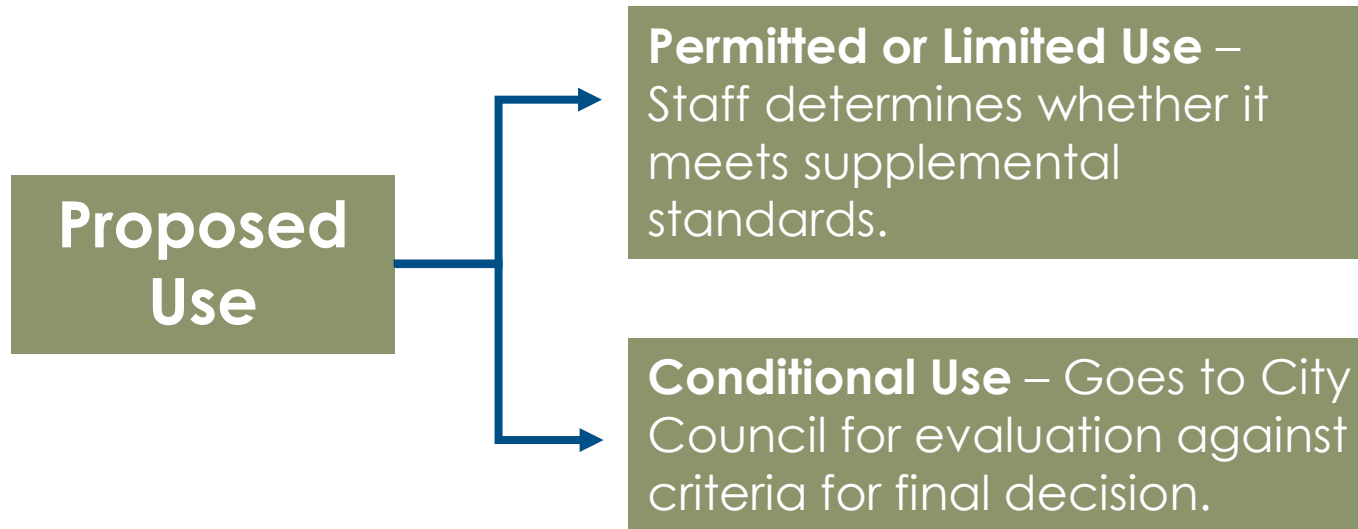
- Any **establishment of a new use will result in the expiration** of any previously issued conditional or limited use permit
- The **new use must follow procedures set forth in the code** to establish that use
 - If the new use is a limited or conditional use permit, they must go through those procedures.

Expansion of use or Modification of Site

- No use or activity permitted as a conditional use can be enlarged or extended beyond the limits of the original conditional use permit.
 - All enlargements, extensions, and changes in use require a new conditional use permit application.
- For limited uses, any changes to the site require a site plan review to ensure compliance with the code.

Example Process

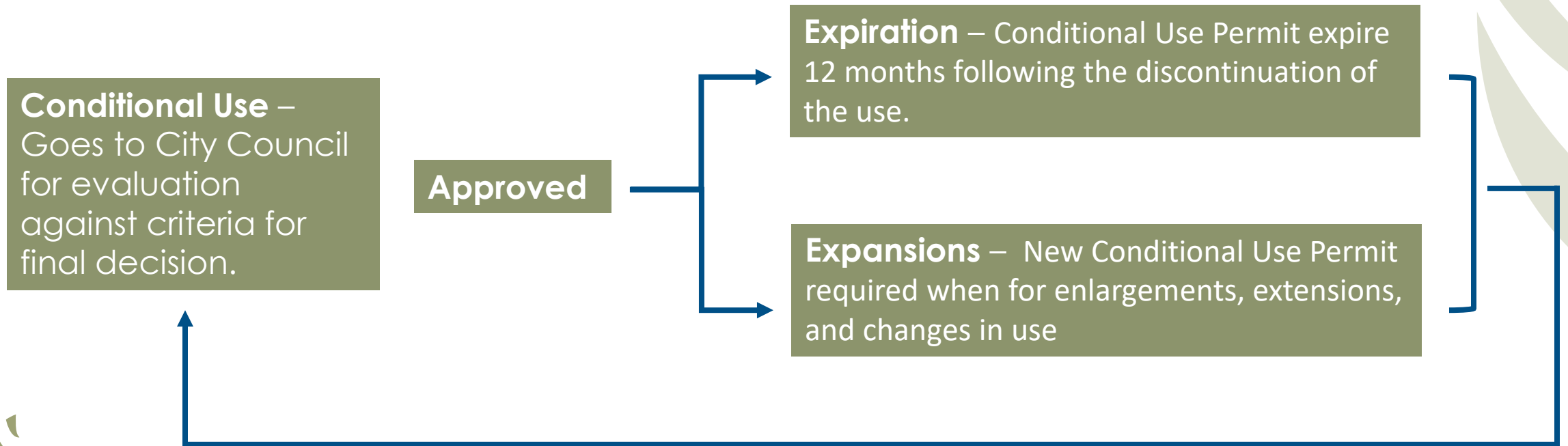
Limited and Conditional Use



If the use changes, then the process starts all over again

If improvements are made, then staff ensures the improvements are compliant with established standards through the site plan review process

Example Process Conditional Use



Residential Districts

- **Example Limited Uses:** Group Home Type A, Day Care, Educational Facilities, Places of Worship
- **Example Conditional Uses:** Group Homes Type B, Major Utilities

Day Care Limited Use Standards

This use is permitted provided that:

1. All Day Care Uses **shall be licensed and operated in conformance with all applicable federal and state regulations.**
2. An **off-street vehicular loading area or driveway shall be provided for the purpose of loading and unloading clientele.**

Commercial and Mixed Use Districts

- **Example Limited Uses:** Brewpubs, Doggie Daycare, Car wash, Fuel Sales, Vehicle Servicing Minor
- **Example Conditional Uses:** Vehicle Sales and Rental Greater than 3 Acres in Site Area

Fuel Sales Limited Use Standards

Location

1. **No more than two** may be located **within 660 feet of an arterial/arterial intersection**
2. **Vehicle access and circulation designed** so that the **impacts to adjacent residential are minimized.**

Building and Equipment Setbacks and Buffers.

1. The **principal building** shall be **set back a minimum of 15 feet from any street right-of-way** and a minimum of **20 feet from residential zoning district.**
2. When the facility **abuts a residential** district, use, or property, **a minimum 20-foot wide landscape buffer** shall be provided along the shared boundary.
3. **Fuel Pumps and Air Compressors** shall be **setback 40 feet from street right-of-way** and **residential zone district**

Fuel Sales Limited Use Standards

Pump Islands

1. Maximum of **two pump islands on a 12,000-square foot lot**
2. **One additional** pump island for **each additional 2,000 square feet** of lot area (maximum limit of four per lot).
3. **Pump Canopies** shall utilize the **same architectural treatment as the building**

Lighting

1. A maximum of **25% on each side of the canopy may be illuminated**
2. **Site lighting shall be turned off** at the close of business

Industrial Districts

- **Example Limited Uses:** Vehicle Servicing minor and major, Vehicle sales, Above ground storage tanks, self storage
- **Example Conditional Uses:** Transportation Terminal and Truck Stop
- **Example Conditional Uses in I-3:** Hazardous waste collection, landfill, material resource recovery, large recycling collection

Self Storage Limited Use Standards

Design

1. Building **colors shall generally compliment the surrounding development** and **shall not be used to attract attention** to the facility (i.e. bright roofs, orange doors, etc).
2. Building exteriors **shall not be corrugated metal or similar surface**, but shall be of finished quality.
3. Doors to **individual units** shall be **located internal to the development**.
4. **Architectural style** shall be **compatible** with surrounding properties.

Use and Operation

1. **Shall not be used for other activities** of any kind (e.g., residence, manufacturing, retail sales, storage of flammable, perishable, or hazardous materials)
2. Hours of operation shall be **limited to the hours from 6:00 a.m. to 10:00 p.m.**

Self Storage Limited Use Standards

Commercial Indoor Self-Storage

1. Shall be **climate-controlled**
2. **No new commercial indoor self-storage facility** shall be located **within 1,250 feet of any other existing self-storage facility**
3. Multi-story structures **permitted only when designed to emulate multi-unit residential or office buildings.**
4. The site on which a commercial indoor self-storage facility is **located shall not have frontage along an arterial street.**
5. All individual storage units shall **gain access only from the interior of the building.**
6. The primary facility **loading bays, docks, or doors shall not be directly facing any adjacent residential property.**

DESIGN STANDARDS

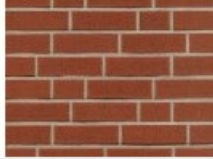
Key Updates

Updated code includes **more concrete, enforceable design requirements** to support better building and site design:

- Clearer Rules for Exterior Building Materials
- Enhanced Building Form and Massing Standards
- Stronger Landscaping and Open/Amenity Space Requirements
- Promote more sustainable development

Clearer Rules for Exterior Building Materials

- Permitted Building Materials
 - Masonry, Metal, Siding, Stucco, Glass
- Permitted Roofing Materials
 - Asphalt, Concrete, Metal, Solar, Vinyl Membrane
- Prohibited Building Materials
 - EIFS and Concrete Block Structures (Single-Family)
 - Primary material may not be corrugated or sheet aluminum, iron or steel, plain concrete, plain concrete block, or exterior panelized plywood.
 - Secondary materials may consist of above, but may not cover more than 10 percent of the surface area.

Table 21-4200-1, Permitted Building Materials			
1 Masonry	Photo Example		
1a) Modular Brick	1a)	1b)	1c)
1b) Modular Stone			
1c) Architectural cast or precast concrete (detailed)			
1d) Architectural reinforced concrete (glass fiber, fiber)	1d)	1e)	1f)
1e) Cement board siding			
1f) Terra cotta			
1g) Cast stone	1g)	1h)	1i)
1h) Architectural concrete masonry unit			
1i) Prefabricated brick			

Enhanced Building Form and Massing Standards

- Standards in an easy-to-read table
- Dimensional standards for:
 - Building placement and orientation
 - Transparency (Windows)
 - Mass variation
 - Street facing wall articulation
 - Housing variation

Table 21-4220-2, Varied Massing Techniques

Height Variation

Vertical variation is a change in the height of at least one floor for a portion of the building.



- A change in height shall count as a massing variation technique when it extends back a minimum of 50 percent of the depth of the building.
- The change in height shall extend a minimum of 10 percent of the depth of the building, and in no case greater than a one-story height variation.

Increased Setbacks

A substantial offset in wall planes that extends the full height of the building and expresses a building module.



Dimensions

- Minimum offset: Four feet
- Minimum width: Eight feet

Upper Level Front Stepback

An upper-level stepback adds visual interest and reduces the mass of a larger building.



- Minimum stepback of 15 feet

Stronger Landscaping Requirements

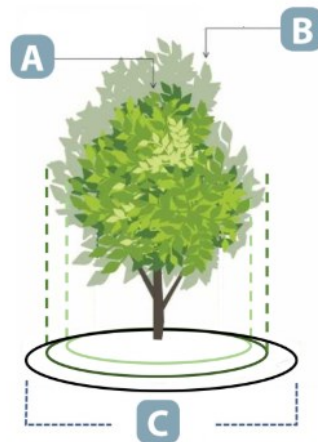
Addition of Foundation Plantings

Adds to the Pervious Surface of a Site



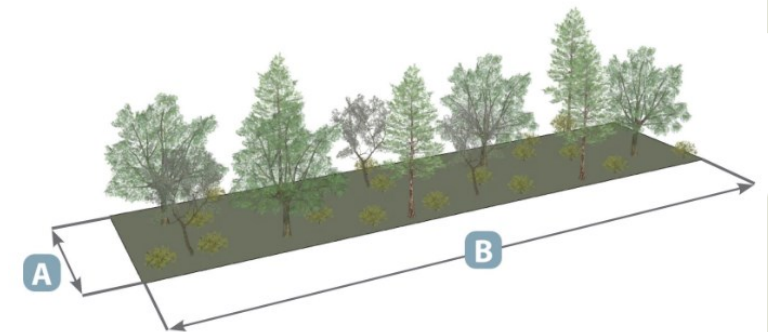
Tree Canopy Requirements

- 10%, 15%, or 20% of Site Depending on District
- Tree Canopy Fund for Sites that Cannot Achieve Compliance



Bufferyard Requirements

Provide landscaped buffers between differing land uses



Stronger Open Space/Amenity Requirements

- Up to 20% (up from 3%) depending on the development option
- Menu of different options:
 - Greenway
 - Park
 - Plaza
 - Community Garden

Table 21-4810-1, Open or Amenity Space Types

Category	Visual Example	Permitted Districts	Character and Location	Multiplier
Site Improvements [1]				
Enhanced Parking Lot Landscaping		MU-1 C-2 C-C I-A I-H I-2 I-3	Parking lot landscaping consisting of green infrastructure consistent with the City's Criteria Manual or a landscaped walkway with landscaping and streetscaping of at least 10 feet in width that connects sidewalks to the front building entrance. Parking does not function management.	0.4

Enhanced Foundation Plantings		MU-1 C-2 C-C I-A I-H I-2 I-3	Foundation plant beds of plants planted along building	
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Enhanced Stormwater Management		AG R-E R-1 R-2 R-V MHP MU-1 C-2 C-C I-A I-H I-2 I-3	Stormwater management that comply with Manual and design recreational use amenity, and that at least 0.5 contg cannot be inundated unusable for their recreational or other purposes; (3) are draining within 24 10-year storm event constructed of natural materials with terracing, be to naturalize and aesthetics of the maximum slopes	
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		AG R-E R-1 R-2 R-V MHP C-C	A series of connected natural areas (including areas protected by state or federal law) such as ravines, creeks, streams, woodlands, floodplains, or protected tree canopy that connect buildings or gathering spaces with trail systems, or that buffer the site from streets or neighboring areas.	
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		AG R-E R-1 R-2 R-V MHP MU-1 C-2 I-H	A site operated and maintained by a homeowners association or other private entity or the public to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for personal use, consumption, donation or off-site sale of items grown on the site. Greenhouse that meet the standards of this LDC are allowed.	
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		AG R-E R-1 R-2 R-V MHP MU-1 C-2 I-H	An open space area improved with playground equipment, or other active open space improvements, or dog park facilities. These may be surrounded by street frontages and building frontages, but this is not required.	
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Common Open Spaces [2]

Natural Area		AG R-E R-1 R-2 R-V MHP C-C	Areas established for the protection of natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, education, aesthetic enjoyment, and appropriate use not detrimental to the primary purpose (other than wetlands as provided above). These areas are resource rather than user-based, but may provide some passive recreational activities such as hiking, nature study, and picnicking. Natural Areas may include riparian buffers, floodplains, or natural wetlands visible from walkways provided in and through the wetland.	
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Greenway		AG R-E R-1 R-2 R-V MHP C-C	A series of connected natural areas (including areas protected by state or federal law) such as ravines, creeks, streams, woodlands, floodplains, or protected tree canopy that connect buildings or gathering spaces with trail systems, or that buffer the site from streets or neighboring areas.	
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Community Garden		AG R-E R-1 R-2 R-V MHP MU-1 C-2 I-H	A site operated and maintained by a homeowners association or other private entity or the public to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for personal use, consumption, donation or off-site sale of items grown on the site. Greenhouse that meet the standards of this LDC are allowed.	
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Park		AG R-E R-1 R-2 R-V MHP MU-1 C-2 I-H	An open space area improved with playground equipment, or other active open space improvements, or dog park facilities. These may be surrounded by street frontages and building frontages, but this is not required.	
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Civic Spaces

Plaza		R-V MU-1 C-2 C-C I-A I-H	An open area with seating that is adjacent to, or part of, a building. Plazas function as gathering places and may incorporate a variety of non-permanent activities such as vendors and display stands. A plaza requires a minimum depth of 10 feet and width of 10 feet and a minimum total area of 300 square feet.	1.1
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Square		R-V MU-1 C-2 C-C I-A I-H	An area improved with a combination of lawn, landscaping and seating areas, and that are accessible to the public or the project's tenants or customers. A square shall be a minimum of 10,000 SF.	1.1
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Courtyard		R-2 MU-1 C-2 C-C I-A I-H	A contiguous open area, open to the public, that may be paved or landscaped and that is at least partially enclosed by the walls of an adjacent building.	1.0
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Green		R-1 R-2 R-V MHP MU-1 C-2 C-C I-A I-H	A common open space available for unstructured recreation, its landscaping consisting of grassy areas, trees, shrubs, and other landscaping.	1.0
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Recreation Area		R-1 R-2 R-V MHP MU-1 C-2	A hard surfaced recreation area such as a tennis or pickleball court.	1.2
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School Site		R-1 R-2 R-V MHP MU-1 C-2	An open space, playground, or facility utilized by the school during school hours, but otherwise open for public use.	0.75
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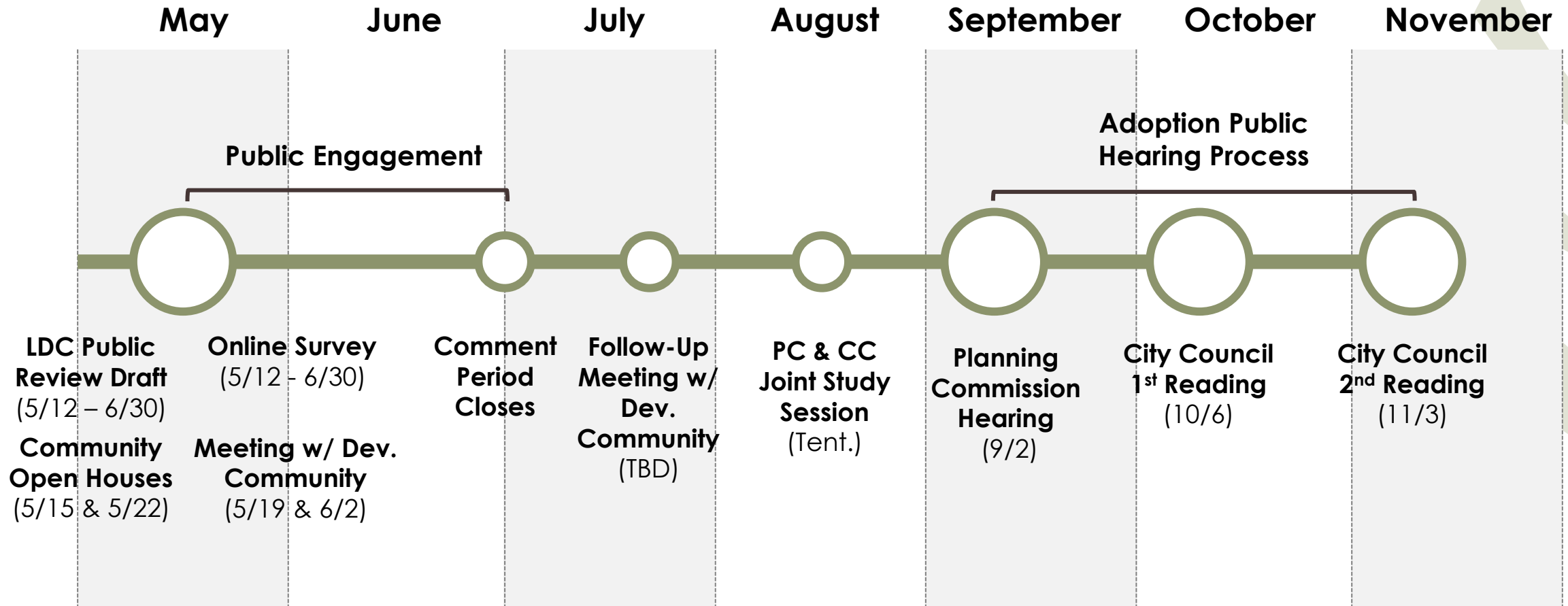
Community Center or Other Public Facility		R-1 R-2 R-V MHP MU-1 C-2	A building and grounds used as a place of meeting, recreation, or social activity.	1.2
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Promote more sustainable development

- Point system requirement, based on the size of development, to promote energy efficiency and sustainable practices
- Example: Multi-Unit
 - 3 to 10 Units: 4 Points
 - 11 to 89: 6 Points
 - 90 to 199: 8 Points
 - 200 or more: 10 Points
- Exemptions for LEED and Other Certification, and Single-Unit Homes



Project Timeline



Next Steps

- **Continue Outreach and Engagement**
 - Promote online survey and attend summer events
 - One-on-one meetings with stakeholders
 - Follow-Up Meeting with Development Community in July
- **Joint CC and PC Study Session on Mid-August:**
 - What we've heard in our outreach
 - Updates to the public review draft
 - Implementation strategy

