



**Recent Land Use-Related Code Amendments 2020 - Present
and
Preview of Upcoming Amendments
October 12, 2023**

In 2022, the Broomfield City Council held a series of study sessions related to planning and growing a Sustainable Broomfield - Socially, Economically, and Environmentally. A goal has been to take a systematic approach to the continued update of the development review process tools such as zoning regulations, community-wide design guidelines, and area plan updates, to reflect changes in priorities such as increased emphasis on sustainability and inclusionary housing. These updates are also intended to help ensure tools are aligned with future development anticipated in Broomfield, including the move toward increased mixed-use development and redevelopment opportunities. The increased clarity provided through process updates and modernizing of codes and plans should result in fewer surprises, changes, and adjustments; a decrease in the level of uncertainty and risk; improved community outcomes; and faster time to market.

The table below provides information on new or amended regulations adopted since 2020, proposed regulations and/or amendments pending consideration and adoption, background on key informational study sessions for the city council, and a preview of potential future changes to Broomfield’s land use planning and related regulations. Please direct any questions to planning@broomfield.org.

Action & Link (if available)	Date(s) of Action	Summary of Action	Status/ Date Effective
Recent Ordinances Approved for Adoption: 2020 - Present*			
*Note: Additional updates to Broomfield development review requirements may apply. The updates listed below represent the more notable changes. Please consult Broomfield’s applicable development review web pages (Community Development), pre-application meeting notes, application checklists and related resources.			
Landscape Code (Ordinance No. 2215)	Second Reading August 22, 2023	Establishes standards for landscape plan requirements that encourage water conservation. These requirements are applicable to all new development and redevelopments that meet certain thresholds.	Effective: January 1, 2024
Adoption of State Energy Code (Ordinance No. 2216)	Second Reading September 12, 2023	Adopts state requirements for the energy code including refined electric vehicle infrastructure requirements as well as requirements for new developments to be solar-ready and electric-ready.	Effective: January 1, 2024
Sign Code (Ordinance No. 2209)	Adopted July 11, 2023	Modernizes the sign code, including increasing sign area and flexibility of signage. Note: properties with PUD zoning often have different sign regulations. Please consult with the Planning Division for PUD-zoned properties.	Effective: January 1, 2024
2021 Code Package, including 2021 Energy Code (Ordinance No. 2205)	Adopted March 7, 2023	Updates Broomfield’s building codes from the 2018 editions of the International Codes to the 2021 versions. The 2021 editions are now the most recent and are in the process of being adopted by numerous jurisdictions in the metro area and nationwide. The update incorporates advancements in safety,	Effective: April 15, 2023

		technology, design, and materials required.	
Repeal of Residential Growth Ordinance (Ordinance No. 2199)	Adopted Feb 28, 2023	Removed Broomfield’s residential growth limits including the requirement for council to approve an allocation of permits.	Effective: March 12, 2023
Inclusionary Housing Ordinance (IHO) (Ordinance Nos. 2100 and 2187)	Adopted Oct 25, 2022	Created and amended the inclusionary housing obligations. Establishes expectations for new development related to income-aligned housing and methods for satisfying the obligations.	Yes: 2022
Electric Vehicle Charging (Ordinance No. 2186)	Adopted Aug 9, 2022	Creates off-street electric vehicle charging requirements for new developments.	Yes: 2022
Gas Stations (Ordinance No. 2198)	Adopted Sept 27, 2022	Establishes minimum separation requirements for gas station locations. Distinguishes between gas station and service station uses.	Yes: 2022
Oil and Gas Wells (Ordinance No. 2178) and (Ordinance 2156)	Adopted April 12, 2022 & July 27, 2021	Establishes reverse setbacks for residential uses from oil and gas wells. Differentiates between pre-production wells, plugged and abandoned wells, and producing and shut-in wells.	Yes: 2022 & 2021
Development Review Process Updates (Ordinance No. 2138)	Adopted April 6, 2021	Incorporates numerous changes to the development review process including bifurcating the Planning and Zoning Commission into the Land Use Review Commission (LURC) and the Neighborhood Board of Adjustment, delegating greater approval authority to LURC; as well as, establishing the council call-up process.	Yes: 2020
Neighborhood Meeting and Public Hearing Notice Changes (Ordinance No. 2127)	Adopted Aug 11, 2020	Establishes the requirement for neighborhood meetings for select projects and updated the public notice requirements.	Yes: 2020
Inclusionary Housing Fee Reduction (Resolution 2020-202)	Adopted Sept 8, 2020	Establishes blanket approval for fee waivers for income-aligned housing which comply with the Inclusionary Housing Ordinance (IHO).	Yes: 2020
Ordinances Pending Review and Approval by City Council (Please consult the applicable Council Meeting Agenda(s) for the most up-to-date information on the proposed ordinances.)			
Off-Street Parking and	Tentative: Second	The intent of this proposed code update is to modernize off-street parking requirements. This includes updating	

Bicycle Parking (Ordinance No. 2217*)	reading Dec 5, 2023	land use types to reflect commonly understood land use categories, revising technical specifications, modifying parking requirements, and developing new bicycle parking requirements. *This draft of the ordinance is subject to change prior to City Council approval.	Pending/ January 1, 2024
Creation of two new zoning districts (Open Space District and Parks, Recreation and Open Lands District) and update to Public Facilities and Open Lands District	Tentative: Second reading Dec 5, 2023	Creates an Open Space District consistent with recommendations of the Open Space, Parks, Recreation, and Trails Master Plan. Provides opportunities to rezone Broomfield-owned properties to appropriate zoning districts providing transparency regarding intended future use of the public property.	Pending/ December 2024
Key Informational Session(s) for Council (Note: additional study sessions are held as needed regarding proposed planning initiatives to brief Council and seek direction and input prior to formal consideration and adoption.)			
Future Broomfield Introduction and Overview	January 17, 2023 Study Session	Introduction and overview of upcoming initiatives to modernize the development review process, codes and plans.	Informational
Growing a Sustainable Broomfield - Social, Economically, Environmentally Introduction of the Economic Vitality Development Matrix; Strategy and Process	Sept 8, 2020 Study Session	Introduced a multi-faceted arena of development considerations that emphasized comprehensive approaches to development. This matrix is a strategic vision for encouraging and supporting development while achieving Broomfield's values and objectives.	Informational
Anticipated/Potential Future Planning Efforts			
General Code Update for Consistency with State Regulations		General code updates are planned from time to time for consistency with state regulations and city/county policy documents. A possible 2024 update may address childcare facilities.	Anticipated 2024
Historic Preservation Plan		Long-range plan to guide future and ongoing historic preservation efforts. Intended to provide a short and long-term vision of what preservation means to the Broomfield community. It is envisioned that the plan will	Anticipated 2024

		include goals and strategies related to historic preservation.	
Land Use Planning for Housing		Provide an opportunity to discuss land use strategies utilized by communities both locally and nationally to encourage housing opportunities through land use controls. The outcome of this discussion will guide potential zoning, subdivision, and long-range plan updates to be considered for Broomfield.	Study Session anticipated in early 2024
I-25 Sub Area Plan Update	2024-2025	An update to the I-25 Sub-Area Plan adopted in 1999.	Late 2024
2025 Comprehensive Plan Update	2024-2025	An update to the 2016 Comprehensive Plan.	Late 2025
Tree Preservation Policy and/or Regulation	2024	Evaluation and consideration of a policy or potentially a regulation related to tree preservation for new development.	2024
Lighting Standards for New Development	2024	Consideration of dark sky requirements for lighting at new development.	Late 2024
Public Land Dedication	2024	Update to BMC requirements related to public land dedication based on an update to the Open Space, Parks and Trails Plan that is in process.	2025
Construction Waste Management Ordinance	2024-2025	Consideration of an ordinance to require management plans for new construction with the intent to reduce waste generated on a construction site and ensure disposal occurs in an environmentally friendly and safe manner.	2025
Evaluation and Updates or Repeals to Sub-Area Plans	2024-2026	Evaluation of existing sub-area plans to determine the applicability of the goals/policy objectives based on development that has occurred within each sub-area plan as well as any changes in community goals/priorities since the establishment of the various sub-area plans.	2025-2027
Update to Residential Development Standards (PUD and non-PUD districts)	2024-2025	Evaluation of the existing residential development standards incorporated into non-PUD zoning districts as well as the typical standard residential development requirements (height, setbacks, encroachments) for PUD districts. Potential updates to standards to meet current market standards and goals related to housing.	2024-2025
Transportation Demand Management Policies	2024-2025	Consideration of new strategies and policies to reduce travel demand. Recommendations will be based on the Model TDM Regulation for Cities in the Northwest Metro Region being drafted by Commuting Solutions in partnership with communities in the region.	2024-2025

