

NOTICE OF PUBLIC HEARING
BEFORE THE
CITY AND COUNTY OF BROOMFIELD

DATE: August 26, 2025
TIME: 6:00 p.m.
PLACE: Council Chambers, George Di Ciero City & County Building
One DesCombes Drive
Broomfield, Colorado 80020

Notice is hereby given that a public hearing will be held before the City and County of Broomfield on

ORDINANCE NO. 2275

An ordinance to amend the Broomfield Municipal Code, Title 17 related to medium to high density residential zoning

Be it ordained by the City Council of the City and County of Broomfield, Colorado:

Section 1.

Chapter 17-16, R-3 Medium-Density Residential District, of the Broomfield Municipal Code is amended as follows:

Chapter 17-16 - R-3 ~~Medium-Density~~ **Medium-Low Density** Residential District

17-16-010 - Intent.

It is intended that the R-3 district be applied in those instances where ~~medium density~~ residential uses such as **small lot single-unit residential**, townhouses, duplexes, ~~or triplexes~~ **or low-density multiple-unit developments** are desired.

17-16-020 - Permitted uses; by right.

The following uses are permitted by right in the R-3 district:

- (A) One-~~family~~**unit** dwellings **attached and detached**;
- (B) Multiple-~~family~~**unit** dwellings; **including but not limited to duplexes, triplexes and quadplexes**;
- (C) Churches ~~and church facilities~~; **Churches, mosques, synagogues, temples, and other religious facilities**;
- (D) Public and private schools for elementary, junior, and senior high school education;
- (E) Public **and private** recreational areas, ~~and facilities~~;
- (F) Aboveground and underground distribution and transmission lines for public utilities when said lines primarily serve the city;
- (G) Home occupations as defined in section 17-32-020; ~~and~~
- (H) Accessory buildings and uses; **including accessory dwelling units consistent with the standards established within section 17-32-160**;

- (I) Clubhouses and associated community spaces when associated with a residential community; and
- (J) Group Living Homes consistent with the standards established within Chapter 17-33 of the Broomfield Municipal Code.

17-16-030 - Permitted uses; by special review.

The following uses are permitted by special review in the R-3 district:

- (A) Child day care facility;
- (B) ~~Noncommercial recreational uses~~ **Other public and private recreational facilities not permitted by right;**
- (C) ~~Residential planned unit developments (PUD);~~
- (D) ~~(C)~~ Mobile home communities subject to the provisions of chapter 17-42;
- (E) ~~(D)~~ Public utility substations and major transmission lines when said lines primarily serve areas other than Broomfield. Substations shall not contain major office, repair, or storage space;
- (F) ~~(E)~~ **Municipal buildings; Water and sewer facilities and stations including storage.**
- (F) **Clubhouses and community spaces when associated with a principal residential use.**
- (F) ~~Public uses as follows:~~
 - (1) ~~Water facilities, including storage,~~
 - (2) ~~Wastewater treatment facilities, and~~
 - (3) ~~Related facilities.~~

17-16-040 - Maximum density.

Maximum density in the R-3 district shall not exceed ~~ten~~ **twenty** units per gross acre. ~~Under a planned unit development, density may be increased to twelve units per acre.~~

17-16-050 - Lot and yard requirements.

The following are minimum lot and yard requirements in the R-3 district:

Single-Unit, Duplexes, Triplexes, Townhomes on Individual Lots

Area	Minimum Requirement
Lot area (2 acres for schools, churches and church facilities)	8,000 1,125 square feet
Lot width	
Interior lot	75 feet 15 feet
Corner lot	85 feet 40 feet

Lot depth	100 feet 75 feet
Front yard	25 feet 10 feet
Rear yard	
Principal building	20 15 feet
Accessory building	5 feet
Side yard	5 feet for detached or end units, 0 feet for attached units 10 feet for residential uses, 25 feet for other permitted principal buildings
Side yard (corner)	20 15 feet from public right-of-way for residential uses, 25 feet for other permitted principal buildings
Rear and side yard when adjacent to an A, E-1, E-2, or R-1 district	Yard shall be 2 times the height of the adjacent building

~~Depth is increased twenty feet when rear lot line is adjacent to a street other than a local street; or if adjacent to a railroad, major utility overhead transmission line or a commercial or industrial zone.~~

Multi-unit developments, Religious and Nonresidential uses

Area	Minimum Requirement
Lot Area	20,000 sq ft
Front yard	10 feet
Rear yard	
Principal building	20 feet
Accessory building	5 feet
Side yard	20 feet

17-16-060 - Building height.

~~Buildings in the R-3 district shall not be higher than two stories, and in no case higher than thirty feet.~~ **Maximum building height in the R-3 district shall not exceed forty-five feet including rooftop access structures. Accessory buildings shall be a maximum of 25 feet.**

Maximum height for buildings adjacent to R-1 zoned residential properties shall be limited to a maximum height of thirty-five feet within thirty feet of the shared property line.

17-16-070 - Open area.

In the R-3 district, **developments with four or more dwellings on one property shall require** a minimum of ~~40~~**25%** of the site ~~shall be developed and maintained as private~~ open area for use by the occupants of the project.

17-16-080 - General provisions.

Use of land in the R-3 district shall also conform to the parking, signing, and other provisions of this title. **An overall site plan shall be provided with all building permits to ensure consistency with the standards established in this chapter. Engineering reports may be requested as needed.**

Section 2.

Chapter 17-18, R-5 High Density Residential District, of the Broomfield Municipal Code is amended as follows:

Chapter 17-18 - R-5 ~~High~~ **Medium-High** Density Residential District

17-18-010 - Intent.

The demand for multiple-family **unit** housing should be accommodated ~~primary~~ **primarily** through this district and the **R-7 district**. The location of this zone should occur in areas where ~~intense urban development~~ moderate density development can assist in providing convenience to its occupants without negatively affecting ~~the environment and safety of the~~ **surrounding** neighborhood.

17-18-020 - Permitted uses; by right.

The following uses are permitted by right in the R-5 district:

- ~~(A) One-family dwellings;~~
- ~~(B)~~ **(A) Multiple-family unit dwellings;**
- ~~(C) Boardinghouses and roominghouses;~~
- ~~(D) Fraternity and sorority houses;~~
- ~~(E)~~ **(B) Churches and church facilities; Mosques, synagogues, temples, and other religious facilities;**
- ~~(F)~~ **(C) Public and private schools, including child day care facilities; for elementary, junior, and senior high school education;**
- ~~(G)~~ **(D) Public and private recreational areas, and facilities;**
- ~~(H)~~ **(E) Aboveground or underground distribution and transmission lines for public utilities when said lines primarily serve the city;**
- ~~(I)~~ **(F) Automobile parking areas for permitted uses; Clubhouses and associated community spaces when associated with a residential community;**
- ~~(J)~~ **(G) Home occupations as defined in section 17-32-020; and**

- ~~(K)~~ **(H)** Accessory buildings and uses; **and**
- (I) Group Living Homes consistent with the standards established within Chapter 17-33 of the Broomfield Municipal Code.**

17-18-030 - Permitted uses; by special review.

The following uses are permitted by special review in the R-5 district:

- ~~(A) Noncommercial recreational uses;~~ **Other public and private recreational facilities not permitted by right;**
- ~~(B) Residential planned unit developments (PUD);~~
- ~~(C)~~ **(B)** Colleges and universities;
- ~~(D)~~ **(C)** Mobile home communities, subject to the provisions of chapter 17-42, B.M.C.;
- ~~(E)~~ **(D)** Hospitals, nursing homes, and sanitariums senior living facilities;
- ~~(F)~~ **(E)** Medical and dental clinics;
- ~~(G)~~ **(F)** Offices;
- ~~(H)~~ **(G)** Public utility substations and major transmission lines when said lines primarily serve areas other than Broomfield. Substations shall not contain major office, repair, or storage space;
- ~~(I)~~ **(H)** Municipal buildings; **Water and sewer facilities and stations including storage; and**
- ~~(J) Public uses as follows:~~
 - ~~(1) Water facilities, including storage,~~
 - ~~(2) Wastewater treatment facilities, and~~
 - ~~(3) Related facilities;~~
- ~~(K)~~ **(I)** Child day care facilities;

17-18-040 - Maximum density.

Maximum density in the R-5 district shall not exceed ~~twenty~~ **forty** units per gross acre. ~~Under a planned unit development, density may be increased to twenty-five units per acre.~~

17-18-050 - Lot and yard requirements.

The following are minimum lot and yard requirements in the R-5 district:

Area	Minimum Requirement
Lot area	
Residential	10,000 sq ft
Churches	2 acres
Other Nonresidential	20,000 square feet
Lot width	
Interior lot	100 feet

Corner lot	100 feet
Lot depth	100 feet
Front yard	25 10 feet
Rear yard	
Principal building	20 feet
Accessory building	5 feet
Side yard	10 feet for residential uses, 25 feet for other permitted principal buildings
Side yard (corner) when adjacent to public ROW	20 feet for residential uses, 25 feet for other permitted principal buildings
Rear and side yard when adjacent to A, E-1, E-2, or R-1 district	Yard shall be twice the height of the adjacent building

~~Depth is increased twenty feet when rear lot line is adjacent to a street other than a local street; or if adjacent to a railroad, major utility overhead transmission line or a commercial or industrial zone.~~

17-18-060 - Building height.

Maximum building height in the R-5 district shall not exceed ~~two~~ **four** stories or ~~thirty-five~~ feet. **including rooftop access structures** within 100 feet of the boundary of an E-1, E-2, or R-1 district. Beyond that distance, the building height may be greater, if approved by the city in accordance with chapter 17-30. **Accessory buildings shall be a maximum of 25 feet. Maximum height for buildings adjacent to R-1 zoned residential properties shall be limited to a maximum height of thirty-five feet within thirty feet of the shared property line.**

17-18-070 - Open area

In the R-5 district, a minimum of ~~40~~**15**% of the site shall be developed and maintained as **private** open area for use by the occupants of the project.

17-18-080 - General provisions.

Use of land in the R-5 district shall also conform to the parking, signing, and other provisions of this title. **An overall site plan shall be provided with all building permits to ensure consistency with the standards established in this chapter. Engineering reports may be requested as needed.**

Section 3.

A new Chapter 17-18.1, R-7 High Density Residential District, of the Broomfield Municipal Code is added as follows:

Chapter 17-18.1- R-7- High Density Residential District

17-18.1-010 - Intent.

Multiple-unit housing should be accommodated primarily through this district and the R-5 district. The intent of this zone district is to encourage a range of dense housing opportunities including income-aligned housing through infill, redevelopment and greenfield development.

17-18.1-020 - Permitted uses; by right.

The following uses are permitted by right in the R-7 district:

- (A) Multi-unit dwellings;
- (B) Clubhouses and associated community spaces when associated with a residential community;
- (C) Churches, mosques, synagogues, temples, and other religious facilities;
- (D) Public and private schools for elementary, junior, and senior high school education;
- (E) Public and private recreational areas;
- (F) Aboveground or underground distribution and transmission lines for public utilities when said lines primarily serve the city;
- (G) Home occupations as defined in section 17-32-020;
- (H) Accessory buildings and uses; and
- (I) Group Living Homes consistent with the standards established within Chapter 17-33 of the Broomfield Municipal Code.

17-18.1-030 - Permitted uses; by special review.

The following uses are permitted by special review in the R-7 district:

- (A) Multi-unit residential developments exceeding the density or height standards established in sections 17-18.1-040 and 17-18.1-050 of this code.
- (B) Other public and private recreational facilities not permitted by right;
- (C) Nursing homes and senior living facilities;
- (D) Medical and dental clinics;
- (E) Offices;
- (F) Public utility substations and major transmission lines when said lines primarily serve areas other than Broomfield. Substations shall not contain major office, repair, or storage space;
- (G) Water and sewer facilities and stations including storage; and
- (H) Child day care facilities

17-18.1-040 - Maximum density.

Maximum density in the R-7 district shall not exceed eighty units per gross acre unless approved through a Use by Special Review.

17-18.1-050 - Lot and yard requirements.

The following are minimum lot and yard requirements in the R-7 district:

Area	Minimum Requirement
Lot area	
Multi-unit residential	10,000 square feet
Nonresidential	20,000 square feet
Front yard	25 feet to parking lots (driveways not included) 15 feet to building
Rear yard	
Principal building	20 feet
Accessory structure	5 feet
Side yard	10 feet
Side yard when adjacent to public ROW	20 feet
Rear and side yard when adjacent to A, E-1, E-2, or R-1 district	50 feet to parking and building

17-18.1-060 - Building height.

The building height may be a maximum of 80 feet unless approved for greater height by Use by Special Review. Accessory buildings shall be a maximum of 25 feet.

17-18.1-070 - Open area.

In the R-7 district, a minimum of 15% of the site shall be developed and maintained as private open area for use by the occupants of the project.

17-18.1-080 - General provisions and process required.

(A) Use of land in the R-7 district shall also conform to the parking, signing, landscaping, and other provisions of this title.

(B) Site Development Plan Required

(1) Prior to the submittal of any site development plan, the applicant shall submit a concept plan for initial concept review consistent with the requirements of Chapter 17-38, article I, B.M.C.

- (2) An approved site development plan, consistent with the requirements of Chapter 17-38, article III, B.M.C., is required prior to the issuance of a building permit for a use permitted in this chapter. Such site development plan shall be reviewed and approved by the land use review commissioner and city council as set forth in Chapter 17-38.**
- (3) The reviews, procedures, submission requirements, recording requirements, and other requirements of title 16 and title 17 shall apply to all properties designated as R-7, except as modified in this chapter.**

Section 4.

Chapter 17-34, Supplementary Regulations, of the Broomfield Municipal Code is amended as follows:

Chapter 17-34 - Supplementary Regulations

17-34-010 - Lot area and width; sewage system required.

- (A) Where an individual lot was held in separate ownership from adjoining properties or was platted prior to the effective date of the ordinance codified in this title in a recorded subdivision and has less area or less width than required in other sections of this title, such a lot may be occupied according to the permitted uses provided for the district in which the lot is located; provided that no lot area or lot width is reduced more than one-third of the zoning requirements otherwise specified by this title.
- (B) For the purpose of complying with the provisions of this title, no part of an area or width of a lot shall be included as an area or width required for another lot.
- (C) Every principal building hereinafter erected upon a tract of ground not served by a public sanitary sewage system shall be served by a private sanitary sewage system which complies with all state and county regulations.
- ~~(D) No lot shall have a front lot line or street frontage of less than forty feet.~~

17-34-020 - Yards.

- (A) Major highway setback. The setback for any yard adjacent to a major highway as designated on the zoning district map shall be 110 feet from the centerline of the right-of-way; except that where more than 50% of the block is developed with buildings having less setback, the average front line of such buildings shall be the minimum setback requirement for all new construction in such developed block.
- (B) Developed areas. In any district where lots comprising 50% or more of the frontage on one side of a street between intersecting streets have been improved with buildings at the time of passage of the ordinance codified in this title, the average front yard or setback of such buildings shall be the minimum front yard or setback required for all new construction in such block. Vacant lots shall be calculated at the present setback requirement to determine the block average. In no instance shall the setback be less than ten feet.

- (C) Reduction. No part of a yard required for any building for the purpose of complying with the provisions of this title shall be included as a yard for another building, and all yards shall be open and unobstructed except as otherwise provided in this title.
- (D) Architectural features. Cornices, canopies, eaves, or similar architectural features may extend into a required yard not more than two feet.
- (E) Fire escapes. Fire escapes may extend into a required yard not more than six feet.
- (F) Decks, garages, carports, and porches. In any non-PUD district, decks, garages, carports, or porches may extend not more than six feet into any front or rear yard setback.
- (G) Reversed corner lots. The side yard along the street side of a reversed corner lot shall be not less than the required front yard for principal buildings along such a side street.
- (H) Accessory buildings. Permitted accessory buildings may be located in the required side or rear yard of a principal building, provided that such accessory buildings are located at least seven and one-half feet from any principal building or from another accessory building and not located in any side yard adjacent to a street.
- (I) No structures may be constructed within easements without written approval from the easement grantee. All sight distance, corner clearance, and driveway spacing should meet Broomfield Engineering Standards and Specifications.**

Section 5.

Chapter 17-38, Planned Unit Development, of the Broomfield Municipal Code is amended as follows:

VIII. Uniform Subdivision Standards for Residential PUD Plans and Residential Site Development Plans

. . .

~~17-38-330—Standards for medium density residential, single family attached.~~

- ~~(A) Parcel area is 8,000 square feet.~~
- ~~(B) Parcel width is seventy five feet for an interior lot and eighty five feet for a corner lot.~~
- ~~(C) Flag lots as defined in subsection 16-08-010(F), B.M.C., are prohibited.~~
- ~~(D) Parcel frontage on a cul-de-sac is forty feet.~~
- ~~(E) Minimum parcel setbacks.~~
 - ~~(1) Front yard is twenty five feet.~~
 - ~~(2) Rear yard is twenty five feet~~
 - ~~(3) Side yard corner is twenty feet~~
 - ~~(4) Side yard is ten feet—No portion of any structure, including eaves, overhangs, protecting windows, fireplaces, cantilevers, or any other part of a dwelling shall encroach onto the side yard.~~
- ~~(F) Maximum overall dwelling height is thirty three feet as measured by the vertical distance from finished ground level at the building wall to the highest point on the roof surface.~~

~~17-38-340—Standards for medium density residential, single family detached.~~

- ~~(A) Minimum lot area is 5,000 square feet.~~

- ~~(B) Minimum lot width is fifty feet for an interior lot and sixty feet for a corner lot.~~
- ~~(C) Flag lots as defined in subsection 16-08-010(F), B.M.C., are prohibited.~~
- ~~(D) Minimum lot frontage on a cul-de-sac is forty feet.~~
- ~~(E) Minimum lot setbacks.
 - ~~(1) Front yard is twenty feet.~~
 - ~~(2) Rear yard is fifteen feet.~~
 - ~~(3) Side yard corner is fifteen feet.~~
 - ~~(4) Side yard is seven and one-half feet. No portion of any structure, including eaves, overhangs, protecting windows, fireplaces, cantilevers, or any other part of a dwelling shall encroach onto the side yard.~~~~
- ~~(F) Maximum overall dwelling height is thirty-three feet as measured by the vertical distance from finished ground level at the building wall to the highest point on the roof surface.~~
- ~~(G) Neither fill nor cut shall be utilized at any building site to artificially create a walk-out basement on a lot or to artificially raise the grade adjacent to the building wall to reduce any calculated maximum height.~~

~~17-38-350 – Exceptions.~~

~~For good cause shown by the applicant, the city council may eliminate, alter, or vary some or all of these uniform subdivision standards for a residential PUD plan. A site development plan that does not comply with the uniform subdivision standards for a residential site development plan must include such deviations in the required list of deviations per section 17-38-160(A)(8), B.M.C.~~

Section 5.

Chapter 17-34, Supplementary Regulations, of the Broomfield Municipal Code is amended as follows:

Chapter 17-34 - Supplementary Regulations

17-34-010 - Lot area and width; sewage system required.

- (E) Where an individual lot was held in separate ownership from adjoining properties or was platted prior to the effective date of the ordinance codified in this title in a recorded subdivision and has less area or less width than required in other sections of this title, such a lot may be occupied according to the permitted uses provided for the district in which the lot is located; provided that no lot area or lot width is reduced more than one-third of the zoning requirements otherwise specified by this title.
- (F) For the purpose of complying with the provisions of this title, no part of an area or width of a lot shall be included as an area or width required for another lot.
- (G) Every principal building hereinafter erected upon a tract of ground not served by a public sanitary sewage system shall be served by a private sanitary sewage system which complies with all state and county regulations.
- ~~(H) No lot shall have a front lot line or street frontage of less than forty feet.~~

17-34-020 - Yards.

- (J) Major highway setback. The setback for any yard adjacent to a major highway as designated on the zoning district map shall be 110 feet from the centerline of the right-of-way; except that where more than 50% of the block is developed with buildings having less setback, the average front line of such buildings shall be the minimum setback requirement for all new construction in such developed block.
- (K) Developed areas. In any district where lots comprising 50% or more of the frontage on one side of a street between intersecting streets have been improved with buildings at the time of passage of the ordinance codified in this title, the average front yard or setback of such buildings shall be the minimum front yard or setback required for all new construction in such block. Vacant lots shall be calculated at the present setback requirement to determine the block average. In no instance shall the setback be less than ten feet.
- (L) Reduction. No part of a yard required for any building for the purpose of complying with the provisions of this title shall be included as a yard for another building, and all yards shall be open and unobstructed except as otherwise provided in this title.
- (M) Architectural features. Cornices, canopies, eaves, or similar architectural features may extend into a required yard not more than two feet.
- (N) Fire escapes. Fire escapes may extend into a required yard not more than six feet.
- (O) Decks, garages, carports, and porches. In any non-PUD district, decks, garages, carports, or porches may extend not more than six feet into any front or rear yard setback.
- (P) Reversed corner lots. The side yard along the street side of a reversed corner lot shall be not less than the required front yard for principal buildings along such a side street.
- (Q) Accessory buildings. Permitted accessory buildings may be located in the required side or rear yard of a principal building, provided that such accessory buildings are located at least seven and one-half feet from any principal building or from another accessory building and not located in any side yard adjacent to a street.
- (R) No structures may be constructed within easements without written approval from the easement grantee. All sight distance, corner clearance, and driveway spacing should meet Broomfield Engineering Standards and Specifications.**

Section 6.

This ordinance shall be effective seven days after public notice following final passage.

Introduced and approved after first reading on July 22, 2025, and ordered published in full.

APPROVED AS TO FORM:

/s/ Nancy Rodgers

City and County Attorney

Bold type indicates new material to be added to the Broomfield Municipal Code.

Dashes through words indicate deletions from the Broomfield Municipal Code.

Published by title in the Broomfield Enterprise on Sunday, July 27, 2025

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