

DERBY DOWNTOWN DISTRICT

PUD ZONE DOCUMENT

SHEET 2 OF 4

Purpose Statement:

The PUD for the Derby Sub-Area was established to aid in revitalizing this unique and historical section of Commerce City. Drawing on valuable assets, such as El Jardin Restaurant three parks, stable infrastructure, and close proximity to civic uses, the PUD is set forth with a strong base. The Derby area will be improved and enhanced through diversification of retail uses, increased residential density, revitalization of existing buildings, and sustainable development.

Character of the Derby Sub-Area

One of the original railroad towns in the Front Range, Derby ultimately combined with Irondale and Adams City to officially form Commerce City in 1952. It is remembered by many as "Big D" which was thought of as the downtown of the community. It is still often referred to as the heart and soul of Commerce City.

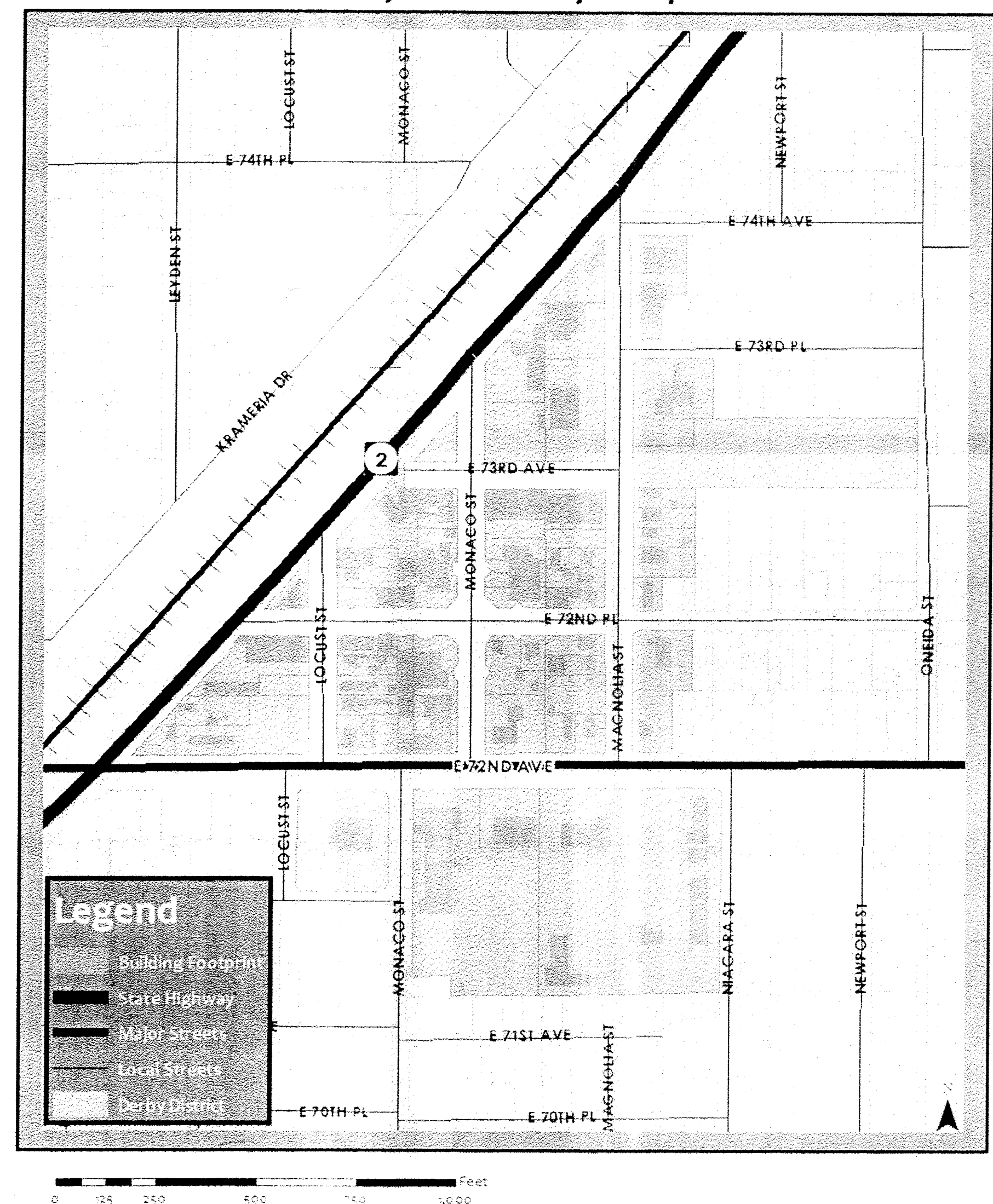
Derby's history reflects a typical small town community. There are 130 individual properties which make up the Derby Sub-Area: 60 residential, three parks, three churches, and 64 commercial properties. The physical layout of the Derby business area is a triangular shape with ample angle parking. The area is configured in such a way that it has the potential to mature and evolve into an innovative and pedestrian oriented community, sustainable in the twenty-first century.

Most of the original buildings which remain in Derby were built between the 1950s and 1970s, and are representative of the various architectural themes which were prevalent during those decades. There is, however, an abundance of buildings in the core of Derby, (in the area of 72nd Place and Monaco Street) which are distinctively illustrative of their 1950s construction.

It is the spirit of this era of architecture, in which the City Council, community, and stakeholders have decided to base Derby's revitalization. The term "Googie" has been adopted to refer to this period style of architecture, art, and signage.

It is not intended for Derby to become overly themed, but rather that Derby preserve and enhance the best aspects of the 1950s era, while also representing and including other complimentary styles and cultures. For example, the restaurant El Jardin is representative of the growing Hispanic culture, which is equally important to the character and preservation of Derby.

Derby Boundary Map



CITY OF COMMERCE CITY	
7887 EAST 60TH AVENUE	
COMMERCE CITY, CO 80022	
Title: PUD ZONE DOCUMENT AMENDMENT #2	
Date Modified: 10.27.14	
Drawn By: JD	
Checked By: CM	Sheet 2 of 4



DERBY DOWNTOWN DISTRICT

PUD ZONE DOCUMENT

SHEET 3 OF 4

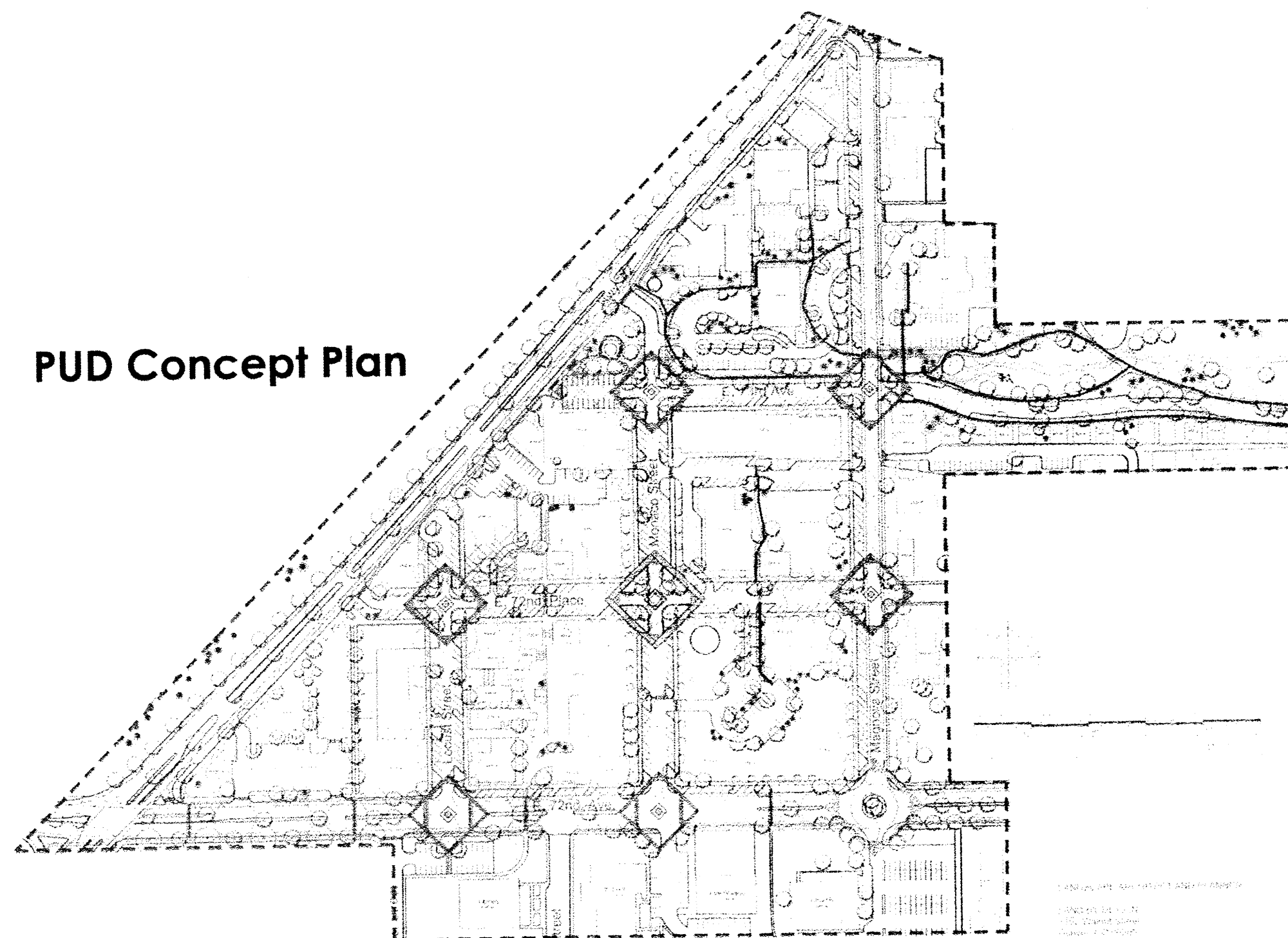
Incorporation of Derby-Area Design Guidelines and Standards

The Derby Sub-Area Design Guidelines and Standards, as adopted by the Council of the City of Commerce City by resolution dated October 1, 2007 are hereby incorporated by reference to this PUD document as amended from time to time administratively.

The following items are included in the Design Guidelines and Standards:

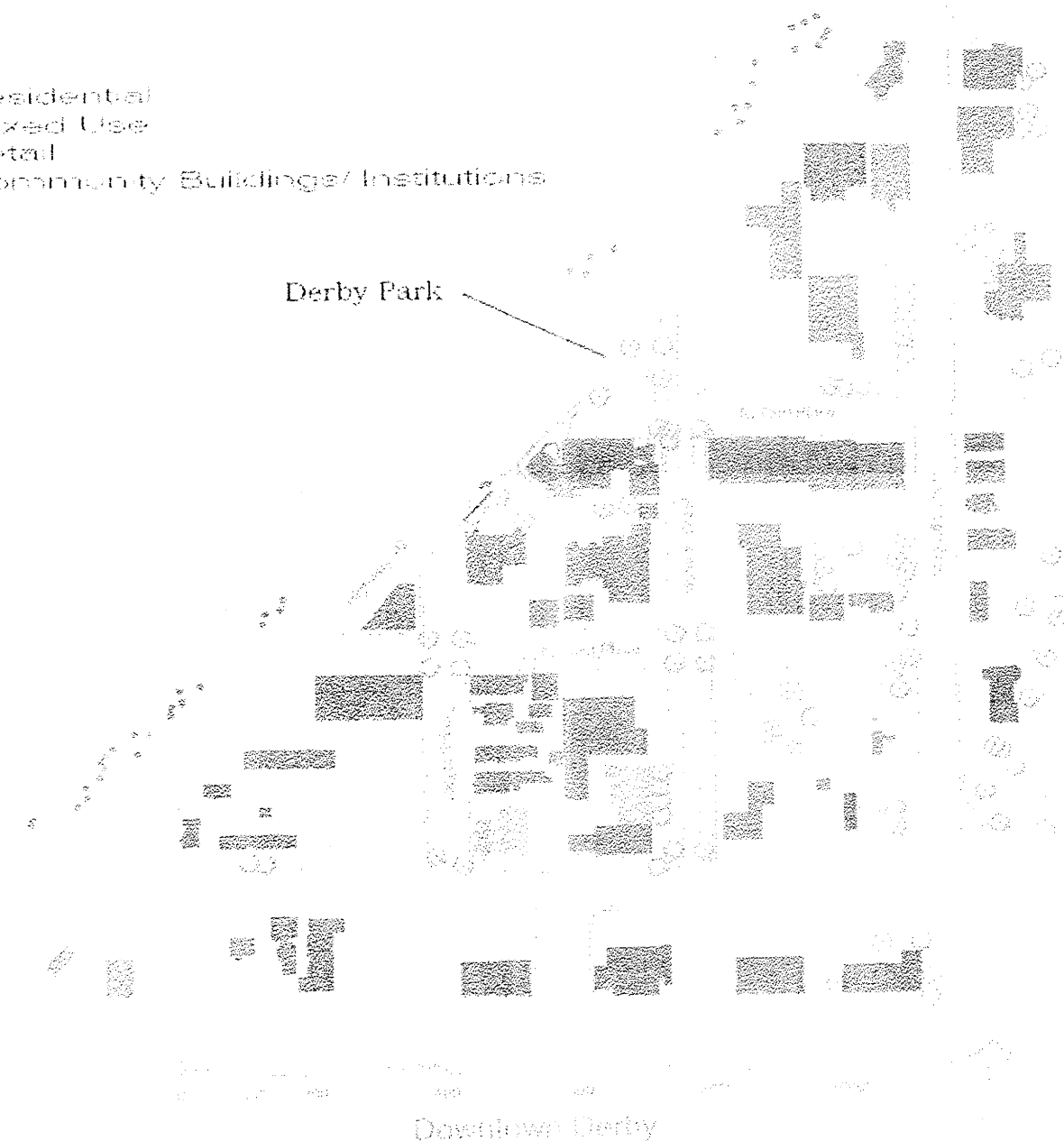
- Design Review Process
- Variances to Guidelines
- Design Guidelines & Goals
- Composition Of Guidelines
- Definitions
- Sustainable Building Design Policy
- Universal Design Policy
- Architecture
- Lot Area Minimum
- Commercial Establishment Size Limits
- Materials
- Colors
- Parking
- Derby's Streets and Sidewalks
- Interconnections
- Bicycle Circulation and Access
- Signage
- Lighting
- Pedestrian Amenities
- Public Art
- Open Space
- Drainage
- Landscaping
- Walls and fence
- Recommended Planting List

PUD Concept Plan



Current Land Use

- Residential
- Mixed Use
- Retail
- Community Buildings/ Institutions



Bulk Standards

Frontage Zones	
Primary Depth (min/max)	0'/5'
Side on Street Depth (min/max)	0'/10'
Build-to:	
Minimum building width, including pedestrian amenities in Primary Frontage Zone	60% Lot Frontage
Minimum building width including pedestrian amenities in a Side on Street Frontage Zone	40% Lot Frontage
Building Height:	
Minimum height	20-feet
Maximum height	2-floors: Blocks 5, 7, 8, 9, 10, 11
	3-floors: Blocks 6, 12
	4-floors: Blocks 1, 2, 4
	5-floors: Block 3

Notes:

- Buildings and lots that currently have parking lots within the primary and secondary frontage zones shall be considered conforming and shall not be required to meet the frontage zone requirements until New Development occurs.
- New development that occurs on property with more than 2 street frontages shall be required to meet the frontage zone requirements on a maximum of 2 street frontages.
- Pedestrian amenities shall include, but not be limited to, sidewalk cafes, patios, plazas, public art displays, and other similar features which activate the space or are generally available for public use.
- Where utility easements that are located within the Primary or Side on Street Frontage Zones, the frontage zones shall be measured from the back of the utility easement.

CITY OF COMMERCE CITY	
7887 EAST 60TH AVENUE	
COMMERCE CITY, CO 80022	
Title: PUD ZONE DOCUMENT AMENDMENT #1	
Date Modified: 11-05-08	
Drawn By: JAX	
Checked By: CM	Sheet 3 of 4



Allowable Land Uses

Uses are allowed in the Derby Sub-Area in accordance with the use table set out below.

- All existing legal, non-conforming uses at the time of adopting the Design Guidelines and Standards shall (if not permitted by right under the Design Guidelines and Standards) remain as legally non-conforming uses. Exterior Storage is not and has not been a Use by Right in the Derby Sub-Area, and thus cannot be a legal, non-conforming use.
- When a property is left unoccupied for more than 6 months, the owner chooses to redevelop, or there is damage to the property of more than 50% of the replacement value of the property, the PUD land uses and Design Guidelines and Standards will come into effect: subject to Commerce City's Land Development Code provisions on non-conforming uses and structures, as adopted or amended.
- All processing, cleaning, servicing, testing or repair of materials, goods or products shall take place within completely closed buildings, unless otherwise indicated hereinafter.
- For application of the Guidelines and Standards, as opposed to uses, see the Introduction section of the Guidelines and Standards, under heading "Triggering application of Guidelines".
- In the event that a proposed use is not specifically listed in the Land Use Table, the Derby Review Board or the Director of Community Development may determine that such use is allowable and may impose any restriction deemed reasonably necessary to ensure that the intent and purpose of this planned unit development and associated regulations are not negatively impacted.

Land Use Notes

(1) Existing Residences

All existing residences (at time of adoption of Guidelines) will be considered legally non-conforming except for parcel number: 0172132425006 located at 7229 Magnolia Street Commerce City CO 80022, and parcel number: 0172132426004 located at 6641 East 72nd Place Commerce City CO 80022 which are uses by right.

(2) Dwelling Units, Ground Floor

Where housing is to be accommodated on street-level, live/work spaces rather than live-only spaces should be provided. No more than 50 percent of a single street frontage should be occupied by residential uses. This is intended to reserve storefront space for commercial uses and public/institutional uses. It does not limit residential uses above the street level on upper stories, or behind street-level storefronts. There is no minimum or maximum residential density. Density is controlled by the applicable floor area and building height standards.

(3) Exterior Events

Exterior Events includes: amphitheater performance area, antique fair, art exhibits, art fair/crafts, beer festival/ Oktoberfest, book fair, circus, concerts, farmers market/ fireworks, public, flea market, flower market, food fair, garden show, history exhibit, interactive art, magic shows, model railroad, movies, music fair, open area for rotating activities, partnerships with local cultural institutions, photo exhibits, public market, street artists, street fair, theatre performances, temporary stage, and zoo exhibits.

(4) Parks and Recreation

Parks and Recreation includes: fire pit, life-sized chess board, ice skating rink, interactive play fountain, lawn bowling, multi-media space, open green space, ping-pong, playground/ kids activities, rock climbing wall, rollerblade rental, running path, shuffleboard, story telling, and summer dance floor.

(5) Accessory Structure/Use

Primary use required. An accessory structure shall not be allowed before or without a primary use. Accessory structures shall comply with the setback standards; maximum setback provisions shall not apply. Accessory structures shall comply with the Guidelines. A structure shall not be placed over an easement that prohibits such placement. No structure shall encroach into the public right-of-way. The owner should be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.

(6) Drive Through operating as: bank, pharmacy, restaurants, liquor stores

Drive-through windows should be located behind or to the side of the building. Pedestrian circulation routes should be protected from vehicular traffic. Permitted only when accessory to primary commercial "walk-in" use. No more than one such facility on one block, or for a distance of 300 linear feet along the same street frontage, whichever is less.

(7) Food and Beverage Retail Sales

Food and Beverage Retail Sales includes: bagel shop, bakery, cigar shop, coffee shop, convenience store, deli, donut shop, food kiosks, fruit stand, gourmet food, grocery store, ice cream, internet cafe, and tea shop.

(8) Indoor Recreation

Indoor Recreation includes: arcade, bowling alley, climbing wall, movie theater, etc.

(9) Office

Where office use is to be accommodated on the street-level, uses with active foot traffic and display windows will be encouraged.

(10) Parking Structure/Public Parking Lot

Individual surface parking lots shall not exceed a total of 100 parking spaces, or one-half block, whichever is smaller. Larger parking areas shall be in multiple story garages. Parking should be encouraged towards the edges of Derby to encourage walking and more lively land use in the Derby Core.

(11) Retail Sales, General

Retail Sales, General includes: antique shops, boutique clothing, cigar shop, computer store, convenience store, copy shop, currency exchange, pet grooming, pet day care, dry cleaning/laundry, flower shop, grocery store, hair salon/barber, high-end souvenir/gift shop, hobby store, newsstand, office supplies, photo shop, shoe repair, toy store, transit store, and travel agent.

(12) Sidewalk Merchants

Sidewalk Merchants include: food vendors/ kiosks, news kiosks, coffee, ice cream, retail vending carts, and book stalls. Possibility of seasonal license for Derby but food vendors may be subject to additional review.

(13) Sidewalk retail display accessory to interior retail business

Where sidewalk display is limited to cards, plants, gardening/floral products, food, books, newspapers, bicycles, and similar small items for sale or rental to pedestrians (i.e., non-automobile-oriented). Any such permitted display shall maintain sufficient clear and safe pedestrian clearance at all times.

(14) Vehicle Sales, Service and Repair

Parcel number 0172132415001 (7360 Highway 2) and 0172132415002 (7350 Highway 2) allows vehicle sales, service and repair as a Conditional Use. A Condition Use Permit must be granted by City Council prior to vehicle sales, service and repair activities occurring on parcel 0172132415001 or 0172132415002. Subject to a maximum of 7,500 sf. Outdoor storage and display for these uses is prohibited unless the use is in a fully enclosed structure.

(15) Artisan

Artisan includes: hand tools and light industrial elements only; i.e. ceramics glass blowing, jewelry, and pottery.

(16) New Co-Located, or existing prior to Design Guidelines

Users should consider installing WiFi components within solar street lamps for direct power.

(17) Brewpub and Microbrewery

Brewpub means a restaurant that prepares handcrafted beer as an accessory use intended for consumption on premises. Production capacity shall be limited to not more than 5,000 barrel per year. Such accessory use may occupy up to 30% of the gross floor area of the restaurant. Microbrewery mean any establishment where malt liquors are manufactured and packaged on or off premises, manufacturing more than 5,000 but less than 60,000 barrels of malt liquor on its licensed premises each calendar year.

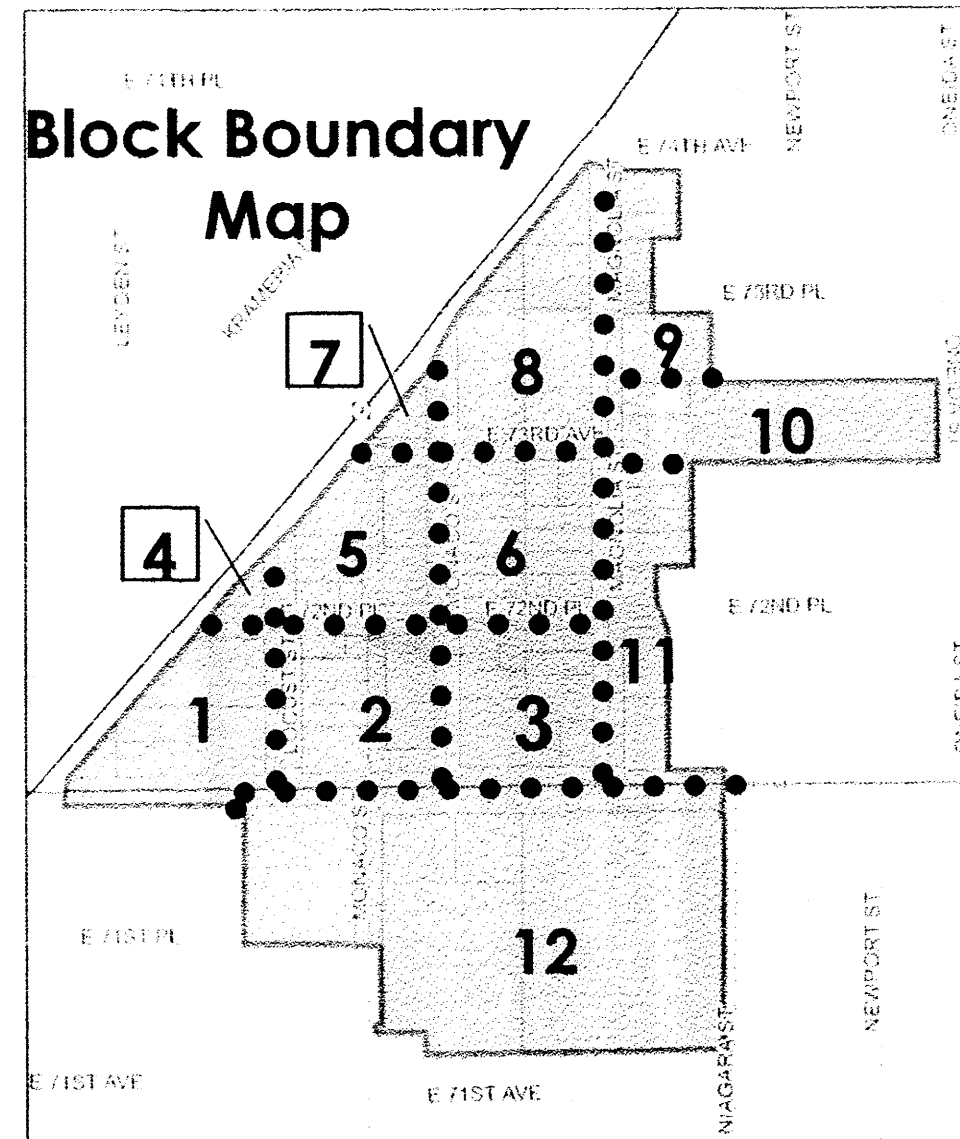
(18) Separation Requirement

The 500-foot separation requirement between a school and an establishment holding a liquor license shall not apply to specifically the Brewpub, beer and wine, hotel and restaurant, and art gallery classes of liquor license.

DERBY DOWNTOWN DISTRICT

PUD ZONE DOCUMENT

SHEET 4 OF 4



Land Use Table	
	R = Use by Right C = Conditional Use X = Not Allowed TUP = Temporary Use Permit** (1) = Note
RESIDENTIAL	
Household	
All Existing Residences (at time of adoption of Guidelines)	Legally non-conforming (1)
Accessory Dwelling Units	R
Artist Live/Work Space, Above Ground Floor	R
Artist Live/Work Space, Ground Floor	R
Dwelling Units, Above Ground Floor	R
Dwelling Units, Ground Floor	C (2)
New Single Family Detached House	X
Multi-Unit (2+ units) Residential	R
Group Living	
Assisted living	C
Group Home	C
Nursing Home	C
Temporary Overnight Shelter	X
Transitional Residences	X
Transitional Shelters	X
PUBLIC AND CIVIC	
Colleges and Universities	R
Community Garden	R
Community Resource Center	R
Exterior Events including: concerts, fairs, art exhibits, farmers markets	TUP (3)
Fire Station	R
Medical Office/Urgent Care Facility	R
Hospital	C
Library	R
Lodge/Private Club/Event Center	C
Medical Offices/Clinics	R
Museum	R
Parks and Recreation	R (4)
Police Station	R
Postal Service	R
Rehabilitation Services	C
Religious Assembly	R
Restrooms	R
School, Public and Private	R
Visitor Information	R
Utilities and Services, Minor	C
Utilities and Services, Major	C
INDUSTRIAL	
Manufacturing, Production and Industrial Services	
Artisan	R (15)
Manufacturing	X

Land Use Table	
	R = Use by Right C = Conditional Use X = Not Allowed TUP = Temporary Use Permit** (1) = Note
COMMERCIAL	
Accessory Use and Structure	Primary use required. (5)
Sexually Oriented Business	X
Animal Services	
Sales and Grooming	R
Shelter	C
Veterinary	R
Artist Work/Sales	R
Art Galleries/Studios	R
Bail Bonds	X
Banks	R
Bicycle Sales/Service/Rental	R
Boat Sales/Service/Rental	X
Car Wash	C - Block 1 only X - elsewhere
Contractor Yards	X
Daycare	R
Drive Through operating as: bank, pharmacy, restaurants	C (6)
Drive-through Facility other than those above	X
Eating and Drinking	
Restaurant	R
Brewpub	R (17) (18)
Microbrewery	R (17)
Catering Service	R
Tavern	C
Employment Office - temporary labor	X
Entertainment/Spectator Sports	
Small (1-149 seats)	C
Large (150+ seats)	X
Event Center	C
Outdoor Storage	X
Financial/Accounting Services	R
Food and Beverage Retail Sales	R (7)
Funeral Home	R
Gas Stations	C - Block 1 only X - elsewhere
Hardware Stores	R
Indoor Recreation (i.e. arcade, bowling alley)	R (8)
Liquor Store	C
Locksmith	R
Lodging	
Bed and Breakfast	R
Hotel/Motel	C
Lumber	C - Block 1 only X - elsewhere
Office	R (9)
Parking Structure/Public Parking Lot	C (10)
Pawn Stores	R - Block 4 X - elsewhere
Personal Service (including health clubs and gyms)	R
Repair Service (consumer, including bicycles, shoes)	R
Retail Sales, General	R (11)
Sidewalk Merchants	TUP (12)
Sidewalk retail display accessory to interior retail business	R (13)
Travel Agency	R
Tire Sales for vehicles under 1 1/2 tons	R - Block 1 and 8 only X - elsewhere
Vehicle Rental Storage	X
Vehicle Sales, Service and Repair	C - Block 1 only (14)
Vehicles wrecked or inoperable	X
OTHER	
Wireless Communication Facilities	
New Co-Located, or existing prior to Design Guidelines	R (16)
New freestanding (towers)	X

Classification Notes:

* Conditional Use Permit shall go to public hearing.

** TUP applications shall be dealt with administratively by the City.

CITY OF COMMERCE CITY	
7887 EAST 60TH AVENUE	
COMMERCE CITY, CO 80022	
Title: PUD ZONE DOCUMENT AMENDMENT #2	
Date Modified: 10.27.14	
Drawn By: JD	
Checked By: CM	Sheet 4 of 4

