18.28.500 Community Mixed Use Zone Districts (CMU)

The Community Mixed Use Zone Districts (CMU) are intended to help implement the land use goals and strategies found in the Golden Vision 2030 values, which was also the basis for the 2011 Comprehensive Plan update. These three districts are intended to accommodate multi-family residential uses, local businesses and a vibrant mix of uses, pedestrian friendly streets and neighborhoods, and attractive and safe public spaces where people can congregate.

The CMU zone district places more emphasis on the “form” of development than the use. Buildings are required to locate toward the sidewalk, with parking in the back. Entry doors and windows are oriented to the sidewalk. There are currently three CMU zone districts, described below as Community Mixed Use Neighborhood Center (CMU-NC), Community Mixed Use Community Corridor 1 (CMU-CC1), and Community Mixed Use Community Corridor 2 (CMU-CC2).

18.28.510 Principal Building Setbacks for All CMU Types: Principal Buildings shall be placed within the shaded area as shown in Diagram A. Principal buildings must be located no more than ten feet from the principal front property line for at least 75% of the property frontage.

1. Front Setback: 0 to 10’ maximum setback for 75% of principal frontage
2. Side Street Setback: 0’ to 10’ maximum setback for 25% of secondary frontage
3. Side and Rear Setback: 0’ minimum.
4. Alley Setback: 5’ minimum.

Diagram A

18.28.520 Parking and Accessory Building Placement: Vehicle access is not allowed from the principal street. Off-street parking, except subterranean parking, and accessory buildings allowed only in the shaded area as shown in Diagram B, as described below:

1. Front Street Setback: Parking and Accessory Buildings not allowed in the 25 feet of lot area closest to the front property line.
2. Side Street Setback: 5’ minimum from side property line.
3. Side and Rear Setback: 0’ minimum from side and rear property line.
4. Alley Setback: 5’ minimum from rear property line.

Diagram B

**18.28.530 Height Requirements for Each CMU Type:** Except as provided in subsection 3, below, building height is to be measured according to the “Building height” definition in Chapter 18.04 except that, for those structures located within a flood zone as defined by the Federal Emergency Management Administration (FEMA) maps, the grade shall be defined as one foot above the Base Flood Elevation (BFE) as defined by (FEMA), but not to exceed five (5) feet above grade as typically defined.

1. Neighborhood Center (CMU-NC)
   a. Up to 30 feet for Principal Building, except that up to 40 feet is permitted provided that building walls over 30 feet are stepped back 8 feet from the front wall of the building, and provided that the footprint above 30 feet is no greater than 50% of the building footprint. Approval for height over 30 feet is subject to Tier 2 Bonus criteria (see Section18.40.724 (5) of the Golden Municipal Code), and requires Planning Commission approval.
   b. Floor to Floor: 14’ minimum and 18’ maximum ground floor, 12’ maximum second floor and above, except the maximum total height of buildings is 40 feet.
   c. Accessory buildings: 20’ maximum.
2. Community Corridor 1 (CMU-CC1)
   a. Maximum: 30 feet.
   b. Floor to Floor: 14’ minimum and 18’ maximum ground floor, 12’ maximum second floor.
   c. Accessory buildings: 20’ maximum.

3. Community Corridor 2 (CMU-CC2)
   a. Maximum: 50 feet, as measured from front property line.
   b. Floor to Floor: 14’ minimum and 18’ maximum ground floor, 12’ maximum second floor.
   c. Accessory buildings: 20’ maximum.
18.28.540 Allowed Uses for All CMU Types

<table>
<thead>
<tr>
<th>Allowed Uses</th>
<th>CMU Zone Districts</th>
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<tbody>
<tr>
<td></td>
<td>NC</td>
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<tr>
<td>Amusement Facilities (Indoor only)</td>
<td>A</td>
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<tr>
<td>Bar / Nightclub</td>
<td>SUP</td>
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<tr>
<td>Municipal</td>
<td>A</td>
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<tr>
<td>Daycare</td>
<td>SUP</td>
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<tr>
<td>Outdoor Market</td>
<td>SUP</td>
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<tr>
<td>Health / Fitness</td>
<td>A</td>
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<tr>
<td>Home Occupations</td>
<td>A</td>
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<tr>
<td>Lodging</td>
<td>A</td>
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<tr>
<td>Manufacture of Handicraft Products</td>
<td>A</td>
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<tr>
<td>Medical / Dental</td>
<td>A</td>
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<td>Micro brewery/distillery/winery</td>
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<tr>
<td>Office</td>
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<td>Personal Services</td>
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<td>Religious Assembly</td>
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<td>Residential Multifamily (75% square feet or less)</td>
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<tr>
<td>Residential Multifamily (more than 75% of square footage)</td>
<td>SUP</td>
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<tr>
<td>Restaurant</td>
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<td>Retail</td>
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<tr>
<td>Solar Garden</td>
<td>A</td>
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<tr>
<td>Public and Private Schools</td>
<td>SUP</td>
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<td>----------------------------</td>
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<tr>
<td>Veterinarian hospital (Indoor only)</td>
<td>A</td>
</tr>
<tr>
<td>Vehicular drive up or drive thru facilities (Access from alleys and private drives only)</td>
<td>SUP</td>
</tr>
</tbody>
</table>

SUP = Special Use Permit (See Ch. 18.30)
A = Allowed By Right
X= Not Allowed
Division VI

18.40.800 Community Mixed Use (CMU) Architectural Guidelines and Standards

18.40.810 Guidelines – The goals of the Comprehensive Plan include a focus on pedestrian safety, amenities and aesthetics in the areas targeted for CMU zoning implementation. Architectural detailing should be designed in relation to the building height and treatment of windows, doors and other openings. First floor architectural details should vary visually, creating focal points along the building facade. The following recommendations for architectural detailing should be incorporated:

1. Use decorative window and door moldings, corner entries, recessed openings and other treatments to create accents or focal points (Figure 1).

2. Install large ground floor windows that create transparency between the sidewalk and the business (Figure 1).

3. Use color, texture and a variety of materials to help create visual interest (Figure 1).

4. Provide colorful fabric awnings, porticos, patios or other similar architectural features to enhance the pedestrian experience and enliven the street (Figures 2 & 3).

5. Doors should be substantial and well detailed. They should match the materials, design and character of the display window framing.

6. Use of building step backs at upper floors or building overhangs is encouraged to create more visual interest.
18.40.820 Standards

1. Cornices – This treatment shall be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building.
2. Blank Wall Areas – Walls without windows or doors are only permitted on internal-block side-property line walls.
3. Window Inset - Glass shall be inset a minimum of three (3) inches from the exterior wall surface to add relief to the wall surface.
4. Recessed Entries – Entries shall be recessed as an element of the main street storefront and to add relief to the wall surface.
5. Glazing - Clear glazing is required on the first floor. Reflective glazing shall not be used. If tinted glazing is used, the tint shall be minimized; green, gray, and blue are recommended (Figure 4).
6. Display Windows - Large pane windows shall be installed on the first floor encompassing a minimum of 60% of the commercial storefront surface area (Figure 4).
7. Residential Uses – where residential uses exist on the first floor of building frontage, windows shall constitute a minimum of 30% of the surface area.

18.40.830 Public Space Guidelines:

1. Public Space Design – Public spaces are outdoor areas, whether on publicly or privately owned land, that are open and accessible to the general public.
   a. Place publicly accessible spaces in a central location in the “Area of Change,” and not in a remote corner.
   b. Public spaces should be easily visible and accessible from the street and sidewalk, and ideally at a crossroads, where walking paths intersect (Figure 5).
   c. Size the public space to the scale of the surrounding structures (resist making it too large) in order to provide a more intimate environment for people to congregate.
   d. Place public spaces in plain view of sidewalks, streets and windows to provide “eyes on the street” to enhance safety.
   e. Use a variety of materials for pavement, which can include: pavers, brick, colored and patterned concrete and stone. Any public plaza area should have a
distinguishing appearance from the remainder of the commercial area. (Figure 6)
f. Consider a water feature, whether it is interactive or passive, to help activate the site (Figure 8).
g. Provide versatile benches and/or chairs in small groupings that allow users to gather informally. Use a variety of options for different functions and visual interest (Figure 6).
h. Provide small café tables that are not fixed in place as amenities that help to create inviting spaces for people to gather. Tables and chairs should be maintained by the property owner (Figure 7).
i. Install informal seating, such as low planter walls and broad steps that face public space to provide casual seating.

j. Permanent Outdoor Seating - is recommended in and along all publicly-accessible pathways and spaces.
k. Portable Seating - movable chairs, tables for cafes and other furniture should be of substantial materials; preferably metal or wood rather than plastic. Tables used for outdoor dining within the public right-of-way (i.e. in sidewalk areas) shall be a maximum of three (3) feet in diameter if round and three (3) feet along the longest side if rectilinear (Figures 6 & 7).
l. Fountains – and small water features are recommended in open courtyards, plazas and other spaces to serve as a focal point and provide a recreational activity for children (Figure 6).
m. Public Art - such as sculpture, wall murals and other paintings, lighting displays and special public open spaces are encouraged.

1. Location - of public art should be in highly visible places specifically designed or modified for the purpose of accommodating it; public art should not be located in semi-private areas such as the rear of buildings or in courtyards (Figure 9).

2. Public art that relates to and represents the rich history of Golden is encouraged.
n. Surface Parking Lots - should include elements such as arcades, trellises,
columns, walls and railings, stairs and ramps, trees, climbing vines, arbors, and hedges to provide screening and visual interest; use of these elements should be consistent with the principal building and other site features.

18.40.840 Streetscape Standards

1. Sidewalk amenity zone: shall be at least 7 feet in width (to allow appropriate space for tree planting, trash/recycling containers, benches, lampposts) in the area immediately adjacent to the roadway. Specific amenity options and requirements will be defined in the site development entitlement process.

2. Sidewalk pathways: The portion of the sidewalk between the amenity zone and the structure shall be at least 10 feet wide to allow room for pedestrians while also allowing the potential for small tables and benches to occupy areas directly in front of retailers and restaurants.

3. Bus Stops/Shelters: Required where bus stops are placed. Must include seating within a shelter to provide a rest area for transit riders and protect them from inclement weather conditions. A trash/recycling receptacle shall also be included with the shelter (Figure 10).

4. Streetscape palette: Each CMU district shall have its own common set of street amenities, including approved tree species along the streets, common pavement types and treatments, consistent lampposts and signage that are defined. This streetscape palette shall be decided by Planning Commission and made available by City staff.

5. Alleyways and private drives: Alleys and private drives intended to provide primary vehicle access for off street parking shall be paved, maintained and plowed.

6. New utilities shall be installed underground.

18.40.850 Landscape Guidelines

In addition to the applicable landscape standards that are addressed elsewhere in Chapter 18.40 (‘Site Development Regulations”) of the City of Golden Municipal Code, the following guidelines shall apply:

1. Public Spaces:
   a. Use canopy trees that will provide shade for users, located near benches or other places where people may gather (Figure 11).
   b. Provide xeric, ornamental plantings that are low-maintenance and require little water (Figure 12).
c. Landscaping should not create isolated areas or areas that are not visible from adjacent public and private space for safety reasons.

d. Plantings should create visual interest and variety for all four seasons, as well as provide shade for seating areas in warmer months along with other functional considerations.

2. Plant Materials in Other Locations: should be selected and placed to reflect both ornamental and functional characteristics.

   a. Deciduous trees - should be the predominant large plant material used. They should be located adjacent to buildings and within parking areas to provide shade in summer and allow sun in winter. Species should be selected to be drought-tolerant, provide fall color and minimize litter and other maintenance problems.

   b. Evergreen shrubs and trees - should be used as a screening device, for example, along rear property lines, around mechanical appurtenances and to obscure grillwork and fencing associated with subsurface parking garages.

   c. Flowering shrubs and trees - should be used where they can be most appreciated: adjacent to walks and recreational areas, or framing building entries, stairs, and walks (Figure 12).

18.40.860 Lighting Guidelines

All properties shall adhere to the City of Golden lighting standards in Chapter 18.34 of the City of Golden Municipal Code. Additionally, the following guidelines apply for lighting in public spaces such as plazas and/or parks within the designated area:

1. Use functional, decorative and consistent lighting that gives the area a sense of identity (Figure 13).

2. Illuminate all accessible paths with low lights or landscape lighting.

3. Provide lighting for all seating areas with enough illumination to remain functional for evening activities.