



Development Code Updates



Community
Vitality

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City Council Work Session – July 14, 2026

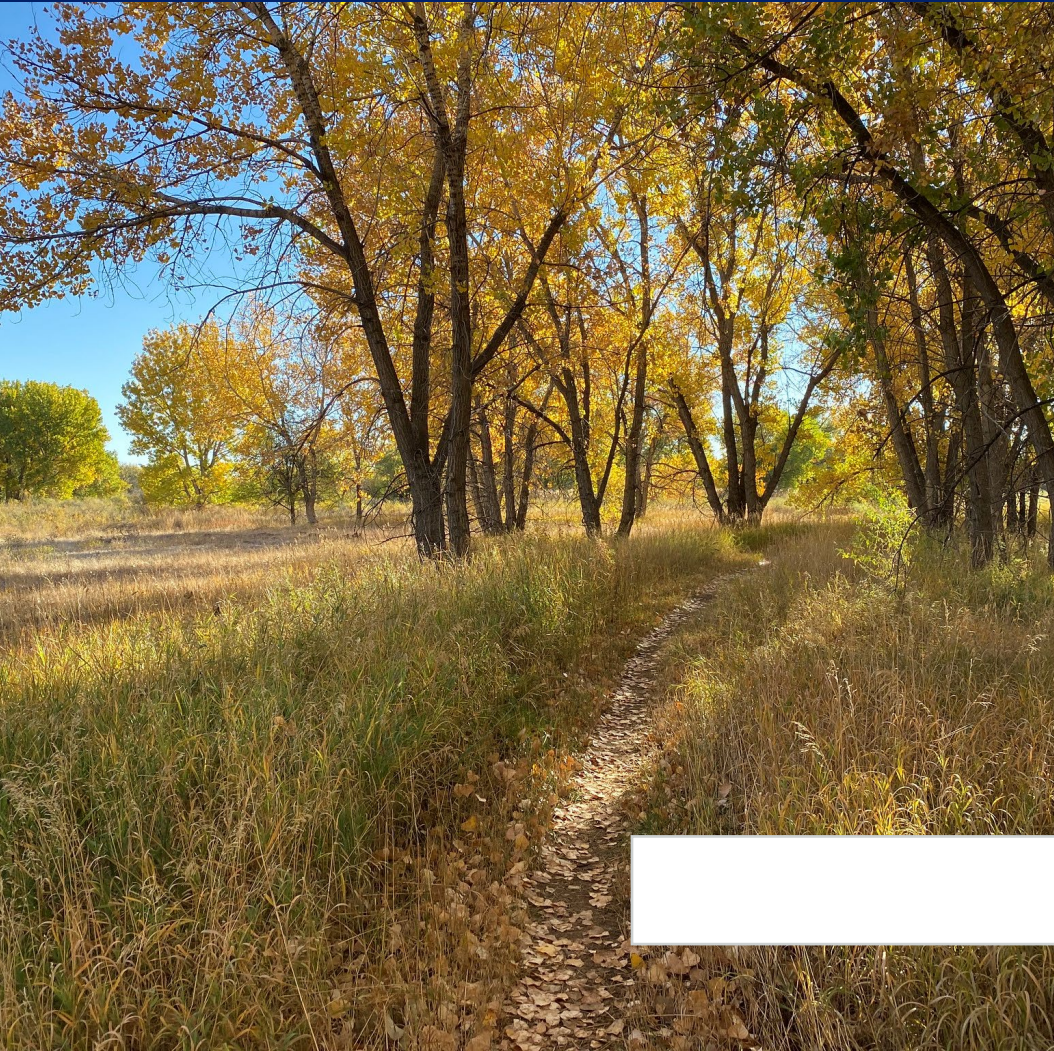


Agenda



- Project Overview and Goals
- Intro to Phase 2 and Use Standards
- Overview and Discussion of Select Uses
- Seeking Direction

Project Overview and Goals



Clarify, calibrate, and streamline regulations and processes through these guiding principles:

- User-friendly and internally consistent
- Modernized with best practices included
- Code what is wanted and make the right things easy
- Right-size standards and procedures
- Balance flexibility with predictability
- Engage stakeholders
- Preserve and enhance Greeley's local character
- Encourage sustainable development practices

Meeting Format



Expectations

- Looking for consensus
- We'll walk through each topic then pause for discussion
- Please provide your preferred option per the recommendations

Intro to Phase 2



General clean up, reorganization, and consideration of:

- Streamline review/approval processes - “90 by 90”
- Use table updates, new uses, and use definition cleanup/additions
- Urban agriculture uses
- Cottage commercial uses
- Updates to gravel mining, oil and gas, and solar
- Updates to build-to-rent standards
- Emerging energy uses
- Updates to temporary use standards
- Garbage location and enclosure standards
- Updates to PUD procedures and design standards

Intro to Use Standards

Proposed Uses to Consider:

- Urban Agriculture
- Cottage Commercial
- Build to Rent Housing
- Gravel Extraction
- Solar Energy
- Emerging Energy Uses

Table 24-4-2: Zoning Districts and Uses

P = Permitted Use S = Use by special review Blank = prohibited

Districts	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	M-U-L	M-U-H	I-L	I-M	I-H	H-A	C-D
Use														
Commercial Uses														
Retail — Limited (< 3K GLA)						P	P	P	P	P	P			
Retail — General (3K—20K GLA)							P	S	P	S	S			
Retail — Large (20K—100K GLA)							P		S	S	S			
Retail — Warehouse (> 100K GLA)							S		S	S	S			
Retail — Outdoor limited (> 25%; > 0.5 acre)							P	S	P	P				

Urban Agriculture



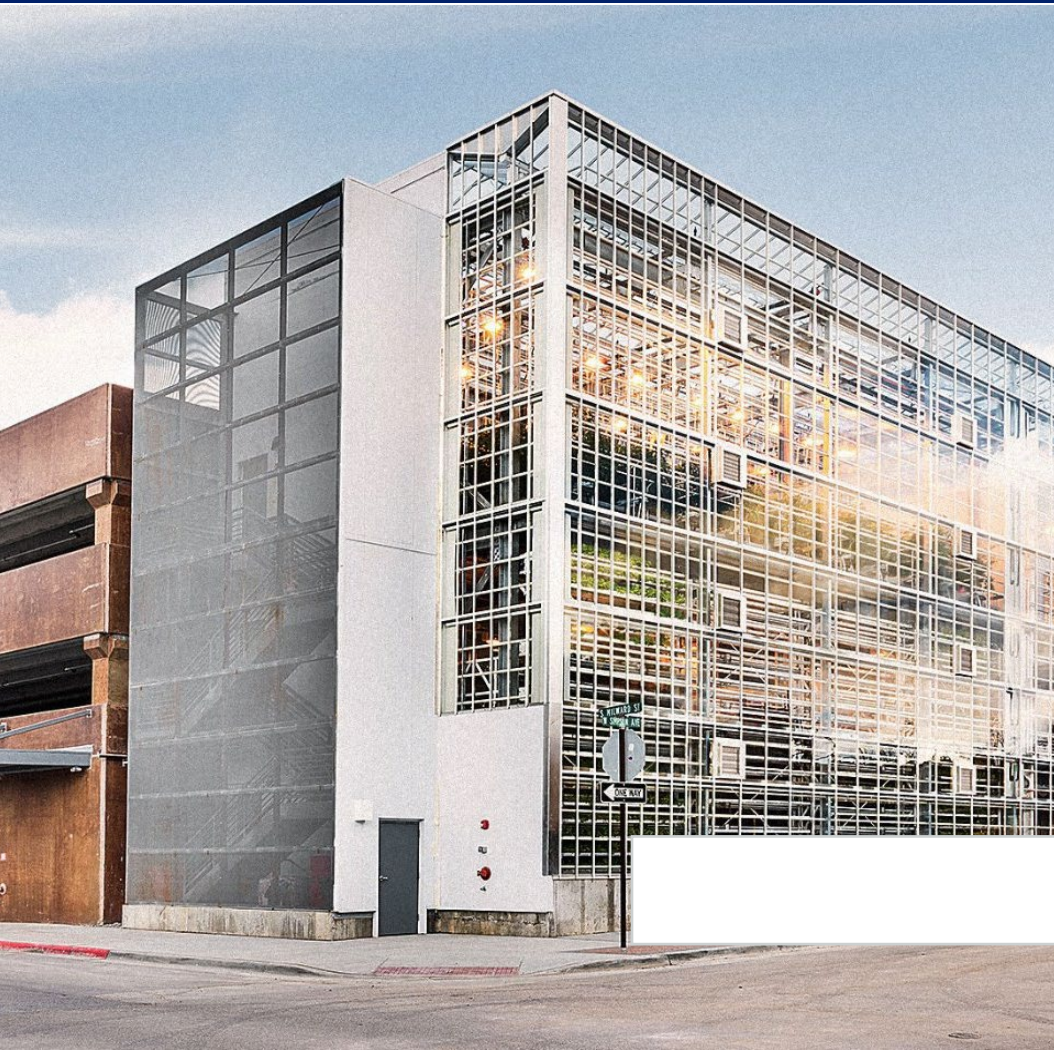
Overview/Definition

- The growing of plants, including food products, and raising of animals in and around cities.

Types of Urban Agriculture

- Urban Farms
- Indoor Farms
- Vertical Farms
- Greenhouses
- Farm Stands
- Community Gardens
- Animal Keeping

Urban Agriculture



Case Studies

- Timnath, CO – Chicken keeping regulations housed in the "Health, Sanitation, and Animals" section of the municipal code
- Fort Collins, CO – Includes an urban agriculture section, max number of chickens
- Longmont, CO – Includes max number of chickens, and coop size
- Cheyenne, WY – Simple urban agriculture definition and process
- Salt Lake City, UT – Community gardens and process for approval

Urban Agriculture – Animal Keeping

Status Quo

- H-A zone = 2 animal units per acre
- All other zones = 1 animal unit per acre
- Chickens = 0.1 animal unit
- Typical backyard you can have 0-1 chicken

Option 1

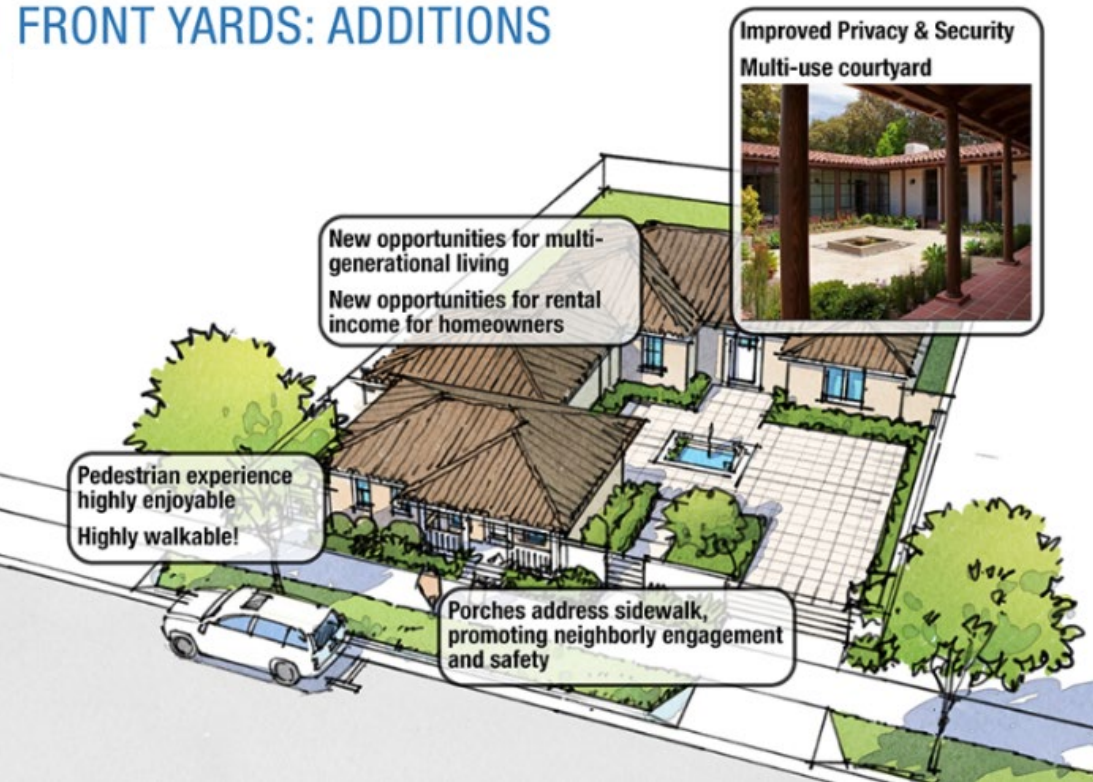
- Allow backyard fowl by permit
- Combine fowl types
- Increase number allowed
 - Increase number to 6 by right and vary by lot size and zoning district
- Prohibit roosters in residential areas
- Consider screening, setback, or rear yard requirements

Option 2

- Allow backyard fowl without permit
- Standards for fowl are the same as Option 1
- Increase allowance for other animals
 - Goats
 - Sheep
 - Lamb
 - Pot-belly pig

Cottage Commercial

FRONT YARDS: ADDITIONS

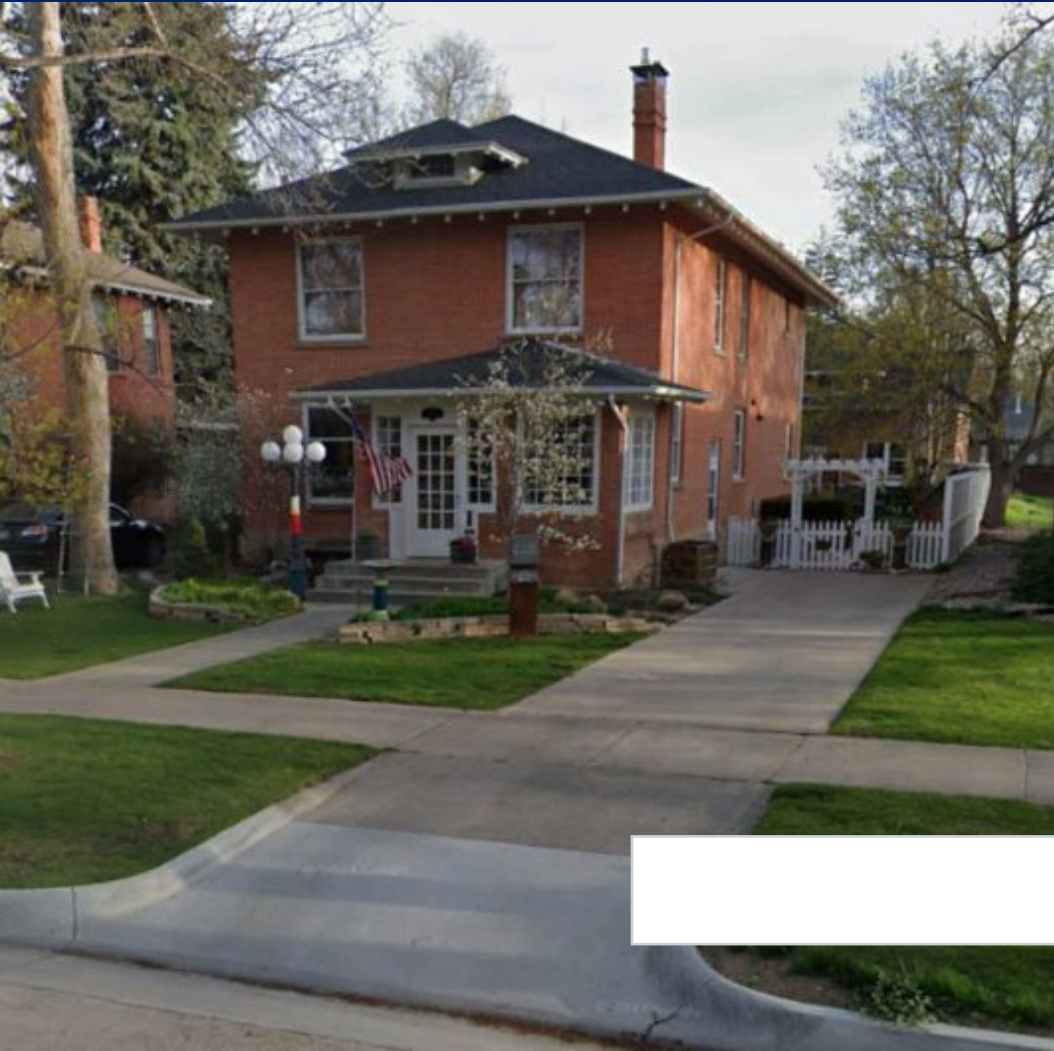


Overview/Definition

- Small-scale, often homeowner- or tenant-operated businesses integrated into residential neighborhoods.
- Can include small coffee kiosks, backyard salons, garage bicycle repairs, or low volume retail
- Advantages - strengthen local economies, reduce barriers to entrepreneurship, and develop amenity-rich neighborhoods.
- Common in some older cities; becoming more relevant because of aging strip centers and a desire for more local neighborhood retail in walkable communities
- Different from a "home occupation"

Source: City of Pomona, CA

Cottage Commercial



Case Studies

- Louisville, CO – Limited use of former houses as retail. Mostly located in Historic and Old Town districts. Focus on historic character and building form.
- Denver, CO – Neighborhood-serving commercial activity through Main Street Districts and historic commercial nodes.
- Fort Collins, CO – Cottage commercial businesses in Old Town neighborhoods as legal nonconforming use that predates code. Others are in Neighborhood Commercial and Mixed-use zone districts.
- Bend, OR – Neighborhood commercial in residential districts for pedestrian-friendly retail. Focuses on corners, edges, scale, limited signage and parking.

Cottage Commercial

Status Quo

- Allowed in commercial zone districts only
- Home occupations are allowed subject to typical safety and nuisance regulations
 - No employees
 - Limited floor area of the home
 - Limits on parking, deliveries, etc.

Option 1

- Limit to designated zones and locations by USR
- Uses compatible to low density residential
- Allow use of accessory structure
- Require parking behind or beside
- Add architectural standards to preserve neighborhood character
- Limit hours of operation

Option 2

- Expand as by right in designated zone districts
- Require to maintain residential character of building – front porch entry, no outdoor storage, limited signage, etc.

Build to Rent (BTR)

Overview/Definition

- Provides master planned, single-family dwelling units specifically designed, constructed, and managed for the sole purpose of **long-term rental** occupancy
- Looks like a suburban single-family subdivision but functions like an apartment complex
- Common in medium- to high-density single-family areas
- Smaller homes on smaller lots with flexible configurations
- Targets young families, workforce households, and empty nesters seeking affordability
- Includes amenities (gyms, coworking, play areas) to support community living



Boomerang BTR in Greeley

Build to Rent (BTR)



Case Studies

- Newcastle, ME – allows more than one lot through virtual lots
- James City County, VA – allows two or more principal residential uses
- Glendale, AZ – defines BTR using for rent community dwelling
- Anna, TX – defines BTR using single-unit or duplex unit park

Build to Rent (BTR)

Status Quo

- Uses a Planned Unit Development approach

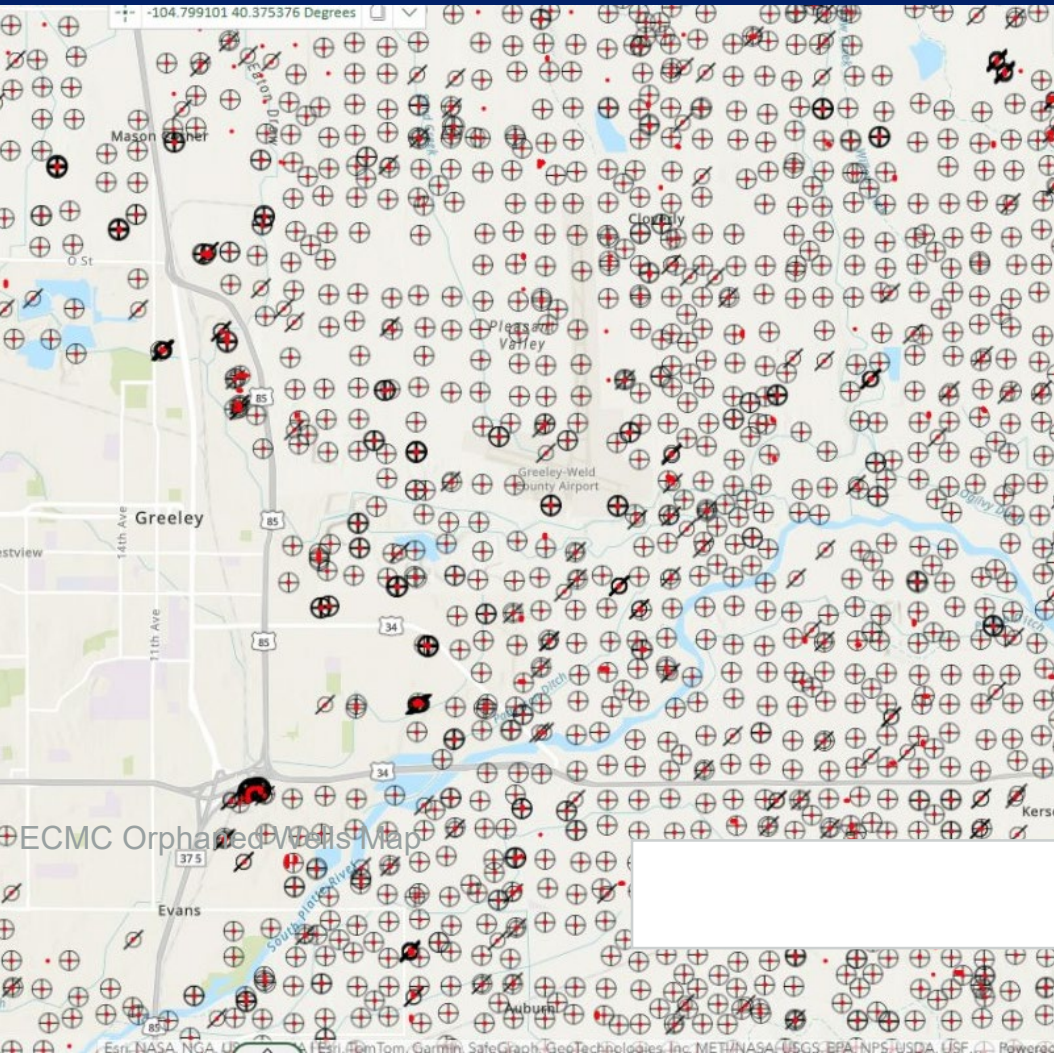
Option 1

- Define as a new use & treat as horizontal multi-family project
- Create standards to allow in high density & mixed-use zone district
 - Parking requirements
 - Circulation – dedicated fire lanes
 - Minimum design standards for desired form
- Tailor standards to administer as a hybrid of Single-Family & Multi-Family

Option 2

- Create custom zone or overlay for BTR
- Use group residential development review procedures to facilitate BTR housing

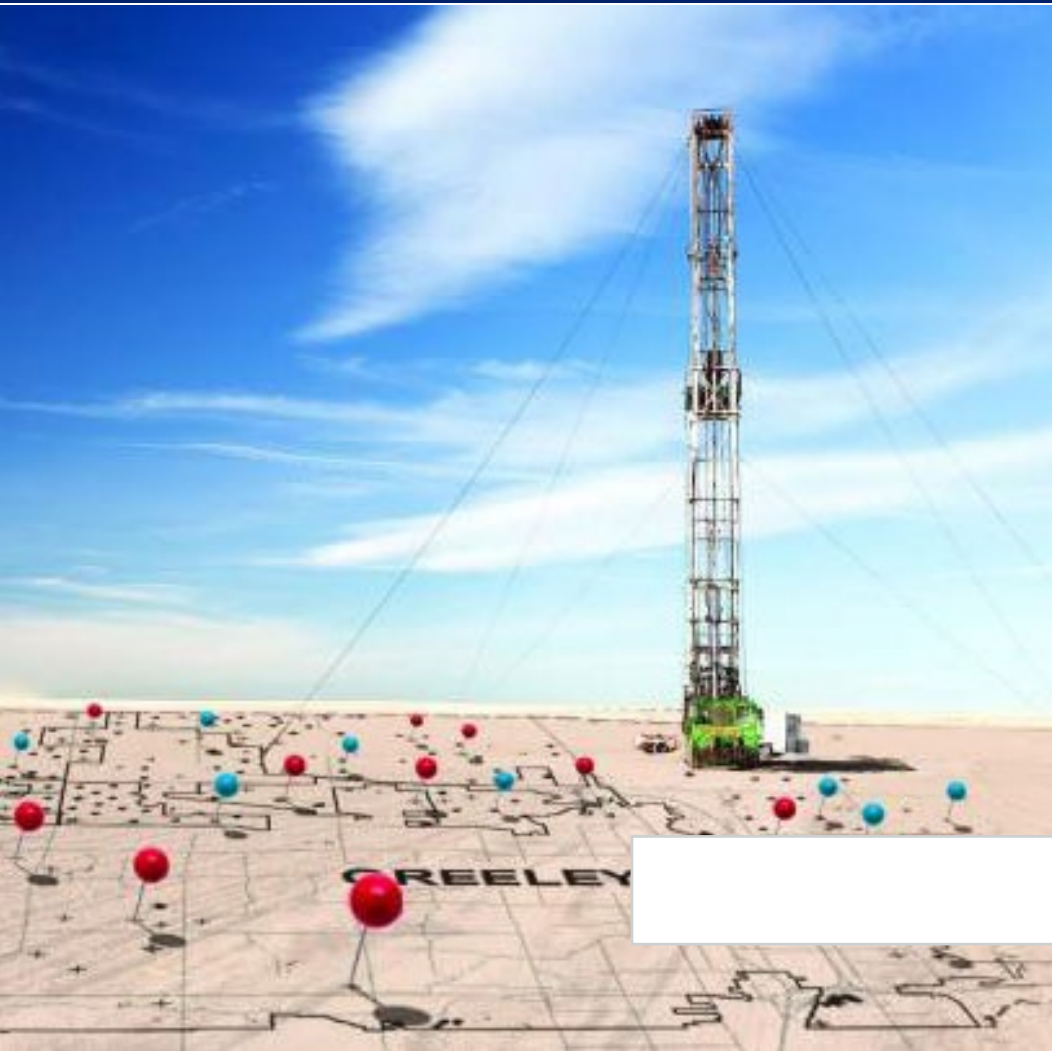
Oil and Gas



Overview/Definition

- New development near producing and/or abandoned wells
- Plugged and abandoned well means the cementing of an oil and gas well, the removal of its associated production facilities, the removal or abandonment in-place of its flowline, and the remediation and reclamation of the well site

Oil and Gas



Case Studies

- Broomfield – no residential lots or schools within 500' of active well, 2,000' from facility under construction or with horizontal, 250' from plugged - 150' if plugged after April 2009
- Aurora – 150' from residential lot to oil and gas facility, buildings 50', residences 100', and utilities 25' from plugged wells
- Weld County – No occupiable structure within 150' of active well and 75' of plugged well

Oil and Gas

Status Quo

- New building or structure setbacks:
 - High-density areas require 350' from wells/well heads and 500' from production tanks
 - Residential buildings require 250' from oil and gas
 - Any new structure requires 50' from plugged and abandoned wells

Option 1

- Allow parking lots, roads, and other horizontal surface level infrastructure within the plugged and abandoned setback
- Consider a reduction in surface level infrastructure setbacks from operating wells and production tanks
- Refocus setbacks to vertical structures

Option 2

- Reduce 50' setback from plugged wells if certain mitigations in place
 - Conduct a risk assessment with engineering verification of feasible access to well
 - Verify plug meets best practices and replug any well prior to 2009
 - Require additional monitoring
 - Field verification of all well locations

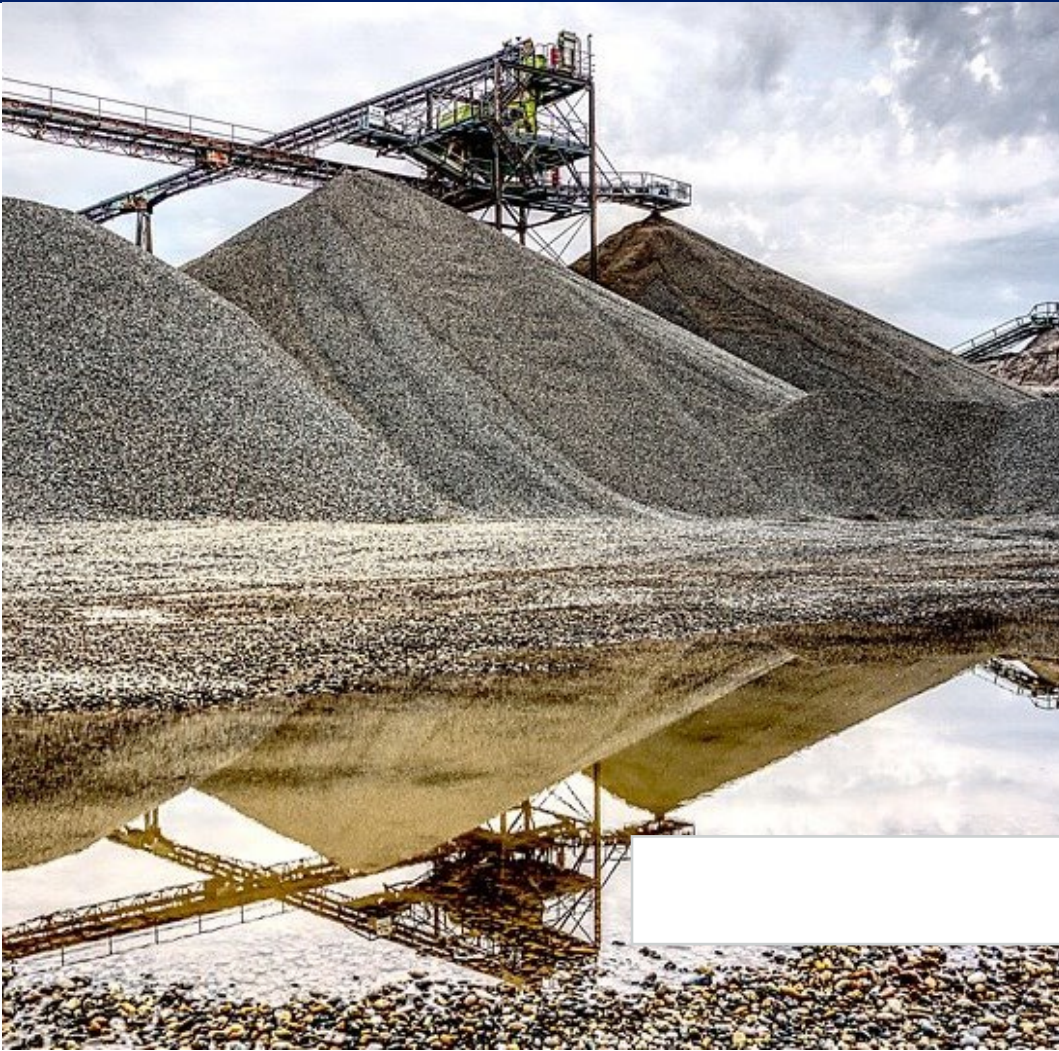
Gravel Extraction



Overview/Definition

- The removal of sand, gravel, soil, rock, minerals, mineral substances, or organic substances from land or water, surface or subsurface, excluding oil and gas operation
- Typically, along rivers where minerals exist

Gravel Extraction



Case Studies

- Fort Collins – allowed by USR approval in rural and industrial zones
- Loveland – allowed by USR in DR (developing resource) and I (industrial) zones with master plan, buffering, and truck route plan
- Larimer County – emphasis on site suitability and environmental resource preservation, traffic, noise, dust, visual impacts, groundwater impacts, hours of operation, reclamation, financial assurance
- El Paso County – distinguishes between mineral extraction, processing, construction-related mining, and off-site processing, via USR process in most zone districts. Includes traffic impact study, reclamation plan, operational plans, and financial

Gravel Extraction

Status Quo

- Allowed as USR in C-D zone (conservation district)
- Combines gravel extraction and batch plants
- No use specific standards

Option 1

- Keep zoning designation and process
- Develop standards to include:
 - Noise – max dB level
 - Lighting – no trespass
 - Setbacks from residential properties
 - Hours of operation
 - Reclamation standards for habitat and water resource enhancement
 - Require truck haul routes
 - Require dust mitigation

Option 2

- Everything from Option 1 plus:
 - Separate batch plants with standards as accessory use
 - Add standards for crushing operations as accessory use
- Require City Council consideration of environmental reports

Solar Energy



Status Quo

- Classified as utilities general with USR in most zone districts
- Not allowed H-A zone district (Holding Agriculture)

Recommendations

- Add as a permitted use to H-A zone with some conditions/standards
- Standards for small, medium and large-scale facilities
- Standards for agrivoltaics
- City Council consideration of environmental reports for large-scale

Emerging Use – Data Centers



Case Studies

- Weld County – no limit on size or electrical demand, USR in I1, Admin Review in I2, and I3, prohibited in ag, adequate water supply, electric will serve letter, noise standards (65 dB)

Recommendations

- Allow as USR in I-M and I-H
- Establish setbacks from residential uses
- Establish noise standards – max dB at property line
- Consider Small Module Reactor (SMR) and Battery Energy Storage Systems (BESS) as accessory uses

Next Steps



Additional Touchpoints

- Discuss direction from tonight with stakeholders
- Develop redlines for review with staff, PC, CC, and stakeholders
- Refine language based on review
- Additional PC and CC workshops
- Final draft

Thank you

