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Date: Friday, Feb. 6, 2009

City Council adopts updated Land Development Code

COMMERCE CITY – The City Council has adopted updated zoning ordinances for the city, to become effective March 1. The zoning ordinances, known as the Land Development Code (LDC), regulate land uses and development throughout the city.

Adoption of the updated zoning code brings to a close three years of work by City Council, Planning Commission and city residents, as well as work by staff and developers, to review and revise the city's zoning policies. Several public meetings were held during the review process to gather input from residents, business owners and property owners. Drafts of the LDC were posted online at the city Web site, www.c3gov.com, and comments were also collected online, in person and at public meetings.

The LDC regulates land use by encouraging orderly growth and providing compatible land uses. The code describes how land in each zone may be used, from fence requirements to landscaping and more.

The Land Development Code is separate from the Comprehensive Plan, which is also being updated this year. While the Comprehensive Plan guides the types and locations of developments in the city, the LDC regulates the details of that design. The two plans are separate, but work together to provide high-quality design and building standards for the city.

The new LDC replaces zoning ordinances, some of which were more than 20 years old. The updates incorporate principles and ideas such as sustainability, open space preservation, healthy communities and the transformation of industries and technologies that were not contemplated 20 years ago.

Development review applications submitted after March 1, when the new LDC takes effect, must comply with the updated regulations. Applications submitted before March 1 will be processed according to the previous code. City staff is working with residents, businesses and developers to inform them of the new code and its requirements.

For more information on the Land Development Code, contact Planner Steve Timms at (303) 227-8816.