

ORDINANCE NO. 801

ESTABLISHING A DOWNTOWN DEVELOPMENT DISTRICT  
WITHIN THE CITY OF GOLDEN

WHEREAS, the Downtown Development District, as established in this ordinance, is designed to promote and protect the public health, safety, general welfare and amenities of the citizens of the City of Golden, and

WHEREAS, the general goals of the ordinance are to foster and promote the orderly development of the downtown area as a center for economics and commercial affairs; to provide an expanding source of employment opportunity and encourage the development of a desirable commercial environment; to develop and implement a plan for alley storefronts, improve pedestrian and vehicular parking and circulation; to retain and promote the establishment of a variety of retail and services business trade so that the needs and requirements of the area's consumers are met; to provide an incentive for redevelopment in a manner consistent with the foregoing objectives which are integral with the policies of the City of Golden.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Golden:

Section 1. Chapter 18,52 of the Golden Revised Ordinances of 1965, as amended, is hereby enacted as follows:

"18.52.010. DOWNTOWN DEVELOPMENT DISTRICT. There is hereby established the Downtown Development District within the City of Golden which shall include that four city block area between 11th Street to 13th Street and Arapahoe Street to Jackson Street (extended). A Downtown Development District Map is also established for the District boundaries which map shall be considered supplementary, as well as an overlay map when used in conjunction with the City's official zone district map. When the Downtown Development District regulations conflict with zoning district regulations, the provisions of the former shall govern, however, uses prohibited by the zoning district regulations shall prevail."

"18.52.020. DOWNTOWN DEVELOPMENT DISTRICT REGULATIONS. The following regulations shall apply to the Downtown Development District for the development of a more efficient land use and to improve commercial frontage:

- (a) Alley Storefront. It is recognized that rear entrance access and upgrading provides convenient access to parking and doubles as 'alley storefront'. This storefront provides innovative potentials such as landscaped courtyards and outdoor arcades, among other uses.
- (1) Alley Setback. The building exterior wall shall set back 5 feet from the property line. Eaves and overhangs may not extend closer than 6 inches from the property line. There shall be no intrusions into the setback more than 6 inches. The setback does not include the basement.
- (2) Alley Sidewalk or Pedestrian Walk.

A minimum 2½ foot alley sidewalk shall be required. Curb ramps for the handicapped and loading shall also be provided. Landscaping may be provided

- (3) Parking. The Downtown Development District is exempted from Chapter 18.36 Parking and Loading Requirements of the Golden Revised Ordinances of 1965, as amended. However, the maximum minutes for loading or unloading of materials and passengers is applicable as per the Golden Revised Ordinances of 1965, as amended.
  
- (4) Signs. Chapter 18.32, Signs, of the Golden Revised Ordinances of 1965, as amended, shall apply except for location. Only wall and ground sign locations are permitted on the alley storefront."

Section 2. All ordinances or portions of ordinances in conflict herewith are hereby repealed.

Introduced, read and ordered published this 25th day of May, 1978.

Adopted, approved and ordered published this 8th day of June, 1978.

\_\_\_\_\_  
David C. Crawford, Mayor

Attest:

\_\_\_\_\_  
Sharon L. Bennetts, City Clerk

Approved as to form:

\_\_\_\_\_  
Russell J. Sindt, City Attorney

I, Sharon L. Bennetts, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing ordinance was introduced and read at a regular meeting of the City Council of said City, held on the 25th day of May, 1978, and by order of said City Council was published as a proposed ordinance as the law directs, and for more than seven days prior to its passage in the Outlook, legal newspaper; and that on the 8th day of June, 1978, the said proposed ordinance was read and passed by the City Council aforesaid, the said meeting being a regular meeting of said City Council, and ordered published in aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this 14th day of June, 1978.

(SEAL)

Attest: \_\_\_\_\_  
Sharon L. Bennetts, City Clerk of the  
City of Golden, Colorado