

Chapter 18.31 - WOODLAND STATION OVERLAY DISTRICT

18.31.010 - Purpose of the Woodland Station Overlay District.

- A. The purpose of the Woodland Station Overlay District regulations is to:
1. Promote important community qualities within Woodland Station Overlay District by allowing flexibility in applying the Central Business District standards and the design standards contained in Section 18.33.180 () to help achieve desired attributes. Flexibility may be allowed with respect to scale, mass, architectural design and overall site design.
 2. Require future development within the Woodland Station Overlay District to be designed in a manner that will protect and promote the character and sense of this critical area.
 3. Allow for a variety of design, while still protecting the character of the area.
- B. The intent of the Woodland Station Overlay District and these regulations is to guide the architectural and site planning components of development within the Woodland Station Overlay District to achieve a scale and quality of development consistent with the key location of the Woodland Station in the heart of the Central Business District. (Ord. No. 1075-2007, § 1, 4-5-2007)

18.31.020 - Applicability of the Woodland Station Overlay District.

The provisions of this Chapter 18.31 () shall apply to any development within the Woodland Station Overlay District. (Ord. No. 1075-2007, § 1, 4-5-2007)

(Ord. No. 1206-2014, 2-20-2014)

Editor's note—

Ord. No. 1206-2014, § 1, adopted Feb. 20, 2014, expanded the Woodland Station Overlay District including the former Amerigas property located south of West Midland Avenue and South Pine Street.

18.31.030 - Permitted Uses within the Woodland Station Overlay District.

Buildings, structures, and land within the Woodland Station Overlay District may be used for any of the purposes designated under "CBD" in the Table of Permitted Uses for Business, Industrial and Residential Districts (see Section 18.09.090 ()). In addition, buildings, structures, and land within the Woodland Station Overlay District may be used for: residential dwelling units provided such residential dwelling units are located on the upper floors of a mixed-use building; commercial condominiums provided such condominiums are part of a mixed-use building; farmer's markets; and amusement, recreational and entertainment activities. (Ord. No. 1075-2007, § 1, 4-5-2007)

18.31.040 - Standards within the Woodland Station Overlay District.

- A. The overall appearance and function of the development within the Woodland Station Overlay District should be:
1. Compatible with any existing structures in the area and the community's general mountain and historic environment.
 2. In harmony with the character of Woodland Park; and
 3. Meet the intent and purpose of this chapter.

- B. Typical zoning standards within this area, including but not limited to, the maximum percentage of lot coverage by buildings, structures, the maximum height of buildings and structures, the minimum front, side and rear yard building and structural setback requirements, shall be proposed by the applicant of the development and administratively reviewed and approved as set forth in Sections 18.34.053 () and 18.34.058 () of the City of Woodland Park Municipal Code. (Ord. No. 1075-2007, § 1, 4-5-2007)

18.31.050 - Building and improvement design review and approval process.

Building and improvement designs must be submitted to the City of Woodland Park Downtown Development Authority's Design Review Committee for approval prior to construction. After the design review committee has approved the building and improvement designs, the applicant shall submit building and improvement designs to the city for administrative review and approval in accordance with Sections 18.34.053 () and 18.34.058 () of the Municipal Code. (Ord. No. 1075-2007, § 1, 4-5-2007)

18.31.060 - Signage.

- A. The intent of the Woodland Station Overlay District sign regulations is to achieve interesting, colorful and tastefully designed signage that will inform the public, stimulate interest, and identify each establishment.
- B. The city's sign regulations codified set forth in Chapter 18.48 () shall apply in the Woodland Station Overlay District with the following exceptions:
1. Detached freestanding signs as defined in Section 18.48.013C, high-profile signs as defined in Section 18.48.013F and low-profile signs as defined in Section 18.48.013J and detached free-standing signs as defined in Section 18.48.071A are prohibited. The prohibitions in this Subsection B notwithstanding, low-profile signs that are located at the Woodland Station entrances and support the overall development are allowed if approved by the Woodland Park Downtown Development Authority Design Review Committee.
 2. Internally illuminated signs as defined in Section 18.48.013H are prohibited.
 3. Roof signs as defined in Section 18.48.013P are prohibited.
 4. Window signs as defined in Sections 18.48.013U, including those within the meaning of Section 18.48.020A, shall not exceed twenty-five percent of the overall window area.
 5. Temporary signs related to the development, sale and rental of real property as described in Section 18.48.020D.1.b are allowed except that they shall not exceed sixteen square feet in sign area.
 6. Flags as described in Section 18.48.020H are allowed as approved by the Woodland Park Downtown Development Authority Design Review Committee and that only one flag pole location will be permitted within Woodland Station. Noncommercial flags are allowed to be mounted on buildings (e.g., flags attached to a building and not on a flag pole set in the ground) in accordance with Section 18.48.020H without review by the Design Review Committee.
 7. Temporary signs (e.g., banners and attention getting devices), including those described in Section 18.48.050 () are prohibited except that banners not larger than thirty-six square feet may be used for grand openings or similar special events but for no more than fourteen days per calendar year.
 8. Portable sidewalk signs within the meaning of Section 18.48.071G.1.b are limited to six square feet whether the sidewalk sign is located on private property or within public right-of-way.

9. Sections 18.48.072A.1 and A.3 of the special area standards applicable to the Special Downtown Area shall apply to the Woodland Station Overly District.
 10. Poster frame signs are prohibited.
 11. Manual changeable copy signs are prohibited.
- C. All signs requiring a zoning development permit pursuant to Section 18.48.040 () shall be reviewed by and are subject to the approval of the Woodland Park Downtown Development Authority Design Review Committee.

(Ord. No. 1075-2007, § 1, 4-5-2007)

(Ord. No. 1201-2013, 12-5-2013)