

**ORDINANCE NO. XXXX
SERIES 2026**

AN ORDINANCE ADDING LOT 1, BLOCK 3, JEFFERSON PLACE SUBDIVISION TO THE BOUNDARIES OF DOWNTOWN LOUISVILLE.

WHEREAS, A certain real property, the street address of which is 811 Walnut Street and the legal description of which is Lot 1, Block 3, Jefferson Place subdivision (the "Property"), was rezoned from the Residential Medium Density (R-M) to Commercial Community (C-C) zone district; and

WHEREAS, the Louisville Municipal Code (LMC) Title 17, Zoning, establishes definitions that are used related to the use and development of land within the City;

WHEREAS, the definitions of Downtown Louisville and the Westerly Portion of Downtown Louisville establish boundaries of Downtown Louisville; and

WHEREAS, the Design Handbook for Downtown Louisville (the "Handbook") provides policies on design in Downtown Louisville; and

WHEREAS, the City desires to modify said definitions so that the subject property is included within the boundaries of Downtown Louisville; and

WHEREAS, after a duly noticed public hearing held _____, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated _____, the Louisville Planning Commission has recommended the City Council adopt the amendments to the LMC set forth in this ordinance;

WHEREAS, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Louisville Municipal Code Chapter 17.08 (Definitions) is hereby amended for Section 17.08.113 and Section 17.08.591 to read as follows (words to be added are underlined):

Sec. 17.08.113 – Downtown Louisville.

Downtown Louisville means and includes (1) that certain Commercial Community (C-C) zone district set forth on the official zoning district map of the city and bounded on the north by South Street; on the south by the south line of the Town of Louisville Subdivision and south line of the Pine Street Plaza Subdivision; on the west by the alley between Main Street and LaFarge Avenue, and also includes the property identified as Lot 1, Block 3,

Jefferson Place, which lies west of said alley; and on the east by the south and west boundary of East Louisville Subdivision and the east line of Colorado State Highway 42; and (2) that certain Commercial Business (C-B) zone district set forth on the official zoning district map of the City and bounded on the north by the south line of the Town of Louisville Subdivision; on the south by the north line of the Mansour-Engel Subdivision; on the west by the right-of-way for County Road/Front Street; and on the east by the Burlington Northern Santa Fe Railroad Tracks.

Sec. 17.08.591 – Westerly portion of Downtown Louisville.

Westerly portion of Downtown Louisville means and includes (1) that portion of the Downtown Louisville commercial community (c-c) zone district which is bounded on the north by south street; on the south by the south line of the Town of Louisville subdivision; on the west by the alley between Main Street and Lafarge Avenue, and also includes the property identified as Lot 1, Block 3, Jefferson Place, which lies west of said alley; and on the east by the Burlington Northern Santa Fe railroad tracks; and (2) all of that certain commercial business (c-b) zone district set forth on the official zoning district map of the city and bounded on the north by the south line of the Town of Louisville subdivision; on the south by the north line of the Mansour-Engel subdivision; on the west by the right-of-way for County Road/Front Street; and on the east by the Burlington Northern Santa Fe railroad tracks.

Section 2. The map on Page viii of the Design Handbook for Downtown Louisville, referenced in Section 17.16.280 and as Appendix B to Chapter 17.28 of the Louisville Municipal Code, is hereby amended as set forth in Exhibit A to this ordinance, attached hereto and incorporated herein by this reference.

Section 3. A copy of this ordinance shall be recorded in the Offices of the Boulder County Clerk and Recorder.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this _____ day of _____, 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

PUBLIC HEARING AND SECOND READING WILL BE THE ____ DAY OF

_____, 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET,
LOUISVILLE, CO 80027.

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of
_____, 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:
Kelly PC

Kathleen Kelly, City Attorney

Exhibit A
Design Handbook for Downtown Louisville



For the purpose of these design standards these two "character areas" will be referenced by their current functions.

- **Core Area of downtown,** will refer to the traditional business center for Louisville—those three blocks along Main and Front Streets that exhibit the traditional storefront and false-front commercial buildings.

- **Transition Areas of downtown,** will refer to the surrounding blocks of residences which currently have both residential and commercial uses.

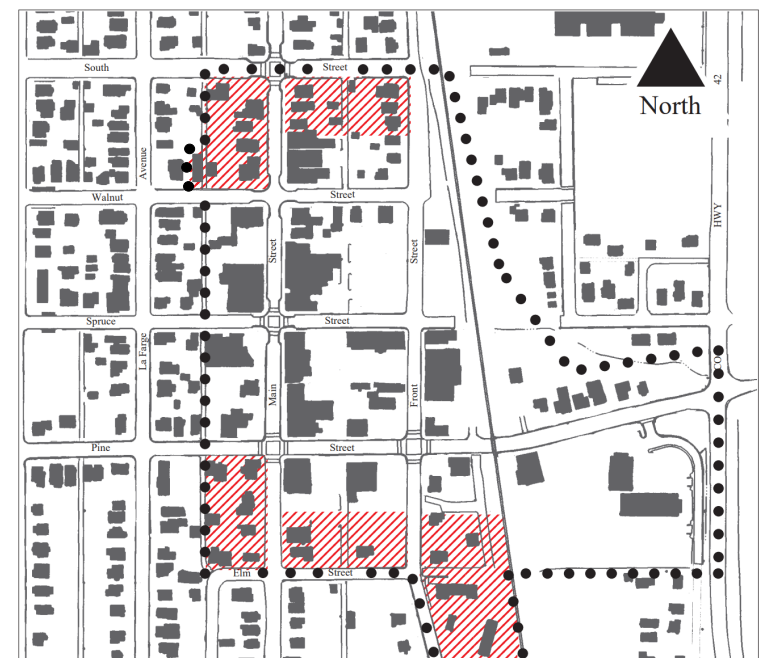
WHAT ARE DESIGN STANDARDS AND GUIDELINES?

These design standards and guidelines convey community policies about design in downtown Louisville. As such, they provide a common basis for making decisions about work that may affect the appearance of individual properties or the overall character of the area. However, they do not dictate solutions. Instead, they define a range of appropriate responses to a variety of specific design issues. For example, the standards suggest that new buildings should have architectural details similar to those seen historically but do not dictate which details must be used or in what manner. The standards and guidelines also identify some design approaches that are inappropriate in this context. For example, one standard states that large areas of off-street parking should not be located along Main Street, because this would erode the wall of buildings at the sidewalk edge.

WHAT ARE CHARACTER AREAS?

One of the underlying development concepts for these design standards and guidelines is the current urban design framework for downtown Louisville. New construction, building additions or historic building alterations should relate to the traditional building character in the Commercial Core. This tradition, however, is both commercial and residential in nature. As the city has evolved, the need for more commercial spaces around the Central Business District were needed. With residential neighborhoods so close to the traditional downtown, local businesses could only expand to the suburbs or the surrounding residences.

Louisville is not unique in this respect—many communities are dealing with commercial uses in residential buildings. Obviously building forms and details are much different on simple vernacular homes than on downtown commercial storefronts. Therefore, these two differing traditional downtown contexts need to be accounted for when planning projects in the Commercial Core. At the very least, the three blocks of traditional commercial storefronts and false-front commercial



Within the "Commercial Core" of Louisville, exist two distinct character areas. The Core Area of downtown (unshaded areas) contains the traditional commercial storefronts, whereas the Transition Areas of downtown (shaded areas) are more residential in nature.