



Working Group Meeting

October 14, 2025

Meeting Agenda

- Discuss Development Code topics
 - Building Height
 - Density
 - Design
- General Project Questions & Next Steps





Recent Outreach Efforts

- Harvest Festival tabling
- Online Community Health and Development survey

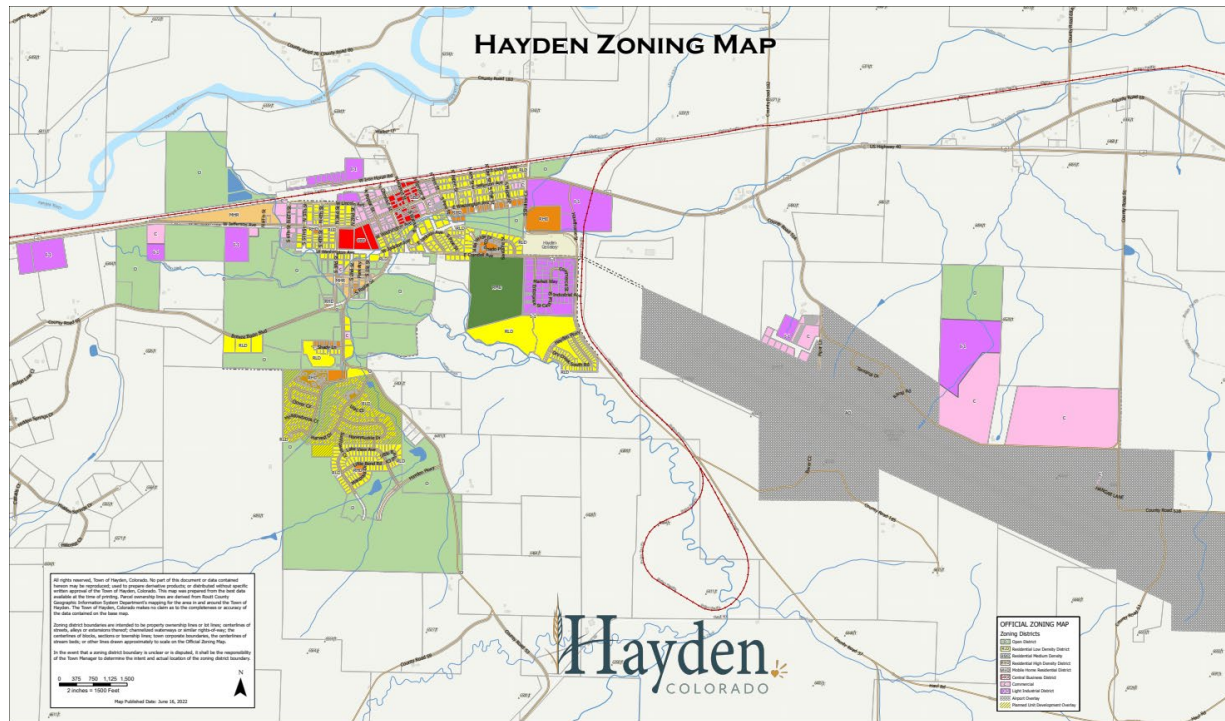
Development Code Update



Development Code Preliminary Draft

Staff Draft
October 2025

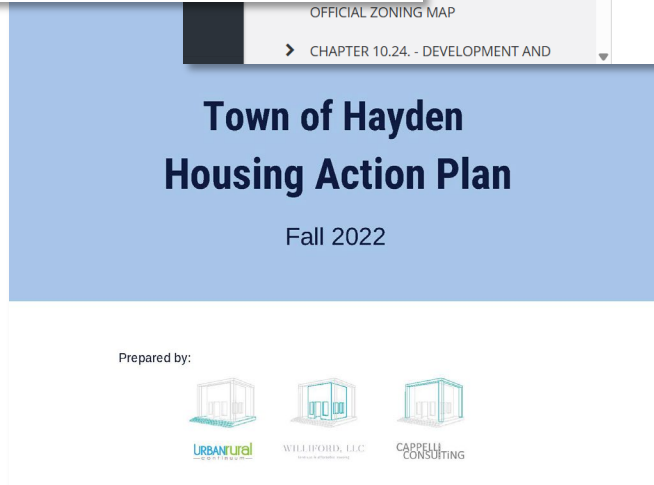
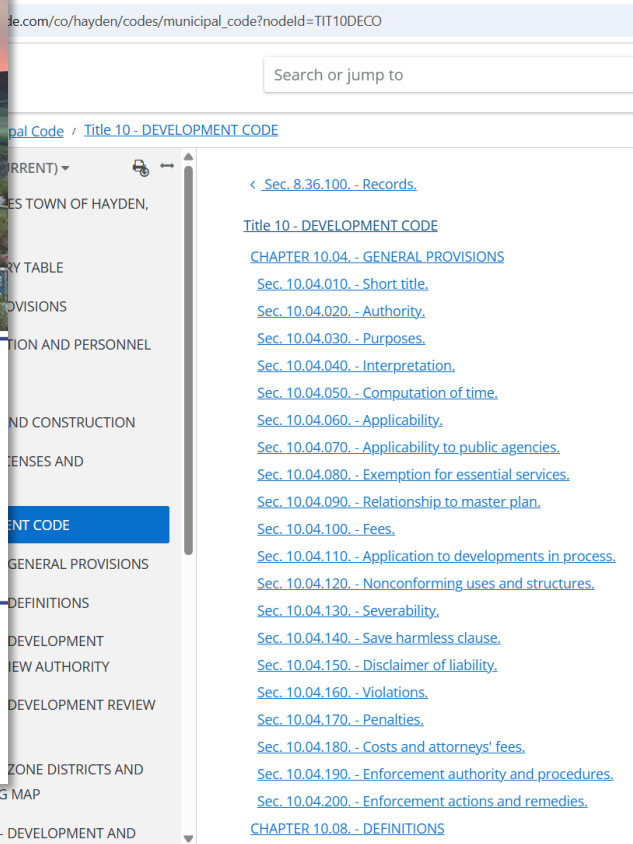




What does the Development Code address?

- Shapes how land in Hayden can be used and developed
- Sets zoning rules for homes, businesses, parks, and more
- Guides construction, redevelopment, and subdivisions
- Helps implement long-term community goals





Goals of the Development Code update

- Implement adopted plans
- Update zoning districts
- Improve user-friendliness
- Address resiliency and infrastructure standards
- Encourage affordable housing
- Ensure compliance with updated local, state, and federal laws

Discussion



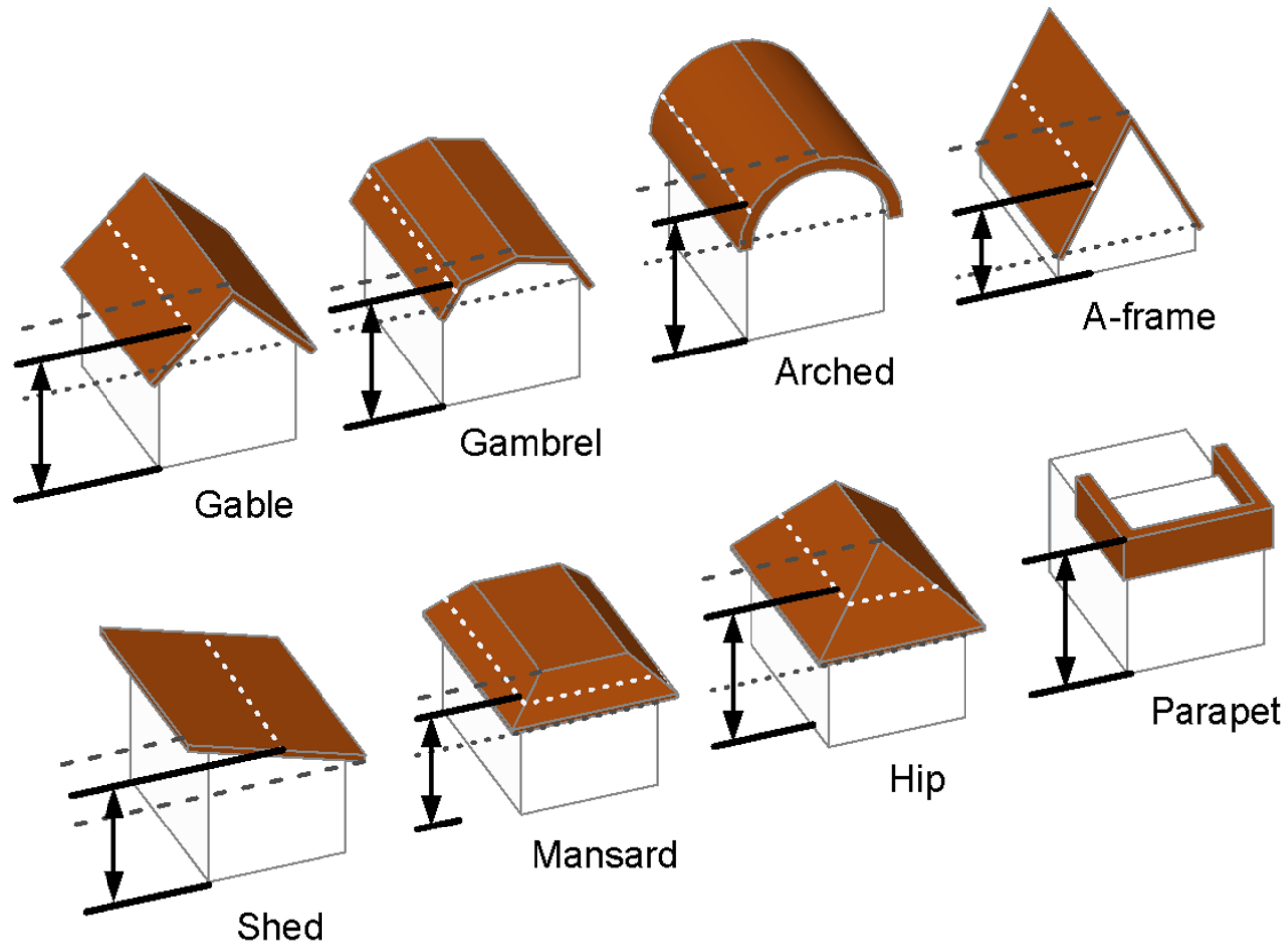
Understanding Building Height



Understanding Density



Community Design and Architectural Standards



How to Measure Building Height

Building height is measured from the existing or finished grade (based on the average of the center of all walls), whichever is more restrictive, to:

1. The top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof;
2. The top of the parapet or deckline (whichever is higher) on a mansard roof; or
3. The average distance between the highest ridge and its eave on a gable, hip, or gambrel roof.

Discussion



Understanding Building Height



Understanding Density



Community Design and Architectural Standards



Small lot development and townhomes



Courtyard Development





Duplexes and small multi-unit dwellings — individual lots or grouped on-site

Discussion



Understanding Building Height



Understanding Density



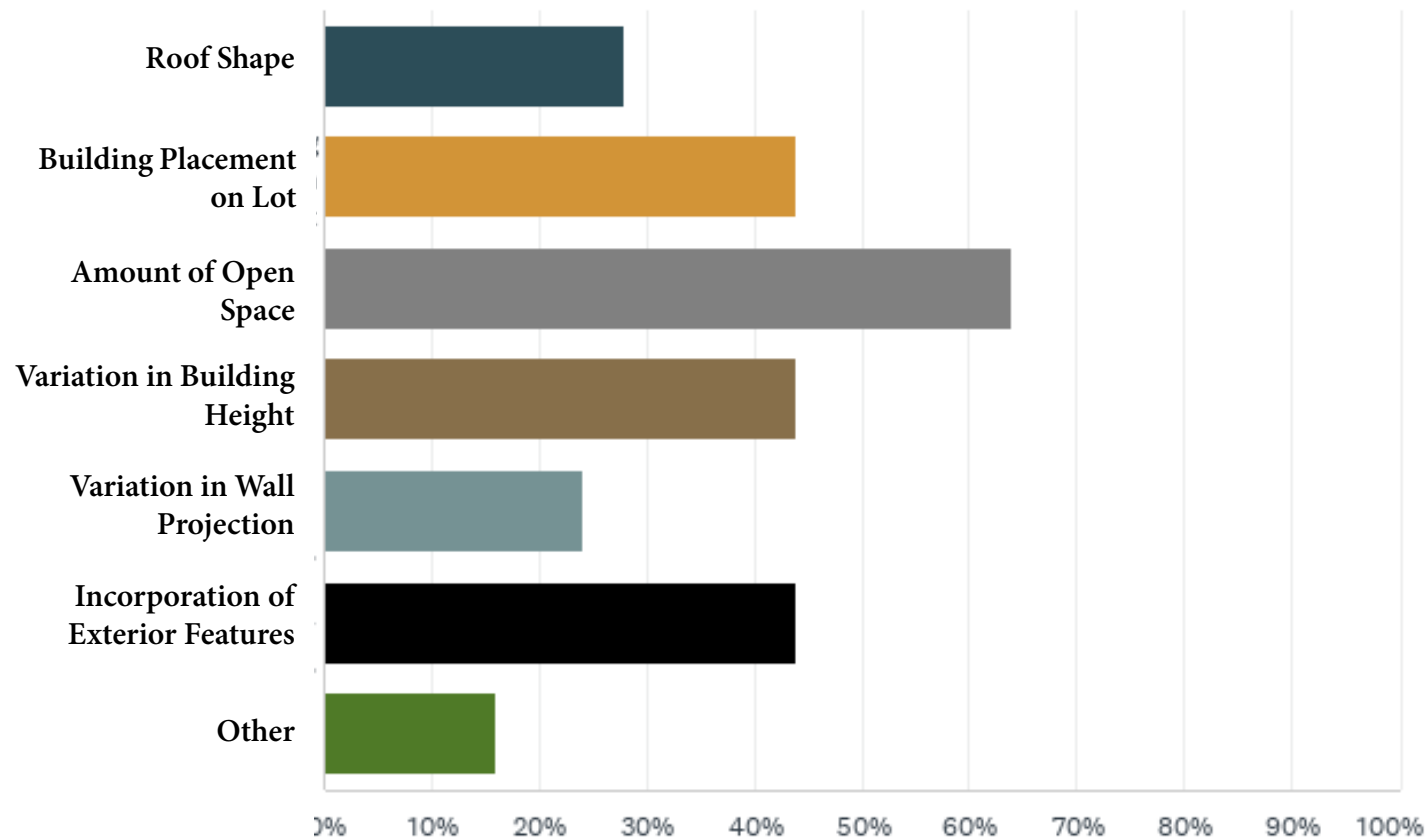
Community Design and Architectural Standards



Which features make a single-family dwelling feel like it “fits in” with its surroundings?

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Design Preferences

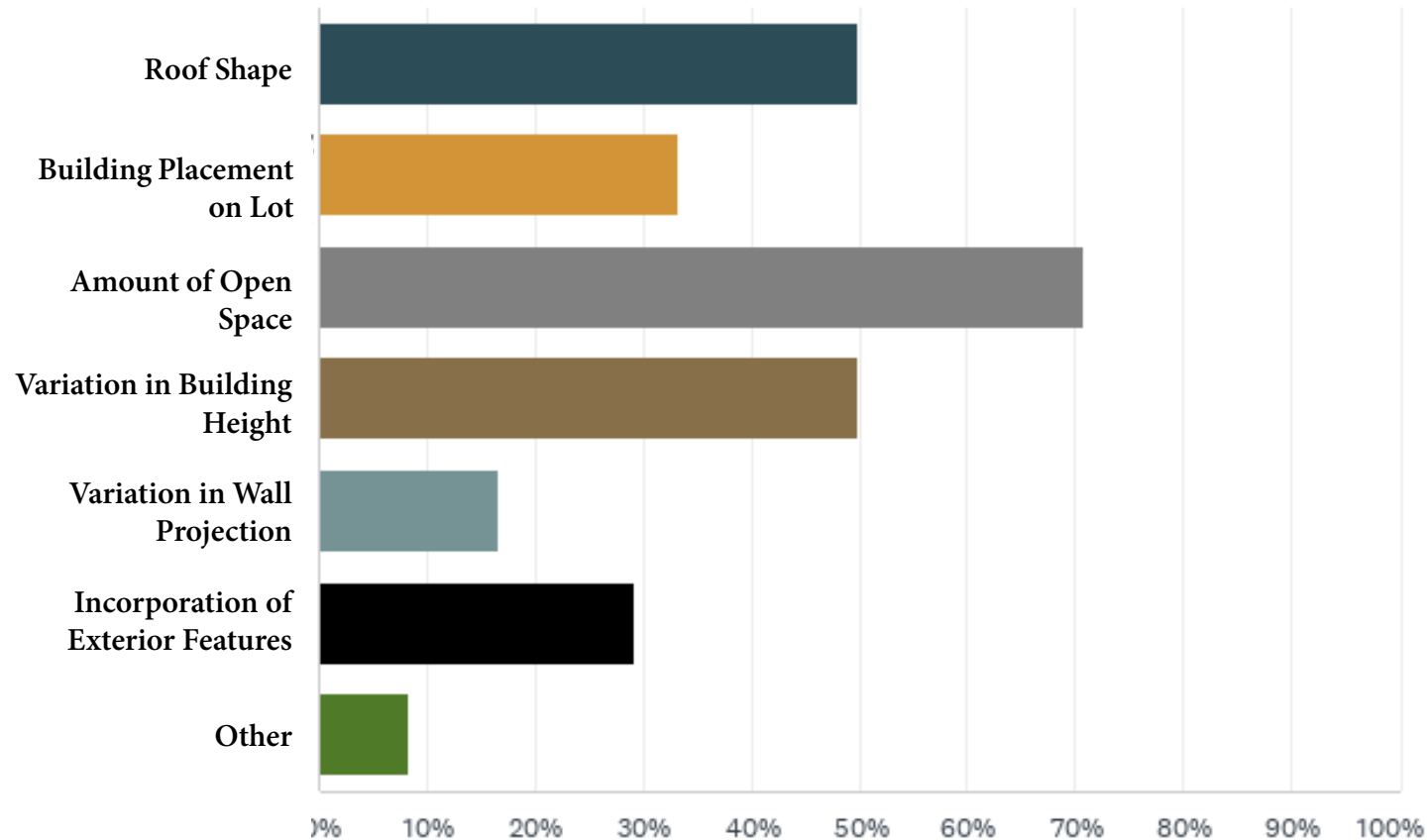




Which features make a townhouse dwelling feel like it “fits in” with its surroundings?

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Design Preferences

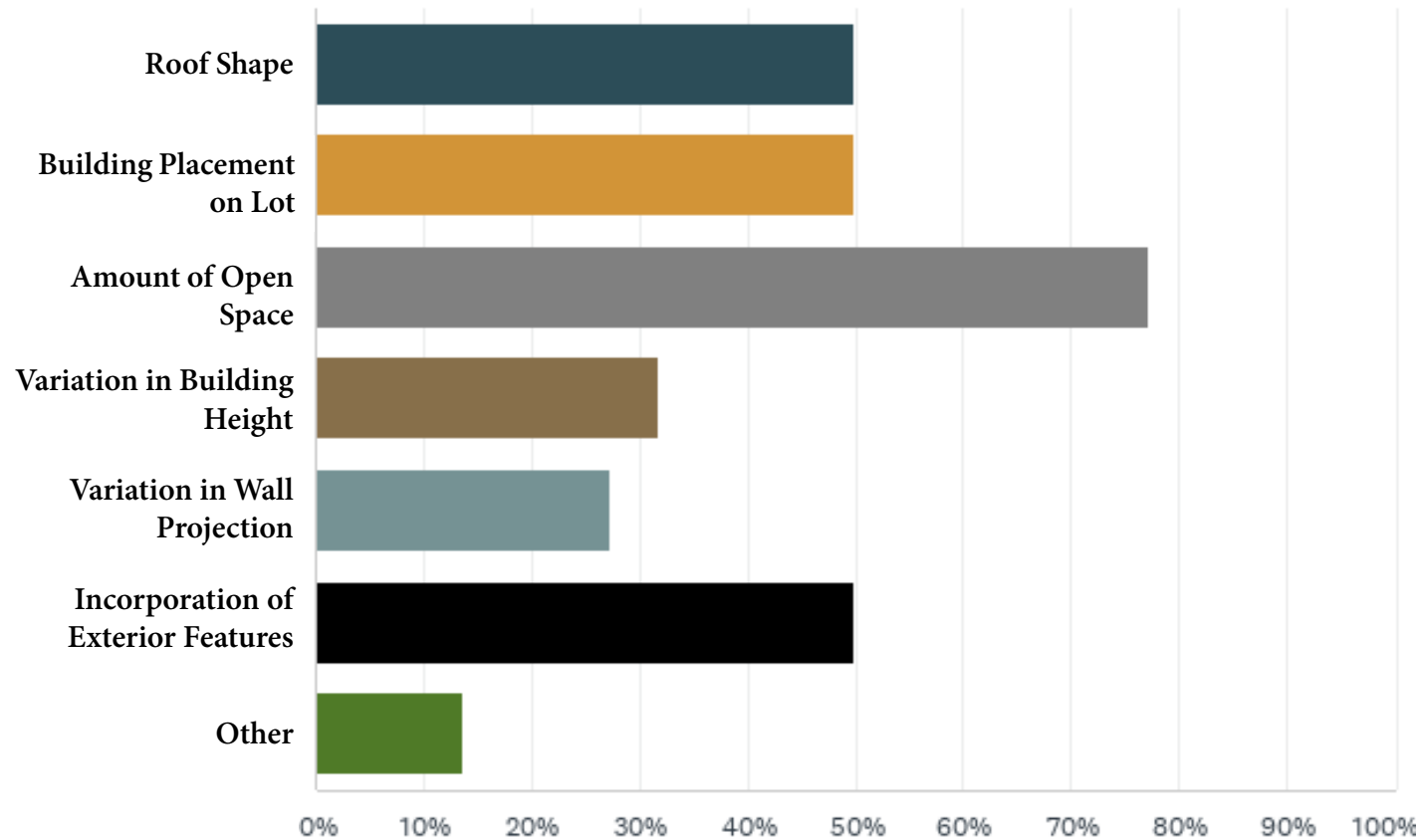




Which features make a multi-family dwelling feel like it “fits in” with its surroundings?

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Design Preferences

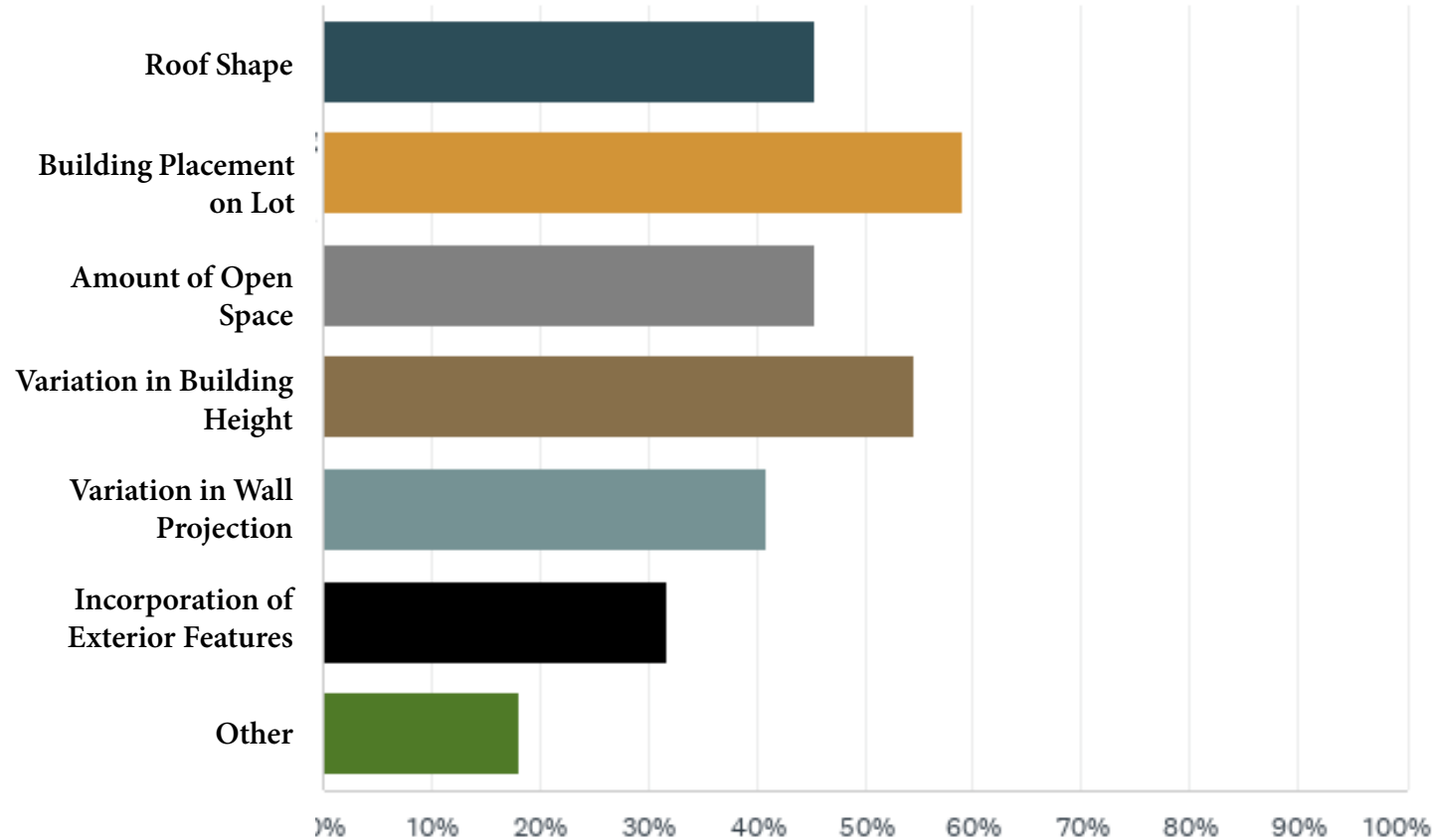




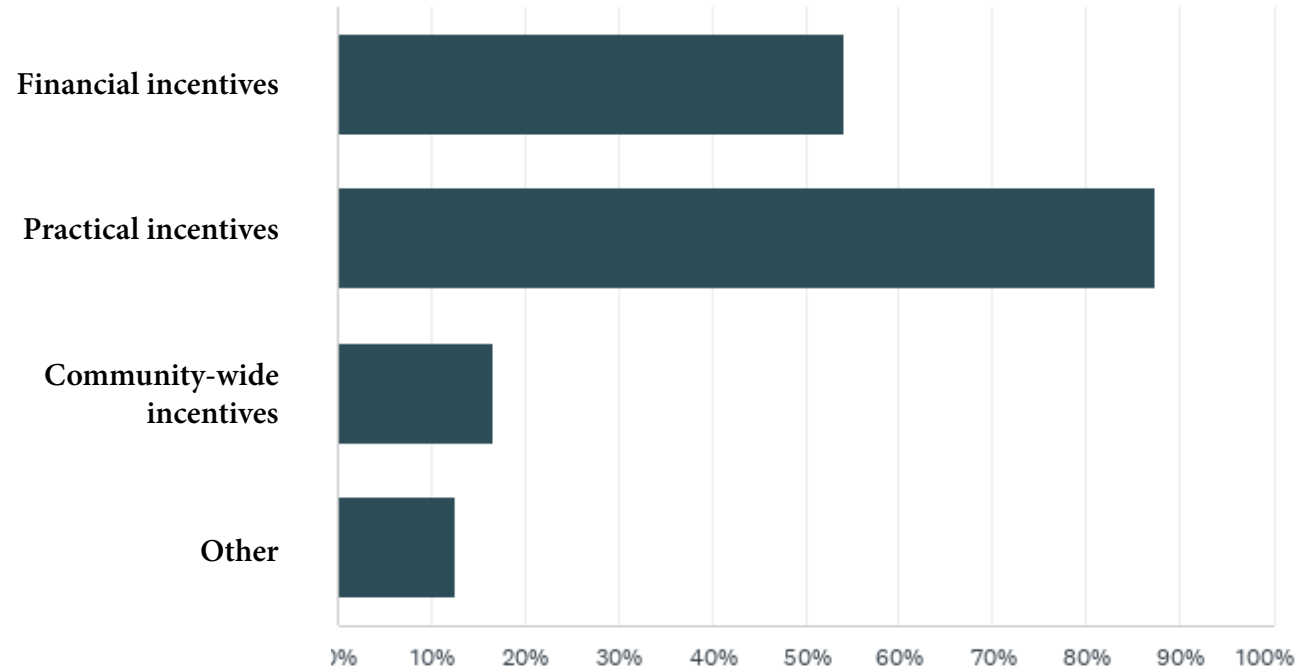
Which features make a nonresidential building feel like it “fits in” with its surroundings?

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Design Preferences



Which type of incentive would be most effective at encouraging Hayden residents to change their water use/irrigation practices?



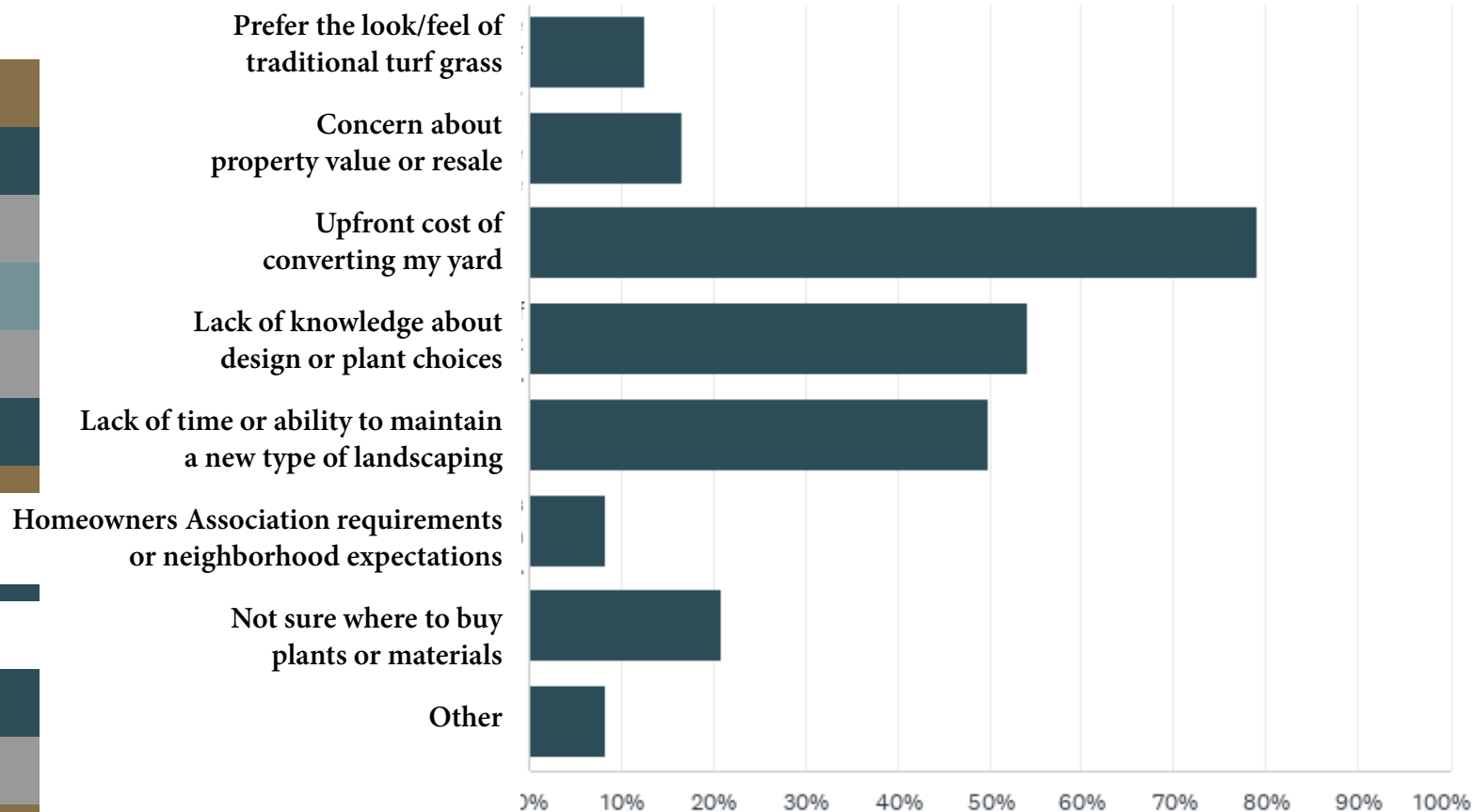
Water-efficient Landscaping

Examples include:

- **Financial incentives:** rebates for turf removal or efficient irrigation systems
- **Practical incentives:** free or low-cost native or drought tolerant plants, demonstration gardens
- **Community-wide incentives:** expanded or improved public green spaces

What are the main barriers that prevent Hayden residents from installing a water-efficient or xeriscaped yard?

Water-efficient Landscaping



Next Steps



haydencolorado.com/hayden-resiliency-project

Next Meeting: November 4th



Thank you!

