



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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Written Land Development Code Interpretation 2026-001

To: Grant Penland, Planning & Development Services Director
From: Jennifer Hewett-Apperson, Principal Planner
Date: May 13, 2026
Re: Interpretation of Transit Center

Background

The term Transit Center is referenced within both the City of Longmont Land Development Code (LDC) and the 2025 Transportation Master Plan (TMP). Neither includes a specific definition for the term so there is a need to provide a written interpretation for accurate implementation of both the LDC and associated guiding documents. Further, Longmont is designated a Transit Oriented Community (TOC) by the State of Colorado, with one required Transit Center Corridor and one Optional Transit Station meeting the requirements of HB-24-1313.

- The LDC allows proposed developments in the MU-C, MU-D, MU-E, and MU-R zoning districts that are also within one-quarter mile of a Transit Center to be eligible for an additional story, up to 15 additional feet, beyond what is allowed by right within the zone district.
The TMP identifies multiple Transit Centers throughout the City of Longmont, which are classified into Transit Center with Park-n-Ride and Transit Center without Park-n-Ride.
HB-24-1313 established requirements for designated TOCs. Longmont is one of the designated TOCs. The Colorado Department of Local Affairs (DOLA) has identified one required Transit Center Corridor and approved one Optional Transit Station in Longmont pursuant to the requirements of HB-24-1313.

Analysis & Conclusion:

Generally, a Transit Center is seen as a location where multiple modes of transportation converge to facilitate route connections or mode shift (ex: parking a personal vehicle and boarding a bus or train). As such, the LDC intends to provide development incentives for being adjacent or nearby a Transit Center. Thus, the determination is made that two locations within the City of Longmont shall be considered as a Transit Center for development incentives. The two locations are identified within the TMP as Transit Center with Park-n-Ride – one located near Main Street and 1st Avenue and the other near Main Street and Park Ridge Avenue. A single bus stop shall not be used as the basis for any development incentives.

Further, State of Colorado HB-24-1313 designates Transit Centers for certain communities including Longmont where higher density residential development is encouraged in order to meet Housing Opportunity Goals. Therefore, all designated Transit Centers meeting the requirements of HB-24-1313 shall be considered to be a Transit Center for purposes of the LDC, and therefore eligible for one additional story beyond what is allowed by right in the zoning district. This Written Interpretation rescinds and replaces Interpretation 2025-006.

[Handwritten signature of Grant Penland]

Grant Penland
2026.05.13 14:00:47 -06'00'

Grant Penland

Date

Cc: Official record of interpretations