

LYONS

NEIGHBORHOOD LICENSURE HANDBOOK

DRAFT

SPRING 2017



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1. INTRODUCTION

The historic flood of September 2013 impacted nearly every aspect of the Lyons, Colorado community. Roads, bridges, infrastructure, and utilities suffered significant damage, businesses were hard hit, music venues and cultural centers were affected, and park lands were devastated. In the tragedy, more than 200 homes were damaged or destroyed, many never to be rebuilt. Our river bottoms were scoured, along with other environmental assets like trees and riparian habitats.

As a result, the Town of Lyons acquired or will acquire 27 former residential properties with flood recovery funding. These properties incurred substantial flood damage or complete destruction. Funding from the Hazard Mitigation Grant Program (HMGP) of the Federal Emergency Management Administration (FEMA) and the Community Development Block Grant for Disaster Recovery (CDBG-DR) programs of Housing and Urban Development (HUD) was used to acquire the properties.

A primary goal of these programs is the removal of flood damaged structures and prevention of rebuilding in order to mitigate the impact of future floods. Upon acquisition these properties carry perpetual open space use restrictions. Each of these parcels is referred to as a Deed-Restricted Buy-Out Property (DRBOP).

The Town of Lyons, in conjunction with the consultant team of Design Concepts, Amec Foster Wheeler and GreenPlay developed the DRBOP Use & Management Plan for the sites as a blueprint for the future.

This planning project engaged the public to plan for use of these properties in the St. Vrain River confluence area, a location with significant ecological and recreational value. In accordance with the DRBOP Use & Management Plan many acres of the newly acquired property will be planned to restore riparian habitat around the St. Vrain River confluence. Opportunities for recreation and social interaction will be intertwined by featuring walking/biking trails, benches, rain gardens, river access within an enhanced native habitat designed to mitigate future flood hazards.

The following guiding principles were identified as critical project success factors:

- Improved connectivity
- Safe access to the St. Vrain River corridor
- Resiliency to future flood events
- Universal access for all abilities
- An appropriate mix of passive and active recreational uses
- Ecologically sustainable, low-impact planning solutions

These properties are envisioned primarily as naturalized community spaces. However, several of the DRBOP parcels will be made available for other types of low impact use through a neighborhood licensure process. Licensure allows next-door neighbors or other local stakeholders semi-private use of these sites subject to certain limitations, conditions, and deed restrictions. Referred to in this handbook as “neighborhood lots” or “licensed lots” these small parcels and buffer areas are located adjacent to or in between existing residences.

Licensing is intended to serve local neighbors in several ways. It improves livability and strengthens a sense of place and community identity. It allows for individual expression and provides a measure of control for residents over land uses adjacent to their homes. Further, allowing neighbors use of licensed lots makes for a more sustainable maintenance approach by shifting some responsibilities and costs from the Town to the licensee. Finally, the licensure program ensures safety of residents, visitors, and the general public in flood prone neighborhoods.

2. PUBLIC & PRIVATE USE

All licensed lots are owned by the Town of Lyons and are therefore public spaces. Unlike local parks or the downtown streetscape, licensed lots are intended to be naturalized open space areas if not licensed for other uses. Town staff will care for and manage any sites or portions of sites that have not been licensed.

All lots will be treated with soil enrichment and seeded with native grasses. This step is intended to simplify maintenance and beautify the lot and the surrounding neighborhood. It is expected that nearby residents will not mow, prune, or encroach on these natural landscapes, unless under license agreement with the Town.

Lots that are under license agreements are envisioned as privately used within a spirit of mutual benefit to the public. This may involve, for example, sharing of fruit from a mini-orchard planted on a licensed lot with neighbors. A lot might include a garden with seating for the enjoyment of the entire block, or simply a bed of wildflowers that blooms all summer long. Perhaps a game of horseshoes, an example of permaculture, or an outdoor art space? Licensees are encouraged to engage the neighborhood and create spaces that may serve the entire community.

The Lot Licensure program is intended to encourage investment and care for the DRBOP sites so they may be integrated into the neighborhood in a way that is both aesthetic and useful. Licensing agreements allow for customized use by licensees and enables neighbors, or other Lyons entities, to enjoy these sites and have greater control of the DRBOPs in their community.

3. USE RESTRICTIONS

Use of licensed lots must comply with deed restrictions to mitigate hazards and preserve public health, safety, and welfare in light of the great potential for natural flood events. The Town of Lyons has developed additional use restrictions intended to help maintain the quality of life and local character of the Town for its residents. All site uses must be approved by the Town of Lyons to ensure compliance prior to entering into a license agreement. Note: A 'use' may refer to either an activity or a physical feature.

Allowable Uses of Licensed Lots

- Gardening
- Landscaping
- Natural area
- A use approved by the Town of Lyons

Non-Allowable Uses of Licensed Lots

- Uses not approved by Town of Lyons
- Uses that violate Town of Lyons municipal ordinance
- Uses that violate Town of Lyons floodplain regulations
- Site regrading
- Vehicle parking including vehicles, boats, campers/recreational vehicles, tiny homes, or construction equipment
- Walled structures
- Fences
- Overnight camping
- Public picnicking
- Obstructions that may trap debris in a flood event
- Storage of inventory supporting a commercial operation
- Storage of construction materials or fill dirt
- Landfill or storage of hazardous or toxic materials
- Above or below ground storage tanks, including rain barrels
- Hydraulic fracturing or horizontal-directional drilling (HDD)
- Paved vehicular access
- Septic tanks

4. FREQUENTLY ASKED QUESTIONS

1. What is a neighborhood lot license?

A neighborhood lot license is a legal agreement between a licensee and the Town of Lyons that permits the licensee semi-private use of a buy-out property site. A complete summary of the legal agreement may be found as an addendum to this handbook.

2. Who is eligible to license a neighborhood lot?

Adjacent property owners may apply for a neighborhood lot use license on a first come, first serve basis. If an adjacent property is a rental and is not owner-occupied, then the owner may enter into a license agreement with the Town. However the Town will have to ensure that the renters follow the use restrictions and management responsibilities for the site. A license agreement is between a property owner and the Town. Property owners may rely on renters of a property to manage a licensed lot, at their own discretion.

License applications from adjacent neighbors will be given priority. However, if it appears that no adjacent neighbors intend to apply or the adjacent neighbors are not compliant with the use restrictions prior to applying for a license agreement or their application is rejected because the proposed licensed use does not comply with the use restrictions, the Town may, in the spirit of collaboration, consider applications from local non-profit organizations, public entities or businesses.

3. What does the process involve?

An applicant must complete and submit a Neighborhood Lot Licensure Application to the Town for staff review and discussion with the applicant. If approved, the applicant, the successful applicant will be required to enter into a license agreement in a form acceptable to the Town and is then deemed the "licensee". A licensee will be allowed to use a lot or a portion of a lot for a specified, approved purpose provided the licensee comply with the terms of the license agreement and all applicable deed restrictions for the licensed property. Nearby property owners will be notified of pending approval of a use license by a neighbor, as a courtesy, and will be given ten days to respond to Town staff with any concerns.

Refer to the Use Restrictions section of this handbook for additional information.

4. How much does it cost?

There is no fee to apply for a Neighborhood Lot License

5. How long is a license agreement good for?

To ensure the licensee follows the deed use restrictions and license terms and conditions, the Town will conduct an annual review of each license. License agreements will be renewed provided the licensee's use complies with all terms, conditions, and use restrictions. Over time, a licensee can make arrangements with other adjacent neighbors should they have an interest in sharing use of the space, but ultimately the license agreement will be between the Town and a specific property owner/local entity

6. Is the license revocable?

Yes. License agreements may be revoked at any time with 30 day notice or without notice if there is a violation. Licensees shall comply with the terms of the license as well as Town code, and use the licensed lot in a way that is compatible with the local neighborhood and is respectful of nearby residents.

7. What can I do with a licensed site?

Licensed lots may be planned and improved by the licensee as outlined in this handbook or in any manner that has been formally approved by the Town of Lyons. This handbook includes discussion of the intent of licensure, use restrictions, setbacks, and garden design basics to provide guidance. Any use of a licensed lot shall be in accordance with the deed restrictions, Town code and proper floodplain and floodway management policies and practices as required by the Town of Lyons and Boulder County.

8. What if I intend to use a licensed lot in a way not discussed in this handbook?

The Town may approve other proposed uses that are found to be consistent with the intent of the use restrictions and do not impact the floodplain or floodway.

9. Do I need additional insurance for a lot for which I hold a license?

Licensees are required to name Town of Lyons as an additional insured on their homeowner's policy, with Town as additional certificate holder. Proof of licensee's homeowner's liability or other liability insurance coverage that includes the licensed property will be required. It is recommended that licensees obtain property insurance for any personal belongings on a licensed lot. The Town believes that such coverage under an existing homeowner's policy would be possible at a nominal premium. The Town of Lyons already carries flood insurance on the properties, and is otherwise covered for municipally owned property in accordance with Colorado law.

10. Are licensed lots publicly accessible?

A licensee is not required to allow the general public access to a lot they have licensed. However, the essence of licensure is that these lots are intended for mutual private and public benefit. All licensed lots are publicly owned by the Town of Lyons. Licensure is intended to give neighbors a vested interest in these sites, and allow licensees to use and enjoy these spaces. Refer to Public & Private Uses for further information.

11. Do local laws and regulations apply to licensed lots?

Yes. Town of Lyons municipal ordinance applies to all licensed lots. As Town owned properties, licensed lots are subject to any code that regulates public lands in addition to codes that regulate residential land use.

12. Are special events allowed, such as a graduation party or wedding?

Yes, if the use has been approved by Town staff as part of the application process.

13. Is alcohol permitted on a licensed lot?

No. Consumption of alcohol on Town property is a violation of Town of Lyons municipal code and is not permitted on licensed lots.

14. Is camping allowed on my licensed lot?

No. Overnight camping is not allowed on the licensed lots.

15. Can I build a shed or a garage?

No. Structures with walls, such as a shed or garage, are not permitted on licensed lots. Carports are also not allowed on licensed properties as parking and storage of materials are not allowed. Any type of unwalled, open-air structure would need approval from the Town. Placement of any structure on a licensed lot without Town approval will result in a violation of the license agreement.

16. Can I park a vehicle, boat, or camper, or tiny home on my licensed lot?

No. Residents and licensees may not park vehicles, boats, campers/recreational vehicles, or tiny homes on licensed lots.

17. Can I have a playground on a licensed lot?

All play equipment must be approved by Town staff. Any play equipment placed on a licensed lot without approval will result in a violation of the license agreement.

18. Can I build a fence?

Fences must be approved by Town staff. Any traditional fencing placed on a licensed lot without approval will result in a violation of the license agreement.

19. Can I grade the site?

Not without potentially great expense to conduct and provide to the Town for approval the results of modeling studies to show that proposed grading would not negatively impact (as defined by Floodplain and Floodway regulations) the surrounding area. By changing the grade of a licensed lot, adding berms or digging trenches, the local hydrology is impacted. If not accounted for, this can create unforeseen hazards and endanger the public in a future flood event. A rule of thumb would be for any changes to the grading +/- 6 inches need to be approved by the Town.

20. Can a licensed lot be used for business?

Commercial use is not allowed, but a local organization or business might license a property to further a particular non-profit goal, such as promoting a volunteer cause or displaying art to beautify the Town. If neighboring property owners do not apply for a license, an Adopt-A-BOP Program will allow local organizations or businesses to apply.

21. *What is the Adopt-A-BOP program?*

The Adopt-A-BOP program is an informal program that will allow local businesses, public entities, educational groups, and non-profit organizations to customize and maintain a licensed neighborhood lot if neighboring residents do not apply. This would allow such entities to utilize a licensed site for creative uses that engage the community and contribute to the identity and local character of Lyons. A process similar to a request for proposals will be pursued by the Town should the need for an Adopt-A-BOP program arise. Neighbors will be notified of the process and the Town staff will review the proposed use of the site and approve or deny the use at their discretion.

22. *How will license restrictions be enforced?*

The Town of Lyons will enforce use restrictions and monitor licensed lots to ensure that only approved uses are implemented. Annual inspections of licensed lots by Town staff will be required as a condition of a licensure agreement. As with enforcement of municipal codes, Town staff will work with property owners to come into compliance as an initial step should use restrictions be violated. However, Town of Lyons may revoke a license agreement at any time for failure to comply with all applicable terms and conditions.

23. *Will there be regular inspection of a licensed lot?*

Annual inspections of licensed lots will be conducted as part of the license renewal process. The Town of Lyons also reserves the right to inspect a licensed lot at reasonable times, with notice, to ensure compliance with all applicable deed restrictions. Additionally, the Federal Emergency Management Administration and the Colorado Department of Local Affairs also have the right to enter a lot for this purpose.

24. *Who is responsible for maintenance on a licensed lot?*

The licensee is responsible for maintenance on any portion of lot for which they have been licensed, with the exception of tree care. Unless otherwise provided by the license, trees that exist at the time the license is issued will be maintained by the Town of Lyons. A license applicant may propose to plant new trees, if desired. The license review process will define where trees may be planted and whether Town or the licensee is responsible for tree care.

25. Who takes care of existing trees?

The Town of Lyons is responsible for maintaining existing trees on a licensed lot. If a licensee prefers to handle pruning themselves, in the case of fruit trees for example, that may be arranged with Town maintenance staff. The care and maintenance of any trees planted by a licensee will typically become the licensee's responsibility.

26. Can I plant new trees on a licensed lot?

Yes, up to five (5) trees may be planted by a licensee in accordance with Town of Lyons tree ordinance. Tree species and locations must be approved by Town staff. Any trees planted by a licensee are the responsibility of that licensee. The Town of Lyons will maintain trees that exist on a lot prior to entering into a license agreement, but will not care for trees planted after the licensee has assumed use of the site.

Any species listed as "nondesirable" in Town ordinance or discouraged in Boulder County, such as Siberian elm and Russian olive, are prohibited. Some species, such as ash varieties, are not explicitly prohibited may not be recommended due to their susceptibility to infestation or disease.

Refer to Additional Resources for further information.

27. Are there restrictions on the types of species I can plant on a licensed lot?

Invasive species and noxious weeds are not permitted. These species disrupt native vegetation and ecosystems. Refer to Lyons Municipal Code, Article 4 for advice on vegetation in parks, along streets and in other public areas. Also refer to the Boulder County Noxious Weed list when choosing and eradicating species.

Refer to Additional Resources for further information.

28. Are soils on licensed lots suitable for growing plants?

Existing soils have been amended to add nutrients and encourage root proliferation. Further information on site soils may be available from the Town of Lyons.

29. Can a licensed lot include raised garden beds?

No. Raised garden beds are not compliant with the use restrictions. However, other options such as raised row gardens or hügelkultur may be allowed provided the ground level is not raised more than 6 inches.

30. Is water for irrigation provided by the Town of Lyons?

No. Watering of plants and landscaping is the responsibility of the licensee. No operable water sources are available on Neighborhood License Lots at this time. Licensees may use water from an indoor tap or outdoor spigot on the licensee's property for irrigation.

31. Can I collect and irrigate with rainwater?

No. In the State of Colorado, homeowners may collect up to 110 gallons of rainwater, but only for use only on their own property. The collected rainwater may be used to irrigate outdoor lawns, plants or gardens on the same property from which the rainwater was captured. By Colorado law, licensees must only gather and use rainwater on the property they own, as collection of rainwater on a licensed site may be deemed unlawful.

Refer to Additional Resources for further information.

32. Can I raise chickens on a licensed lot?

Chickens are only allowed on a licensed lot if permitted by Town of Lyons municipal code. A traditional chicken coop, as a walled structure, is not compliant with the use restrictions. However, if chickens are housed on a licensee's own property a mobile chicken tractor could be used on the licensed lot if permitted by Town ordinance. No processing of poultry is allowed on licensed lots, including butchering and cleaning.

33. Can I keep bees on a licensed lot?

Bee keeping is only allowed on a licensed lot if permitted by Town of Lyons municipal code.

34. If I have licensed a use on part of a neighborhood lot, can I use the rest of the site if it is not under a license agreement?

No. Licensees may only use the portion of the lot for which they are under a license agreement. Any portion of a neighborhood lot that has not been licensed will be maintained by Town staff as a natural area. If a licensee wishes to use an entire lot or a greater portion of the lot on which they have been licensed, that would require a new licensure application and be subject to Town approval.

35. Can more than one neighbor share a license agreement?

No. However, more than one license may be issued for a licensed lot site. In this situation, each license holder is approved to use a specific portion of the lot. A formal legal agreement will be signed by each licensee that outlines where and how that individual may use the licensed lot. Any informal shared-use arrangements that may occur between neighbors will not change the license agreement, as the ultimate responsibility lies with the licensee.

5. NEIGHBORHOOD LICENSE LOTS

Neighborhood License Lots include two types of sites: 1) Middle lots, and 2) Buffer areas.

Middle lots are parcels located in between existing residential properties with close proximity to multiple nearby homes. Typically dimensioned 50 feet x 140 feet and rectangular in shape some of these lots are available for licensure. Some portions of these sites have been retained for or emergency access or other Town use.

Buffer areas are spaces next to existing homes on DRBOP lands intended for community use. Buffer “lots” do not have platted property boundaries, rather they have been set aside to provide separation for adjacent residents from community spaces. Buffers have been identified by the Town of Lyons as important for this purpose and are available for licensure, similar to in-between sites.



Figure 1: Map of Neighborhood License Lots.

Note: Map does not grant or guarantee any benefits or use of town-owned property to neighboring property owners.

The licensure process is the same for both middle lots and buffer areas. However, middle lots are subject to setbacks from neighboring properties while buffer areas are not. A setback is a restriction imposed on an edge of a licensed lot that define areas of the lot a licensee may not use. Setbacks are required for comfort and privacy of adjacent residents. A setback is the distance between the home or nearest structure of a neighboring property and a use area on a licensed lot. The required setback is 25 feet. This setback runs in a band along that entire edge of the licensed lot.

A setback is not required on the side of a licensed lot adjacent to the property of the licensee. Also, no setbacks are required at the front or rear of the licensed lot.

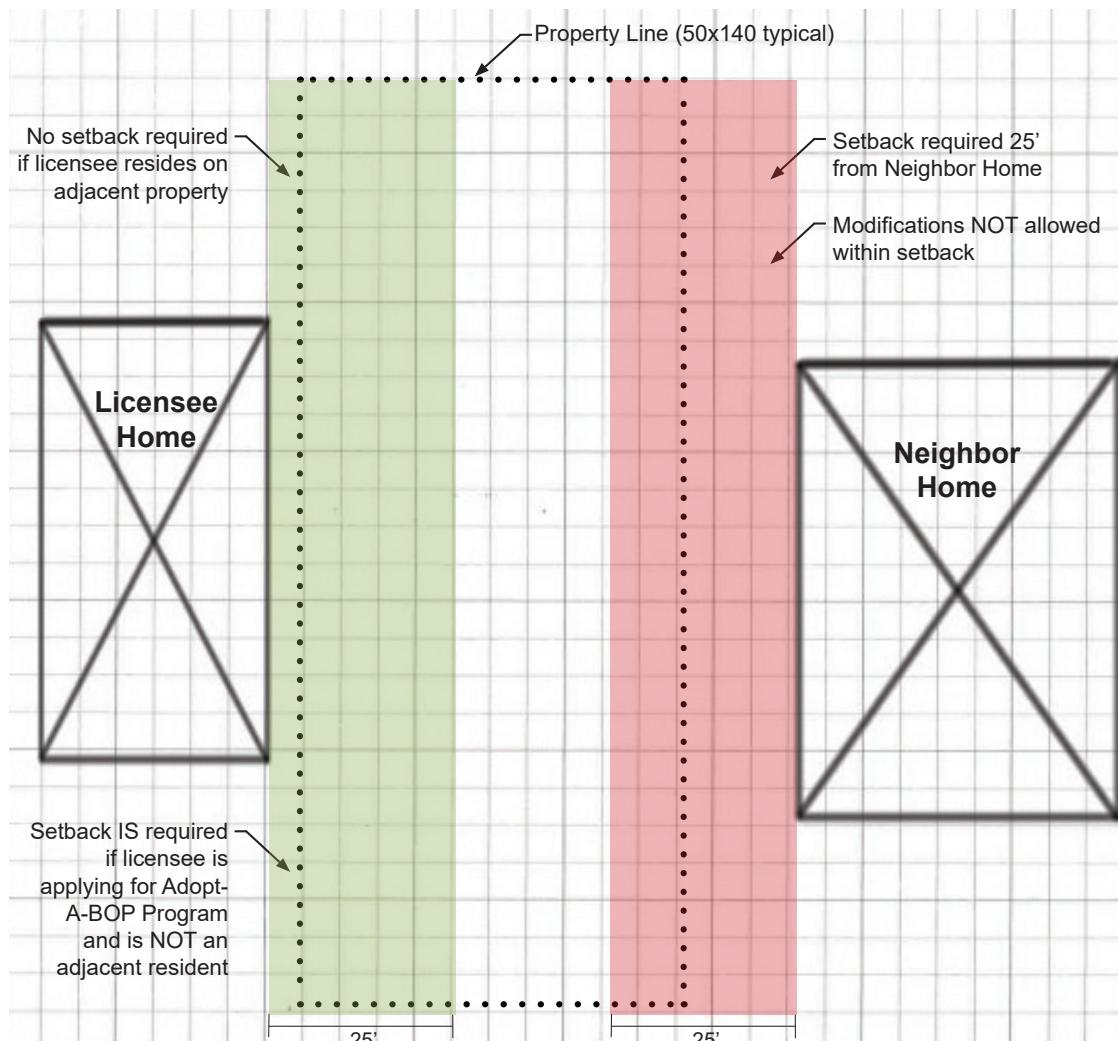


Figure 2: Setback requirements for Neighborhood License Lots

6. LICENSE APPLICATION

A two-page application must be filled out by a party interested in pursuing use of a license lot. Applicants will provide some general information, a description of the intended use, and a simple sketch plan to locate uses on the site. All license applications are considered by Town of Lyons staff on a case by case basis.

NEIGHBORHOOD LOT LICENSE APPLICATION FORM

NAME:

HOME ADDRESS:

PHONE:

EMAIL:

***PARCEL NUMBER:**

***TOTAL ACRES:**

PERCENTAGE OF USE: Do you intend to license and maintain the whole lot or a portion if the lot?

PROPOSED USE: What types of activities will the lot be used for?

PROPOSED IMPROVEMENT: Do you intend to alter the lot? If so, what changes do you propose?

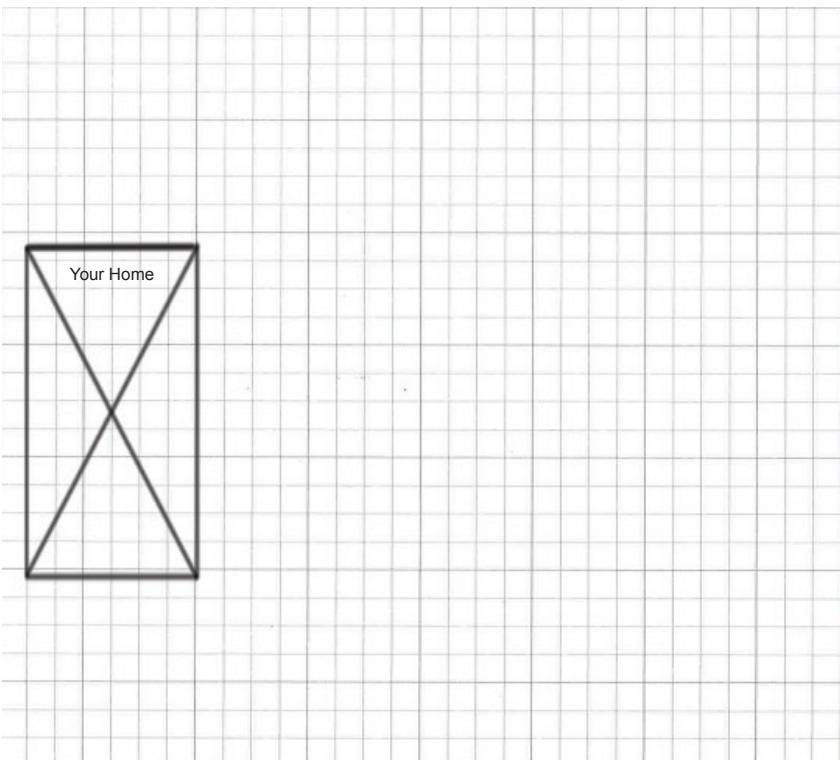
*For Town Use



Figure 3: Neighborhood Lot License Application, page 1

An applicant will be asked to schedule a pre-proposal meeting to discuss their intended use of the lot in order to work through the basic information that is needed for the proposal. This meeting will also help to clarify allowable uses, non-compliant uses or other concerns with Town staff. If approved, applicants will be notified and a license agreement will be drawn up, customized for each licensee, site, and use.

NAME:



25' scale: 1" = 20'

Plan your design

Use this template to draw your plan:

- Show your home and, if applicable, the home of your neighbor
- Add an arrow to show North
- Note adjacent streets or alleys

Include this plan with your application to license a neighborhood lot.

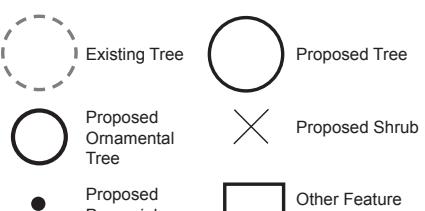


Figure 3: Neighborhood Lot License Application, page 2

NEIGHBORHOOD LOT LICENSE APPLICATION FORM

NAME: Jane Smith

HOME ADDRESS: 123 Park Street

PHONE: 303-823-1234

EMAIL: jsmith@email.com

***PARCEL NUMBER:**

***TOTAL ACRES:**

PERCENTAGE OF USE: Do you intend to license and maintain the whole lot or a portion if the lot?

I would like to use a 10 foot by 10 foot portion of the lot.

PROPOSED USE: What types of activities will the lot be used for?

A vegetable garden, a tree for shade, and a fruit tree.

PROPOSED IMPROVEMENT: Do you intend to alter the lot? If so, what changes do you propose?

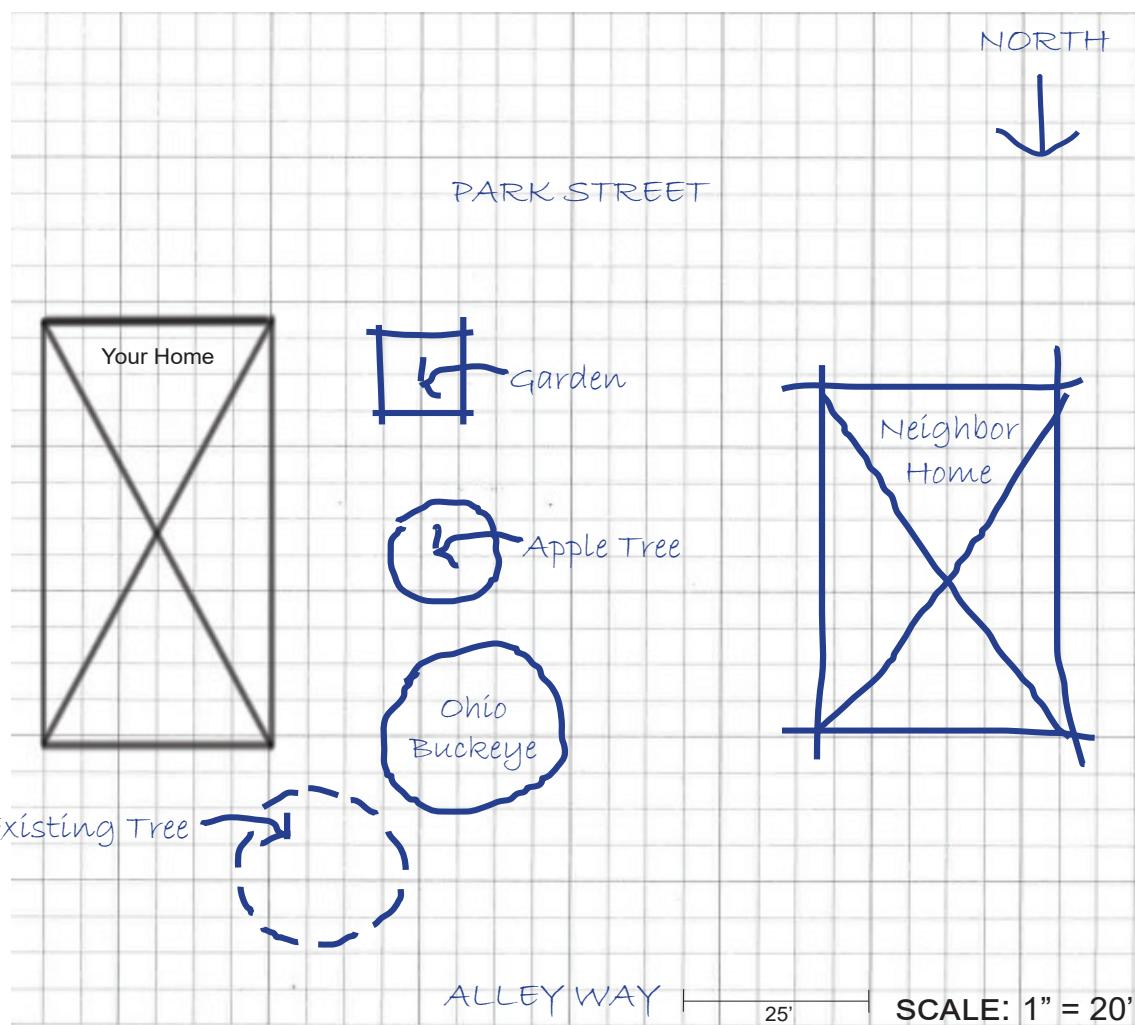
I would like to dig out a 10' x 10' plot approximately 6" deep, till the soil, and plant vegetables. I may also plant marigolds along the edges to help keep out wildlife. I also want to plant an Ohio buckeye tree nearby for shade, and an apple tree.

*For Town Use



Figure 4: Sample application completed and ready to submit to Town staff

NAME: Jane Smith / 123 Park St.

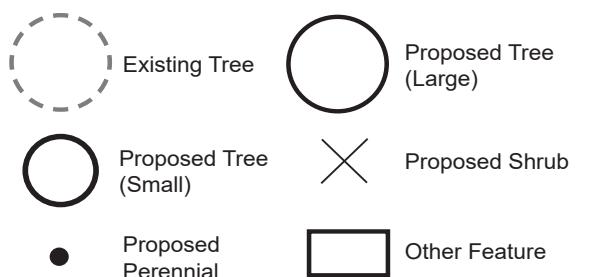


Plan your design

Use this template to draw your plan:

- Show your home and, if applicable, the home of your neighbor
- Add an arrow to show North
- Note adjacent streets or alleys

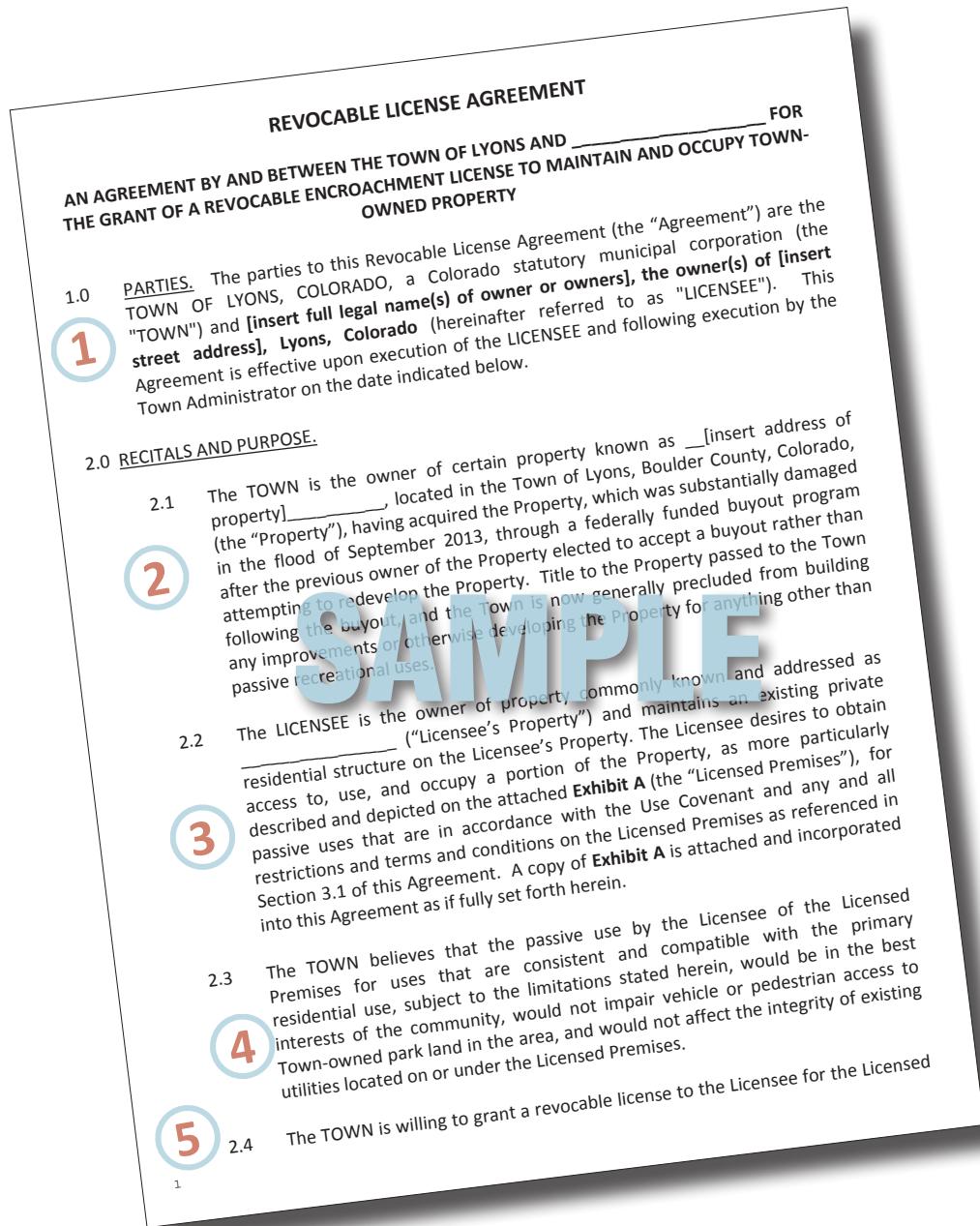
Include this plan with your application to license a neighborhood lot.



7. LICENSE AGREEMENT

Approved applicants must enter into a legal agreement with the Town of Lyons for use of a licensed lot. This is a legal contract that defines the terms of neighborhood lot licensure and gives the licensee the right to use a licensed lot as approved by Town staff.

An Addendum to the Neighborhood License Lot Handbook is available from the Town of Lyons that explains legal terminology of a sample contract, clarifies the terms and intent, and summarizes the license agreement.



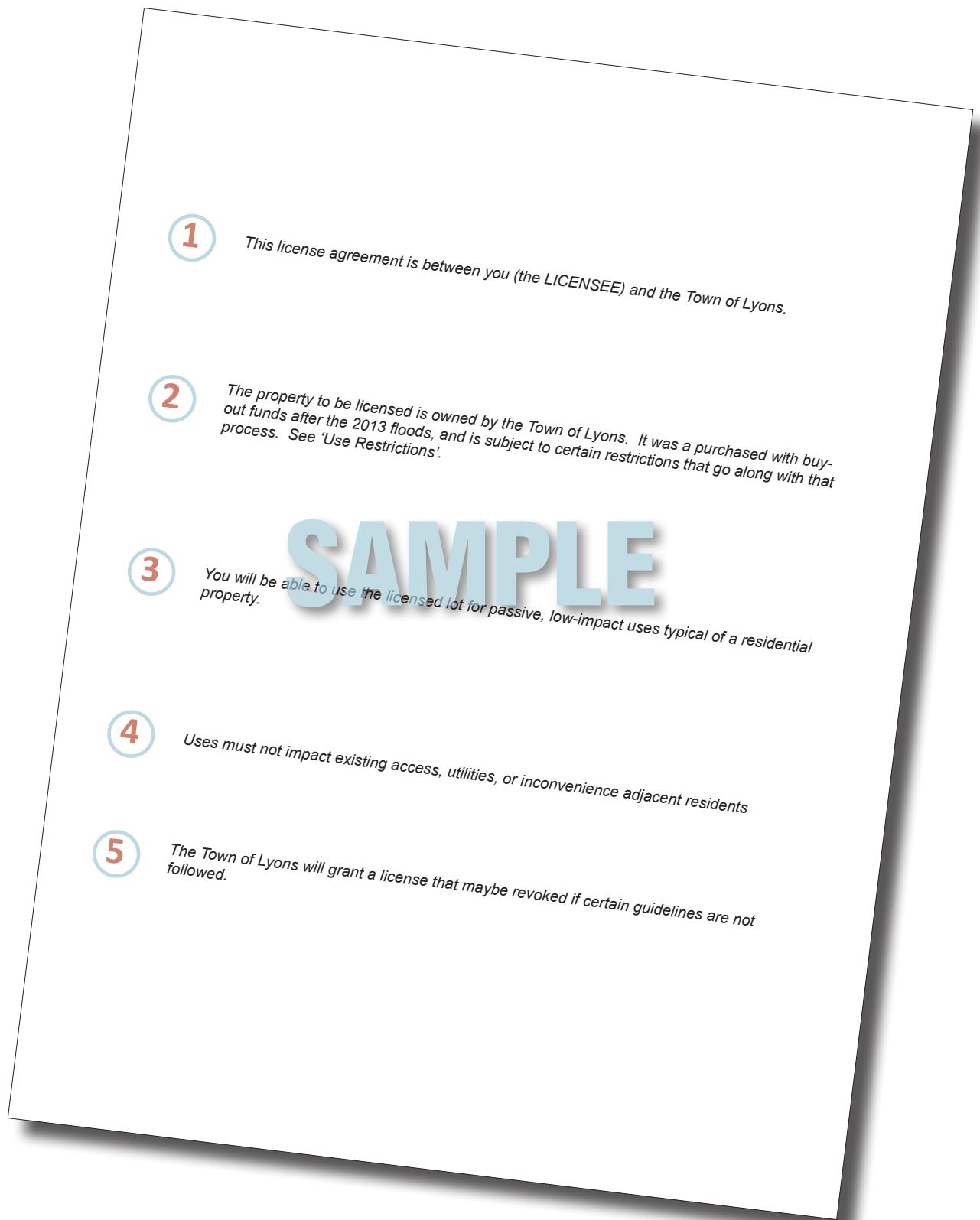


Figure 5: Example of License Agreement Summary.
Contact Town of Lyons for the Addendum to the Neighborhood License Lot Handbook.

8. GARDEN DESIGN

Gardening in Colorado and Lyons can be fun and rewarding, but it can also be a challenge. Low humidity, fluctuating temperatures, drying winds, and intense winter sunlight can make for highs and lows in a Front Range garden. However, there are many benefits: the abundant sunshine helps plant photosynthesize, low humidity minimizes plant disease, and low precipitation makes it possible to control the water plants receive. But planning a new garden can be overwhelming. By choosing the right plants and having some patience flowers, veggies and landscaping can flourish. Here are a few themes and ideas that might be helpful in customizing a garden on a neighborhood licensed lot:

Bee, Butterfly & Bird Habitat

Certain plant species provide food and shelter to encourage bees, butterflies, and birds to visit and linger. Bees and butterflies are pollinators that help flowers bloom and serve the greater ecosystem. Dozens of butterfly and bird species are found along Colorado's Front Range. Habitat gardens can offer a colorful, seasonal attraction, and a dynamic and eco-friendly addition to an outdoor space.

Grassy Meadow

Ornamental grasses are recommended for Colorado gardens due to their adaptability and suitability to our climate and soils. Many grass species are drought friendly, can grow in poor soil, and are relatively easy to sow and maintain. Different types of grasses can give a garden varied color, texture, and year-round seasonal interest.

Living Fence

Living fences can provide several benefits to a neighborhood. They can create privacy and security, can serve as a windbreak, and can last longer than manufactured fences. These rows of plants, shrubs, or trees can also beautify a neighborhood by adding seasonal interest, color and texture.

Nature Education

There are countless educational opportunities for children and adults in the garden. Learning can span ecology, biology, social skills, nutrition, permaculture, mindfulness, and an appreciation for the environment among many others.

Mini-Orchard

Growing a small orchard is possible with the right technique and care. Selected tree species and fruit types must reflect realities of a site, such as the amount of sun and water available. Local nurseries can be helpful in choosing trees best suited to a licensed lot. An orchard can also serve as a landscape screen, help cool the area during the summer months, and provide a healthy and local food source.

Rain Garden

Rain gardens use rainfall to help plants thrive. By capturing storm runoff in a specific area, rain gardens also improve water quality and reduce pollution using natural biofiltration processes. A variety of native and perennial plants, grasses and flowers can be incorporated to add color and vitality to a landscape.

Shady Grove

A shady grove can have many benefits to a neighborhood. Trees will grow faster if species are native or adaptable species that will flourish for many years. Mature trees will grow into a canopy that cools the surroundings and reduces understory maintenance. Shade trees can screen adjacent land uses while creating a new local habitat for plants and wildlife.

Veggie Garden

A vegetable garden can be an extraordinary addition to everyday life. A place for learning and healthy living, locally grown vegetables also enhance the local food system. Growing vegetables can be easy and fun if you follow guidelines specific to gardening in the Front Range.

Refer to the Additional Resources section of this Handbook for further information on gardening in the State of Colorado.

9. GLOSSARY

Buffer Area: A space next to existing homes on buy-out lands intended for community use that may be available for licensure

DRBOP: (Deed Restricted Buy-Out Properties). Refers to the sites acquired by Town of Lyons as a result of flood recovery funding, as well as the community process used to plan these sites

Grading: Raising and or lowering the elevation of land on a site

Hügelkultur: A gardening method that used no-dig raised beds made up of branches, leaves, grass clippings, and other biomass topped with soil and plantings

Licensee: A property owner, Town resident, or local entity that has entered into a licensing agreement with the Town

Licensed Lot: A former residential property acquired through a Federal buy-out process that a citizen may use pursuant to a license agreement with the Town

Living Fence: A line of grasses, shrubs or perennial plantings that defines and serves to limit access to an area or property

Middle Lot: Lots located adjacent to more than one existing residential property with close proximity to multiple nearby homes that may be available for licensure in part or in their entirety

Neighborhood Lot: A buy-out lot that is available for use pursuant to a license agreement. Also see “Licensed Lot”

Neighborhood Lot License: An annual, revocable agreement that provides use of all or a portion of a neighborhood lot to a local resident or other user subject to all applicable terms and conditions

Perennial: A perennial is a plant that lives for longer than two years and which will not require re-seeding every year

Pollinator: An insect or animal that moves pollen from one flower to another to help achieve fertilization. Animals such as birds, bees, butterflies, and moths are considered pollinators

Rain Garden: An area designed to capture storm runoff and use it to water plantings

Revocable license: A use agreement that may be revoked, or rescinded

Tiny Home: A small structure built on a trailer intended for use as living quarters

10 . ADDITIONAL RESOURCES

Various expert resources are available from Colorado State University Extension, Boulder County, and Town of Lyons to assist licensees in designing a garden or landscape on a buy-out lot.

Water

Drip irrigation for gardens

<http://extension.colostate.edu/docs/pubs/garden/04702.pdf>

Fall and winter watering

<http://extension.colostate.edu/docs/pubs/garden/07211.pdf>

Watering during a drought

<http://extension.colostate.edu/docs/pubs/garden/07240.pdf>

Rainwater collection in Colorado

<http://extension.colostate.edu/docs/pubs/natres/06707.pdf>

Gardening Basics

Find difference resources and links from soil amendment to mulches

<http://extension.colostate.edu/topic-areas/yard-garden/?target=publications#basics>

<http://planttalk.colostate.edu/>

Plants, Trees, Pruning & Xeriscaping

Recommended trees for the Colorado Front Range:

http://static.colostate.edu/client-files/csfss/pdfs/trees_for_frontrange.pdf

Town of Lyons tree and shrub guidelines:

https://www.municode.com/library/co/lyons/codes/municipal_code?nodeId=CH7HESAAN_ART4TRSH

Pruning mature shade trees

<http://www.cmg.colostate.edu/pubs/Trees.html#Pruning/>

Pruning Shrubs and flowering shrubs

<http://planttalk.colostate.edu/topics/trees-shrubs-vines/1713-pruning-shrubs/>

<http://www.ext.colostate.edu/mg/Gardennotes/616.pdf>

User friendly introduction to the beauty and versatility of ornamental grasses:

<http://extension.colostate.edu/docs/pubs/garden/07232.pdf>

What is xeriscaping and how to incorporate it in the garden

<http://extension.colostate.edu/docs/pubs/garden/07228.pdf>

Vegetable Garden

Outlines what vegetables to grow and preferred growing season

<http://www.ext.colostate.edu/mg/gardennotes/720.pdf>

<http://www.ext.colostate.edu/mg/gardennotes/719.pdf>

<http://extension.colostate.edu/docs/pubs/garden/07609.pdf>

Perennial Gardening

What to consider when you're creating a perennial garden

<http://extension.colostate.edu/docs/pubs/garden/07402.pdf>

Rain Garden

How to build a rain garden

<http://stormwatercenter.colostate.edu/wp-content/uploads/2013/05/Colorado-Rain-Garden-Guide1.pdf>

Butterfly Garden

Resource to help plan a butterfly garden:

<http://extension.colostate.edu/docs/pubs/insect/05504.pdf>

Invasive Plants

Boulder County Parks & Open Space Weed Management - Policies

<https://assets.bouldercounty.org/wp-content/uploads/2017/03/weed-policy.pdf>

Municipal Code Article 4 – Trees and shrubs

https://www.municode.com/library/co/lyons/codes/municipal_code?nodeId=CH7HESAAN_ART4TRSH

Pesticides

Insect control: horticultural oils

<http://extension.colostate.edu/docs/pubs/insect/05569.pdf>

Insect control: soaps and detergents

<http://planttalk.colostate.edu/topics/insects-diseases/1427-pesticides-natural-products/>

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