

# Proposed Regulation Changes

## Zoning Resolution

<p>Section 1 - Administrative</p>	<ul style="list-style-type: none"> <li>&gt; General Housekeeping.</li> <li>&gt; Update the Procedure Section to remove the requirement that the applicant send out notification.</li> <li>&gt; Update timelines.</li> <li>&gt; Modify Road of Record language</li> <li>&gt; Add notification language to Minor Variations</li> </ul>
<p>Section 2 – General Provisions</p>	<ul style="list-style-type: none"> <li>&gt; General Housekeeping</li> <li>&gt; Include the administrative exception process in the exceptions to modification of lots or structures.</li> <li>&gt; Clarify when a building permit shall not be issued</li> <li>&gt; Clarify improvement location survey submittal requirements</li> <li>&gt; Remove Property Merger Criteria to be included in a new section.</li> <li>&gt; Clarify that fences on corner lots must comply with vision clearance triangle requirements and that fences over 42 inches in height must maintain a 25'x25' sight triangle for all driveways.</li> <li>&gt; Modify Fence permit provisions to allow fences on side-yards adjacent to streets</li> <li>&gt; Clarify setback criteria</li> <li>&gt; Add Pygmy Goat and miniature Pig to the list of non-human mammals</li> <li>&gt; Clarify requirements for sexually oriented businesses</li> <li>&gt; Require setback verification forms prior to pouring foundation</li> <li>&gt; Require form letter R for new residential dwellings</li> </ul>
<p>Section 3 – Enforcement and Administrative Exceptions</p>	<ul style="list-style-type: none"> <li>&gt; General Housekeeping.</li> <li>&gt; Add Enforcement process.</li> <li>&gt; Specify a regulation for enforcement measures of defensible space and fuelbreak thinning.</li> <li>&gt; Clarify site plan submittal requirements for Administrative Exceptions</li> <li>&gt; Remove sign height and face area from Administrative Exceptions</li> <li>&gt; Remove proof of financing from the Temporary Living Quarters section.</li> <li>&gt; Move Agricultural lot size provisions to Agricultural section</li> </ul>
<p>Section 4 – The Board of Adjustment</p>	<ul style="list-style-type: none"> <li>&gt; Update notification to refer to the Administrative Section of the Zoning Resolution.</li> <li>&gt; Remove the requirement to schedule a hearing once the application is complete.</li> <li>&gt; Specify submittal requirements.</li> <li>&gt; General Housekeeping.</li> <li>&gt; Clean up temporary structure provisions</li> <li>&gt; Clarify sign provisions to refer to the Signs Section of the Zoning Resolution.</li> <li>&gt; Remove access criteria variances – now approved by fire district</li> </ul>
<p>Section 5 – Accessory Uses</p>	<ul style="list-style-type: none"> <li>&gt; Remove dwelling for farm or ranch hand – covered by ADU provisions.</li> </ul>

	<ul style="list-style-type: none"> <li>➤ General Housekeeping.</li> <li>➤ Remove private satellite dish antennas over 18 inches in diameter</li> <li>➤ Specify a maximum height for fence enclosures for tennis courts and batting cages, etc.</li> <li>➤ Allow no more than 200 square feet of mini structures per lot in residential zones with the exception of Agricultural Districts.</li> <li>➤ Allow multiple mini-structures to be used for storage.</li> <li>➤ Clarify requirements for shipping containers used as sheds</li> <li>➤ Update accessory structure maximum size.</li> <li>➤ Clean up ADU language</li> <li>➤ Clarify that in all commercial or industrial districts, outdoor vending machines shall be permitted.</li> </ul>
Section 8 – Alternative Energy Resources	<ul style="list-style-type: none"> <li>➤ General Housekeeping.</li> <li>➤ Clarify that permits are not required for flush-mounted solar</li> <li>➤ Remove the decision and appeal section from ECS permit requirements</li> <li>➤ Modify height, setback and location requirements for free standing, non-commercial WECS</li> <li>➤ Remove the requirement for WECS to be constructed of a monopole or similar design</li> <li>➤ Allow free-standing wind power at heights lower than those of Ham Radio</li> </ul>
Section 9 – Home Occupations	<ul style="list-style-type: none"> <li>➤ General Housekeeping.</li> <li>➤ Clarify that offices for telecommuting are exempt</li> <li>➤ Exclude retail sales, other than ancillary to a permitted Home Occupation.</li> <li>➤ Allow administrative exceptions for acupuncture, chiropractor and therapeutic massage business</li> </ul>
Section 10 – Special Events	<ul style="list-style-type: none"> <li>➤ Reduce the maximum number of cumulative days per year that special events may occur on residential or agricultural property to 4.</li> <li>➤ Clarify that the maximum number of cumulative days per year that special events may occur on a commercial, industrial, or institutional property is 30.</li> <li>➤ Clarify that Farmers markets wholly contained within a site are exempt</li> <li>➤ General Housekeeping.</li> <li>➤ Add requirement for approval from CDOT, local Fire districts and the Sheriff as submittal items.</li> <li>➤ Clarify that public notice along the route for road races may be required</li> </ul>
Section 12 – Lighting	<ul style="list-style-type: none"> <li>➤ Modify pole height language</li> <li>➤ Add maximum foot-candle levels for parking lots and specify by use</li> <li>➤ Add average foot-candle levels for parking lots and specify by use</li> <li>➤ Clarify lighting plan requirements</li> </ul>
Section 13 – Architecture	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Include colored 3D renderings as required by Planning and Zoning as a requirement under architectural elevations.</li> <li>➤ Allow Planning and Zoning Staff to approve alternative materials for exterior buildings.</li> <li>➤ State that trash containers may be architecturally consistent with the main building.</li> </ul>
Section 14 – Off Street Parking	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> </ul>

	<ul style="list-style-type: none"> <li>➤ Clarify the requirements of the parking plan at the time of Site Development Plan and at the time of building permit for a change in occupancy.</li> <li>➤ Modify parking requirements for single and multi-family</li> <li>➤ Modify parking requirements for religious assemblies.</li> <li>➤ Modify parking requirements for a recreation center</li> <li>➤ Add parking requirements for an event center</li> <li>➤ Add parking requirements for craft brewery</li> <li>➤ Include a minimum number of parking spaces for mini-storage</li> <li>➤ Add shared parking table</li> <li>➤ Add requirement for bicycle parking and design standards.</li> <li>➤ Clarify that curb ramps or blended transitions shall connect the access aisle to the pedestrian access route.</li> <li>➤ Clarify that accessible space signage shall be placed a minimum of 60 inches above the ground surface</li> </ul>
<p>Section 15 – Landscaping</p>	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Remove specific noxious weed callouts.</li> <li>➤ Allow ornamental grasses to count as shrubs</li> <li>➤ Clarify requirements for landscaping adjacent to streets/roads</li> <li>➤ Clarify landscape requirements for perimeter parking</li> <li>➤ Clarify requirements for landscape screening for dissimilar uses</li> <li>➤ Clarify requirements for landscape islands</li> <li>➤ Clarify that detention/retention ponds will not count towards the landscaped area</li> </ul>
<p>Section 16 – Land Disturbance</p>	<ul style="list-style-type: none"> <li>➤ General Housekeeping.</li> <li>➤ Include language that Natural Surface Trails less than 1 acre are exempt from the Natural Surface Trail process.</li> <li>➤ Remove the requirement that Natural Surface Trail construction must be completed within a calendar year.</li> <li>➤ Update timelines.</li> <li>➤ Include language that the work associated with a land disturbance permit shall be completed within 2 years of the date of permit issuance, unless an extension has been granted by Transportation and Engineering.</li> <li>➤ Combine the submittal requirement section for Grading and Notice of Intent Permits and update</li> <li>➤ Include language that Planning and Zoning may approve vertical disturbance greater than 25 feet where it is determined that slopes shall be sufficiently stabilized.</li> <li>➤ Increase maximum retaining wall height.</li> </ul>
<p>Section 19 – Corridor District</p>	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Remove the light manufacturing use from small scale retail.</li> <li>➤ Remove minimum setbacks from centerline of freeway</li> <li>➤ No longer differentiate between structures with flat roofs and structures with pitched roofs</li> <li>➤ Delete Geohazard and Traffic Study deferrals</li> <li>➤ Update fence permitting language</li> <li>➤ Remove Phase 1 Drainage Report requirements</li> </ul>

Section 21 – Residential District	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Update fence requirements</li> <li>➤ Modify rear setback requirements for R-1A and R-1B</li> <li>➤ Clarify general requirements</li> <li>➤ Clean up animal provisions</li> </ul>
Section 23 – Mountain Residential District	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Remove the maximum number of domestic pets within a private building or kennel for housing animals</li> <li>➤ Update fence requirements</li> <li>➤ Clarify general requirements</li> <li>➤ Clean up animal provisions</li> </ul>
Section 24 – Suburban Residential District	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Remove the maximum number of domestic pets within a private building or kennel for housing animals</li> <li>➤ Clean up fence language</li> <li>➤ Clarify general requirements</li> <li>➤ Clean up animal provisions</li> </ul>
Section 25 – Agricultural District	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Add corral, pens, and runs as a permitted use and remove from the accessory use</li> <li>➤ Remove limited sawmill operation use in support of pine beetle control from the special uses category</li> <li>➤ Clean up fence language</li> <li>➤ Clean up animal provisions</li> <li>➤ Relocated non-conforming lot size provisions to this section</li> </ul>
Section 26 – Commercial District	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Clarify 4 fueling stations maximum for convenience level Gas Stations</li> <li>➤ Allow outdoor vending machines in RC-1</li> <li>➤ Allow fitness centers, Martial Arts Studios and other similar uses in C-1 and C-2</li> <li>➤ Allow Event Centers, Auditoriums and Conference rooms in Regional C-1 and C-2</li> <li>➤ Allow mini-storage in C-2 &amp; C-1 Regional level with design criteria</li> <li>➤ Reduce front setback for RC-1 and C-1 convenience and neighborhood levels</li> <li>➤ Increase the area required for sub districts for Convenience level C-1 from 1 acre to 6 acres</li> <li>➤ Allow 0-foot interior setback within zone district for C-1 and C-2</li> <li>➤ Modify minimum lot size requirements</li> <li>➤ Clarify how to determine sub-districts</li> <li>➤ Add design criteria for mini-storage</li> </ul>
Section 27 – Industrial District	<ul style="list-style-type: none"> <li>➤ General Housekeeping</li> <li>➤ Add indoor mini-warehousing to the permitted uses.</li> <li>➤ Add doggy day care as a permitted use.</li> </ul>
Section 30 – F-P Floodplain Overlay District	<ul style="list-style-type: none"> <li>➤ General Housekeeping.</li> </ul>

	<ul style="list-style-type: none"> <li>➤ Include language that inadvertent exclusions or inadvertent inclusions for properties within the District may be evaluated by Planning and Zoning based on better topographic data.</li> <li>➤ Include language allowing for emergency work.</li> <li>➤ Update timelines.</li> <li>➤ Separate floodplain development permit applications into a Major and Minor category.</li> <li>➤ General updates to the Post Construction Certification Section.</li> <li>➤ General updates to the Fencing Section.</li> <li>➤ Include language that when the BFE is not specified, assume a depth of flooding of 4-feet.</li> <li>➤ Clarify that the Minor Floodplain Development Permit applies to the removal of all structures within the Zone A SFHA, within the District not within the SFHA, and Zone AE SFHA when the original floodplain study did not incorporate the impacts of the structure(s) into the analysis.</li> </ul>
<p>Definitions</p>	<ul style="list-style-type: none"> <li>➤ Move all definitions from LDR to ZR</li> <li>➤ Update of older definitions</li> <li>➤ Reorganize definitions by category</li> <li>➤ Add several definitions</li> <li>➤ (sign definitions being modified by separate regulation amendment)</li> </ul>