

Proposed Regulation Changes

Planning Commission October 29, 2014

Board of County Commissioners November 18, 2014

Tabled to December 9, 2014 and Approved December 9, 2014

Zoning Resolution

Section 4 – Board of Adjustment	<ul style="list-style-type: none"> ➤ Removed accessory dwelling unit section.
Section 5 – Accessory Uses	<ul style="list-style-type: none"> ➤ Added accessory dwelling unit section so that permitting of these units is an administrative process. ➤ Added an intent statement to clarify how the county intends these units to be used, that the driveway should be the same as the primary unit, and to note that if rented, the units should be long-term, not short-term rentals. ➤ Divided standards into Requirements and Lot and Building Standards. ➤ Allowed applicants to request relief from Lot and Building Standards. ➤ Added the requirement for a letter from the Division of Water Resources if the property is on a well. ➤ Added a statement about minimum lot sizes that may be required by Public Health. ➤ Added a requirement that the two units shall not be sold separately. ➤ Added a requirement that a document be recorded that indicated the second dwelling is subject to the Accessory Dwelling Unit regulations. ➤ Added a requirement for CDOT to receive notice if access is from a state highway. ➤ Removed family status occupancy standards. ➤ Created an owner occupied occupancy standard. ➤ Reduced minimum lot size to that of the underlying zone district for attached units and 7,500 square feet for detached unit. ➤ Created a tiered scale for the size of detached units from 600 sq. ft to 1200 sq. ft. As the lot size gets larger so does the size of the unit. ➤ Restricted the number of occupants of the accessory dwelling unit to three. ➤ Added design standards to the permitting of the unit, such as ensuring privacy through window design, landscaping or setbacks, adding description about how the unit should be compatible with the primary unit, ensuring the entrance to the accessory dwelling unit is less visible than the primary unit, restricting the location of outside stairways, limiting the height to accessory uses standards ➤ For detached accessory dwelling units on lots greater than 1 acre, there must be no more than 50 feet between structures or it must be demonstrated that the impacts to certain site constraints have been minimized. ➤ Changed the parking standard to vary depending on number of bedrooms. ➤ Added notification of adjacent property owners and HOA's when the application is submitted.
Section 34 – Mountain Ground Water Overlay District	<ul style="list-style-type: none"> ➤ Added language about alternative water sources to section on rezoning, special uses, site development plans and platting applications. (C.2.) ➤ Added language to Permitted Uses and Activities to clarify that ADU's will need to comply with this District if applicable. (E.1.)
Definitions	<ul style="list-style-type: none"> ➤ Modified definition of Accessory Dwelling Unit. ➤ Added a definition of Long Term Rental.