



**DOUGLAS COUNTY COMMISSIONERS
WORK SESSION
Monday, October 28, 2024
(In Office and Remote)**

A G E N D A

Time*


1:30 p.m.

**Natural Medicine Facility Regulation – Follow-Up
Information**

**Accessory Dwelling Unit (ADU) Regulatory Approach
Update**

**County Revitalization Authority Process and
Opportunities**

Agenda Item

DATE: OCTOBER 28, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: MARCCO HIGHAM, PLANNER
LAUREN PULVER, PLANNING SUPERVISOR
MICHAEL CAIRY, ZONING COMPLIANCE MANAGER
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: NATURAL MEDICINE FACILITY REGULATION – FOLLOW-UP INFORMATION

SUMMARY

Staff discussed Senate Bill 23-290, Natural Medicine Regulation and Legalization, with the Board of County Commissioners (Board) at a work session on August 12, 2024. The outcome of the work session was a request for staff to provide more information on the following items:

- Mapping of areas in the County where Natural Medicine related facilities may be allowed
- Input from the Douglas County Board of Health regarding therapeutic benefit of this type of treatment and potential impacts the Natural Medicine industry may have on the community
- Input from emergency service providers regarding potential impacts of this industry on the community

BACKGROUND

Mapping

Staff worked with County GIS staff to develop the attached maps that broadly demonstrate how various buffers to existing uses, like childcare facilities and municipal boundaries, impact where Natural Medicine related facilities may be allowed in the County.

Three sets of maps are provided that show existing Light Industrial, General Industrial, Business and Commercial zoned areas, and include a 500-foot, 1000-foot, and 1500-foot buffer from the following uses:

- Scenario One – State required buffer from schools and childcare facilities
- Scenario Two – Additional buffer to uses identified in the County’s Sexually Oriented Business regulations and municipalities
- Scenario Three – A compilation of Scenarios One and Two

These maps provide an approximation of where facilities may be located, but other property restrictions, like conservation or utility easements, may also be limiting factors. Final approval of any proposed location will be based on a site-specific zoning verification process.

Board of Health

Staff also provided this request for information to the Douglas County Board of Health (BOH) on October 3, 2024. Overall, the BOH members asked questions and discussed the framework by which these facilities would be regulated at the local and State level. Concerns regarding the potential harm this treatment may cause to recipients, impacts to the surrounding community should something go awry, and the need for emergency services to be adequate were raised. BOH members also discussed how the “manner” of these facilities may be regulated and if additional requirements, like proximity to medical facilities, could be applied through the County’s zoning authority.

Overall, the BOH recommended that the following parameters be considered by the Board when determining how to regulate these uses:

- Require a Use-by-Special-Review (USR) process for all Natural Medicine related facilities.
- Consider allowing Healing Centers in Commercial and Business Zone Districts, and all other uses in the General Industrial or Light Industrial areas.
- 1,000-foot separation buffers for residential uses, and potentially additional separation depending on the intensity of the use.
- Require enhanced public notice of a new facility to emergency service and health providers.
- Consider incorporating aspects of the Town of Parker and Town of Castle Rock regulations that address time of operation.
- Provision of information as to how emergency services will be addressed by requiring a minimum distance to medical treatment facilities or requiring such services to be on site.

Should the Board desire to incorporate these considerations into a potential approach for County regulations, staff can develop proposed revisions to the Douglas County Zoning Resolution.

Emergency Service Providers Follow-up

South Metro Fire Rescue provides emergency medical services (“EMS”) in most of the areas of unincorporated Douglas County where natural medicine facilities are likely to be

located. Staff is corresponding with South Metro's EMS Chief and Medical Advisor to gain insight into the issues and challenges that might arise from the different types of facilities.

NEXT STEPS

Staff is prepared to present this information to the Board and discuss possible next steps.



Attachments

Natural Medicine related facilities buffer maps





Douglas County Natural Medicine Requirements

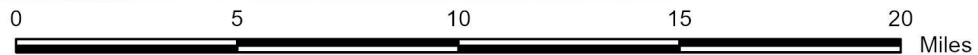
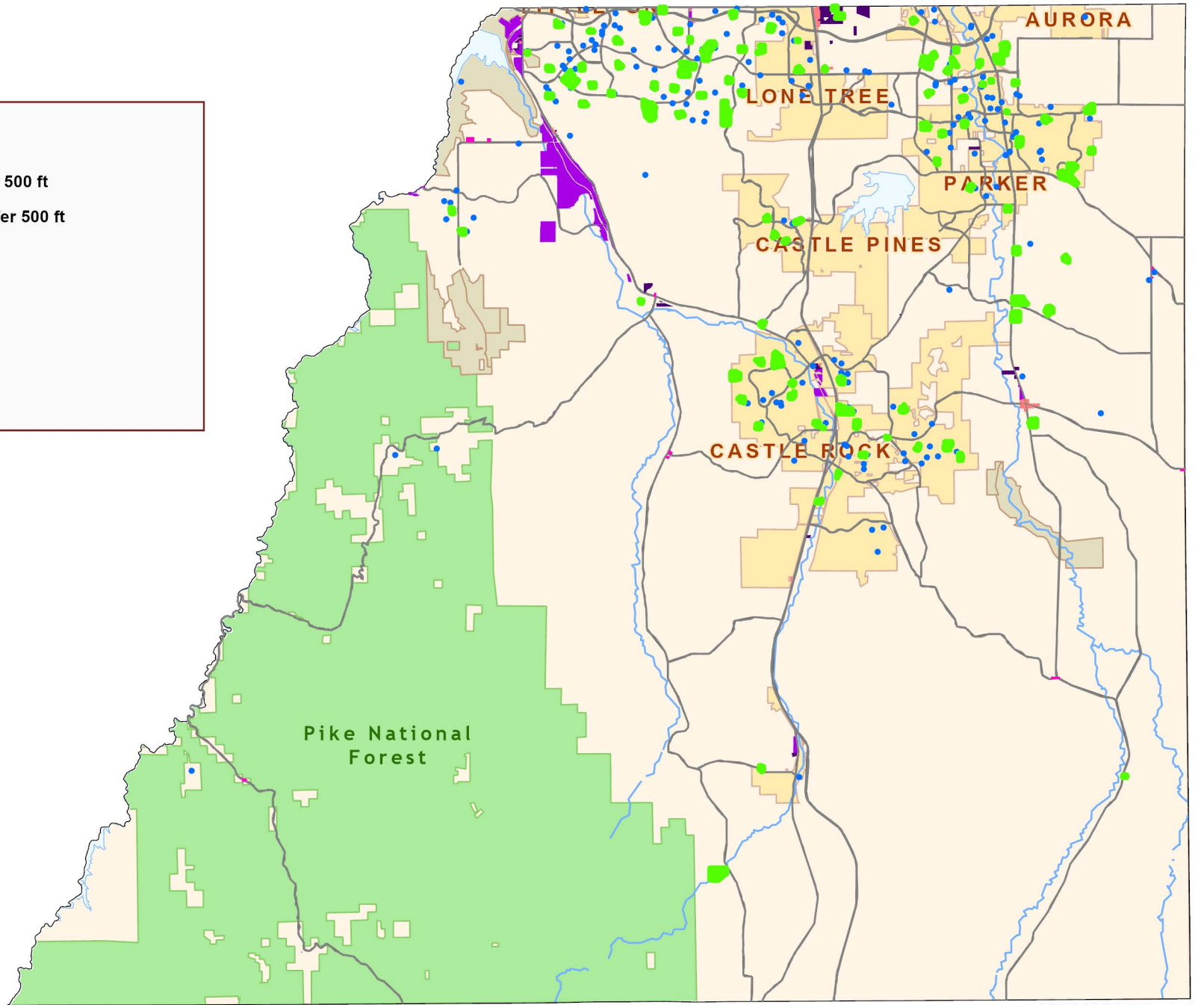
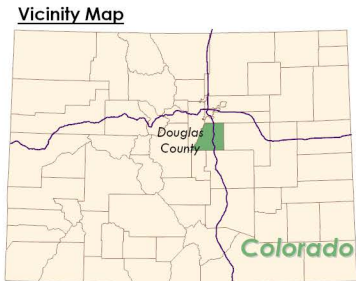
Scenario One: 500 Ft. Buffer

Legend

-  School Property Buffer 500 ft
-  Child Care Facility Buffer 500 ft

Zoning

-  Business
-  Commercial
-  General Industrial
-  Light Industrial



Esri, NASA, NGA, USGS, DC GIS Services Team

Douglas County Natural Medicine Requirements

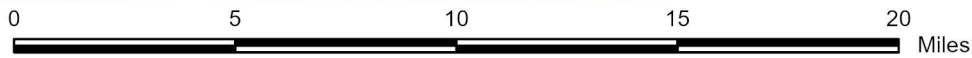
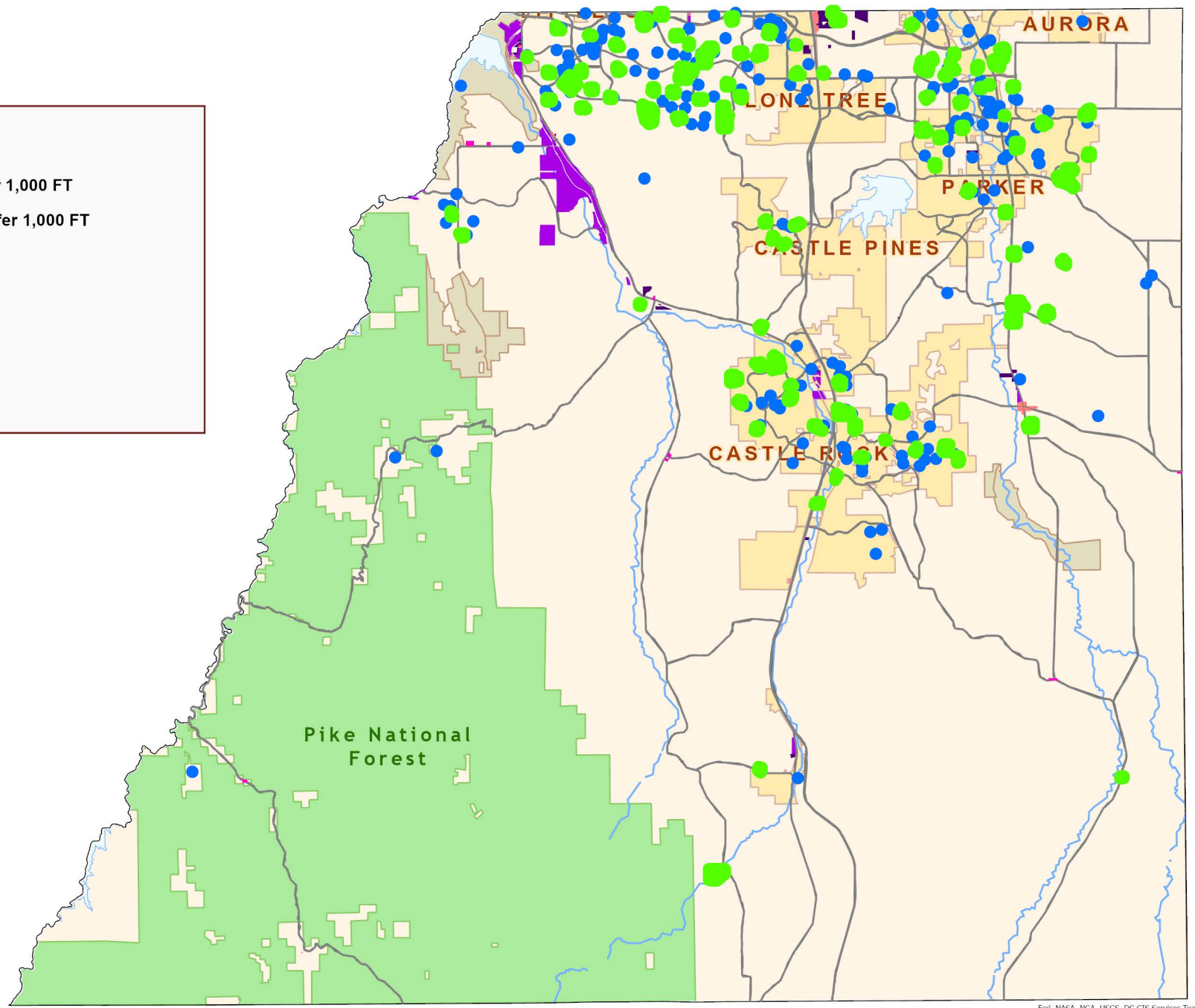
Scenario One: 1,000 Ft. Buffer

Legend

- School Property Buffer 1,000 FT
- Child Care Facility Buffer 1,000 FT

Zoning

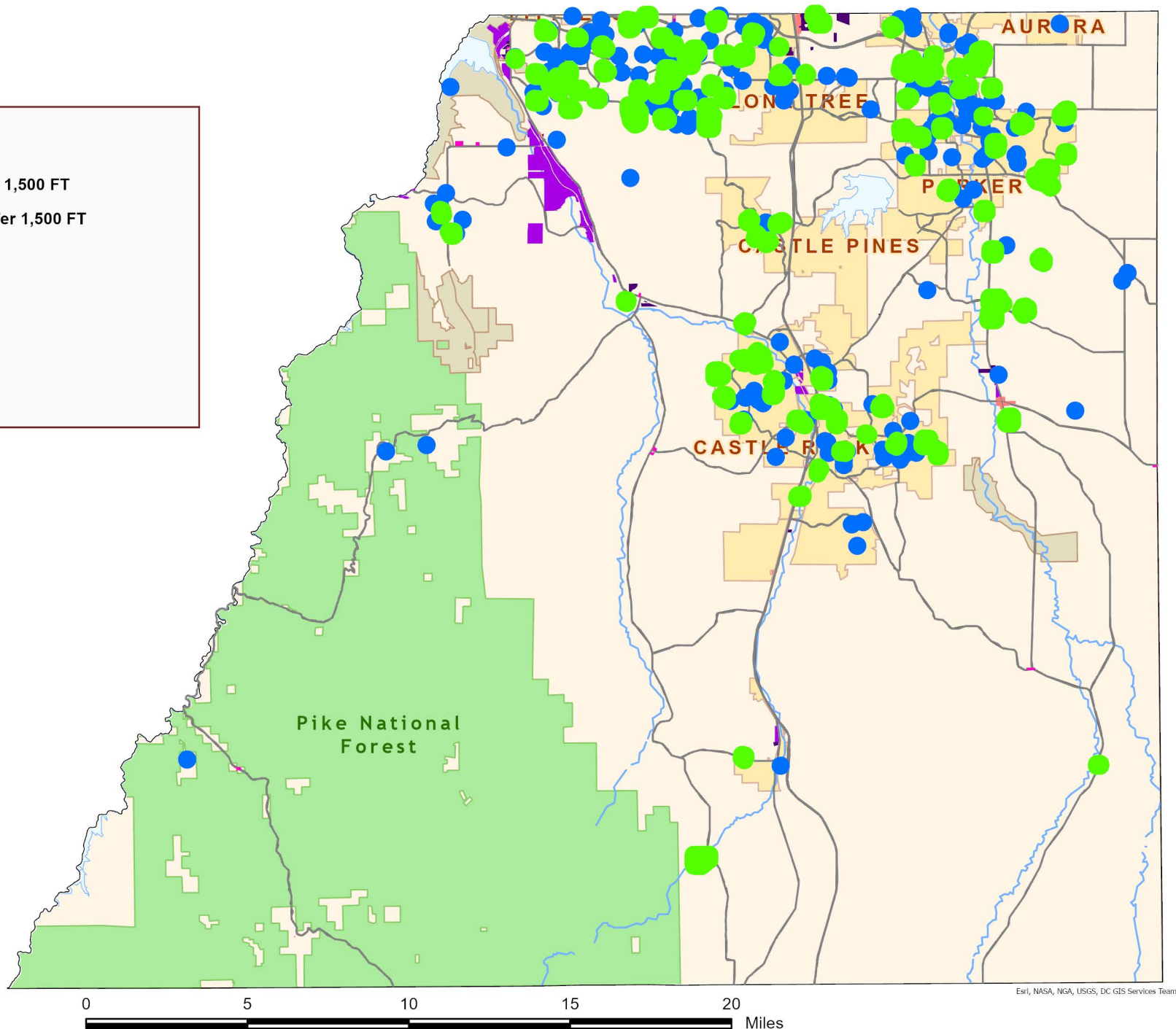
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Douglas County Natural Medicine Requirements

Scenario One: 1,500 Ft. Buffer



Legend

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- Child Care Facility Buffer 1,500 FT

Zoning

- Business
- Commercial
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Vicinity Map



Esri, NASA, NGA, USGS, DC GIS Services Team

Douglas County Natural Medicine Requirements

Scenario Two: 500 FT. Buffer

Legend

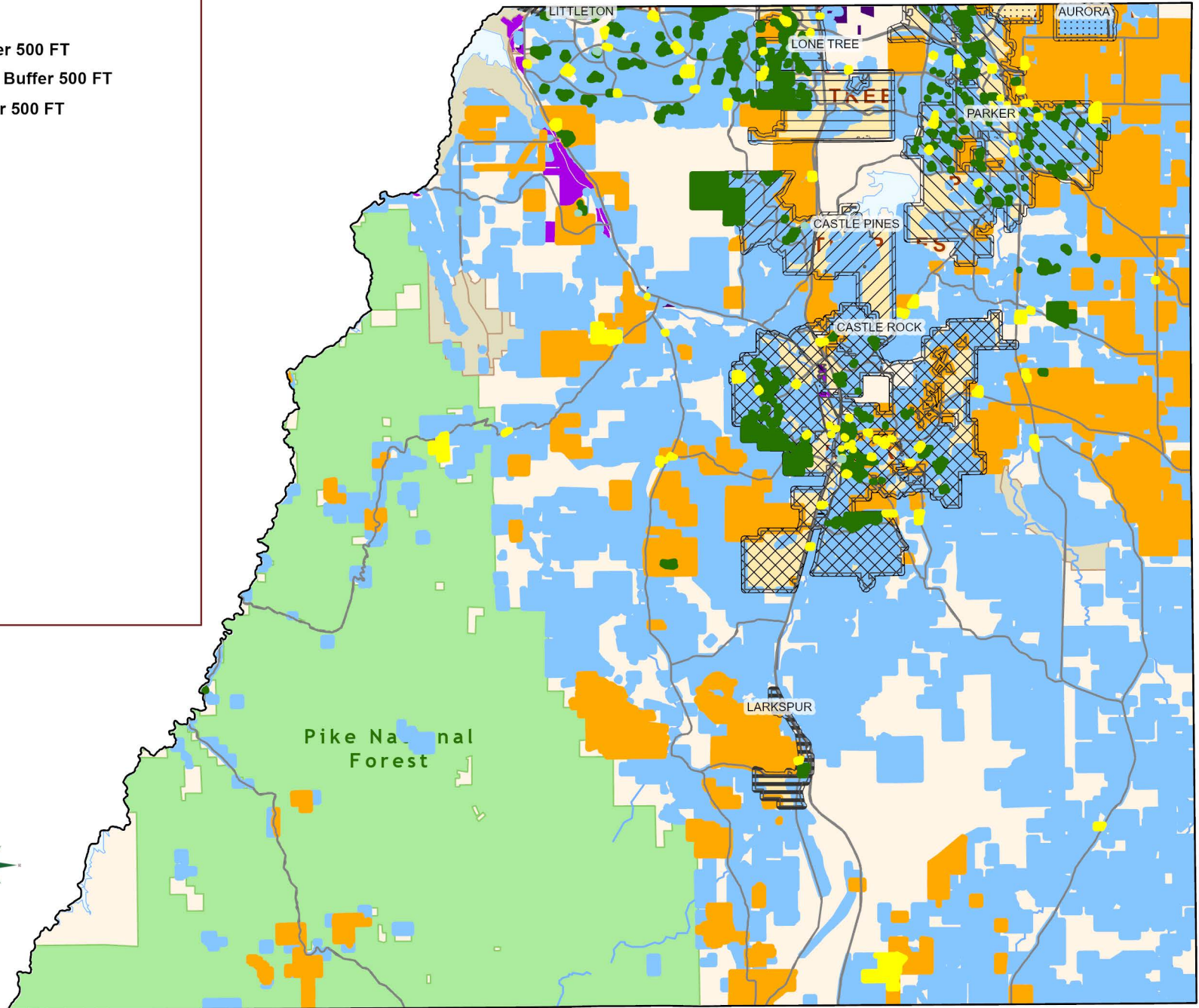
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- Places of Worship Buffer 500 FT
- Parks Buffer 500 FT
- Library Buffer 500 FT

Zoning

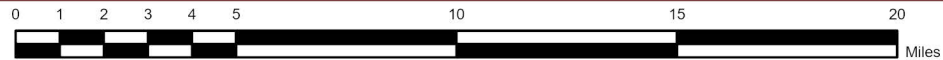
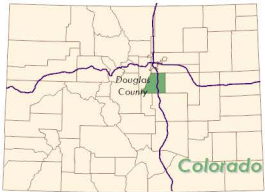
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- LIGHT INDUSTRIAL

Municipality - Buffer 500 FT

- AURORA
- CASTLE PINES
- CASTLE ROCK
- LARKSPUR
- LITTLETON
- LONE TREE
- PARKER



Vicinity Map



Douglas County Natural Medicine Requirements

Scenario Two: 1,000 FT. Buffer

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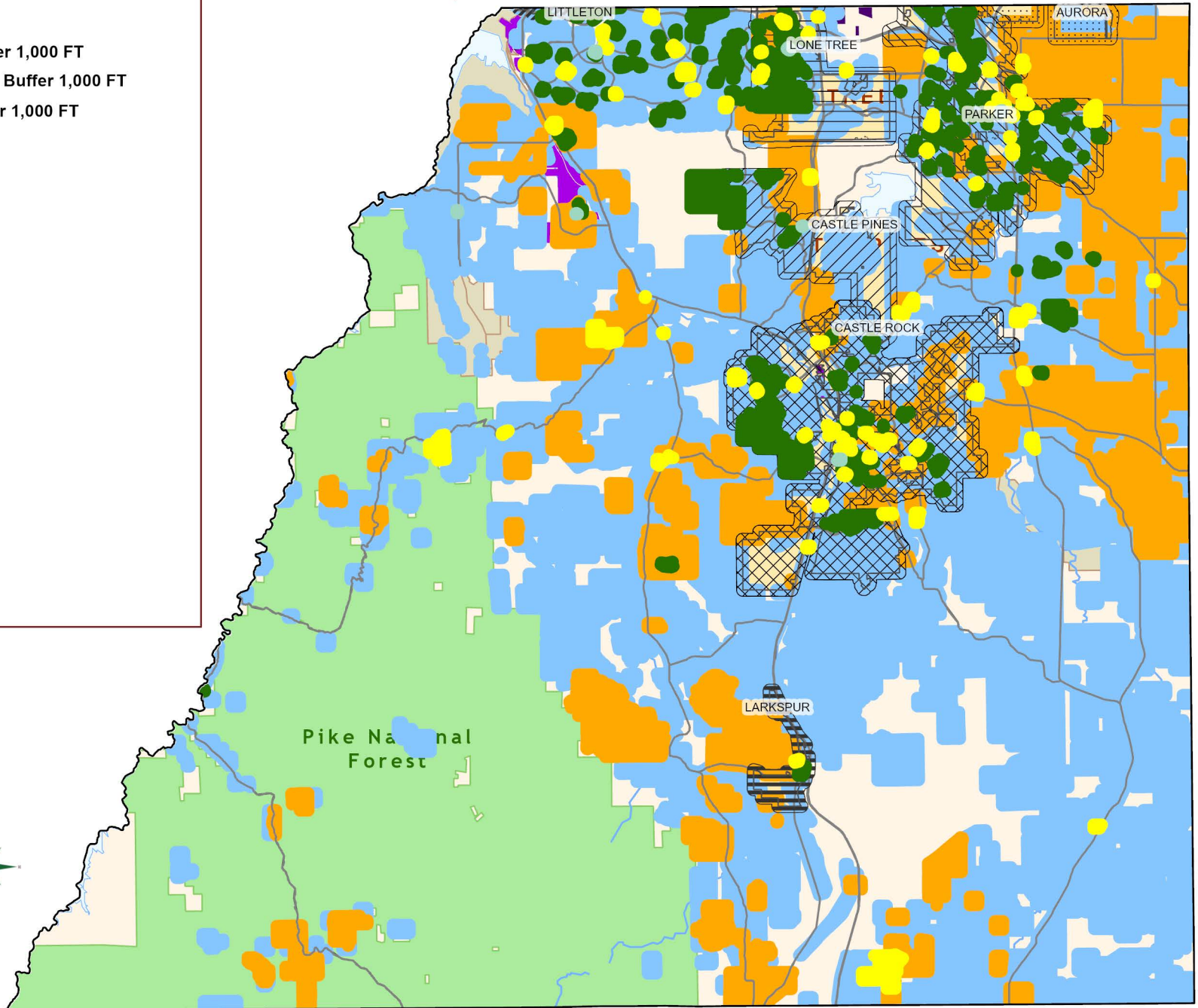
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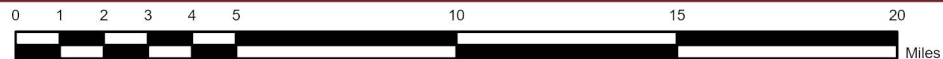
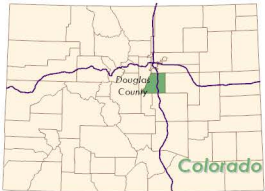
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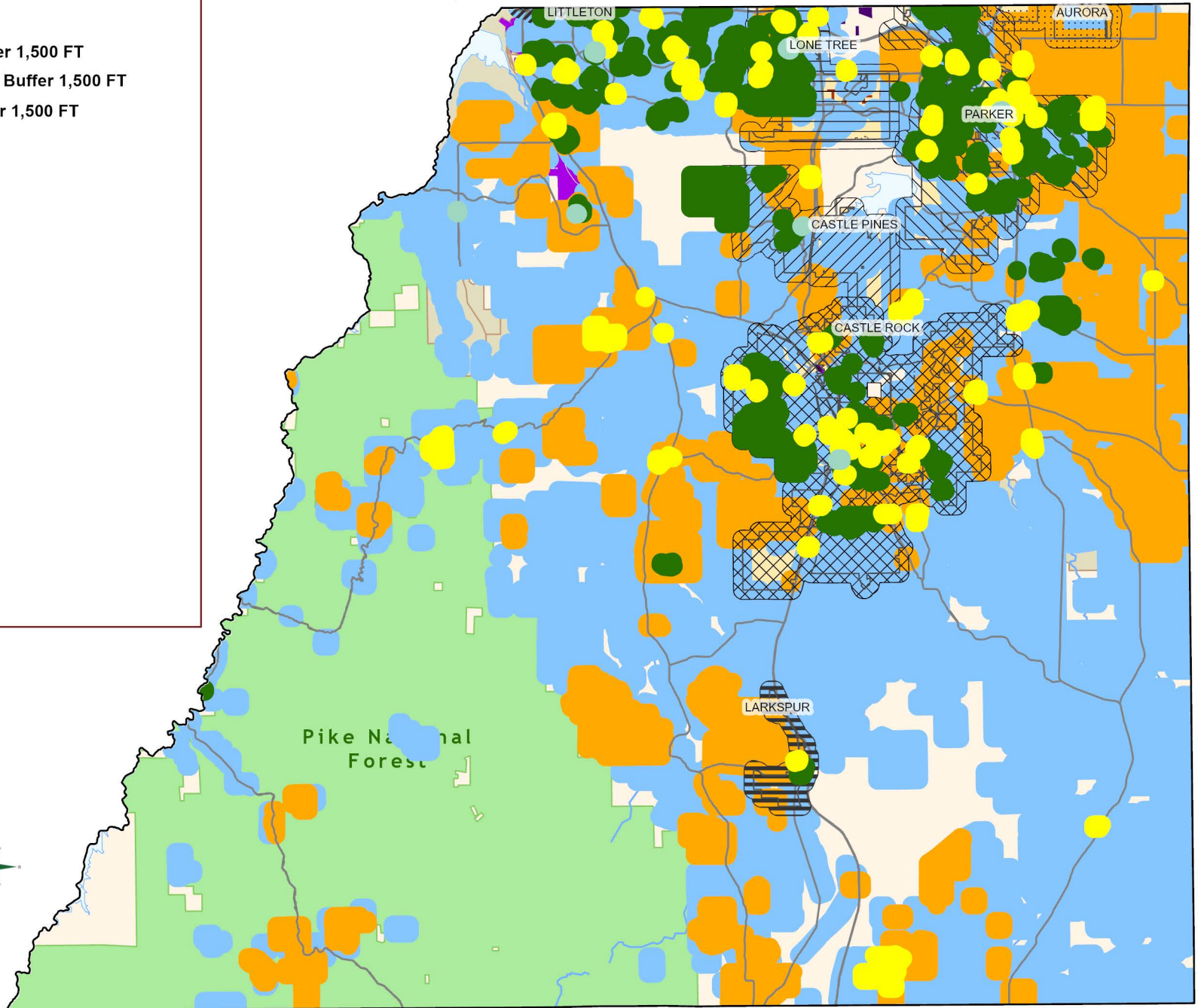
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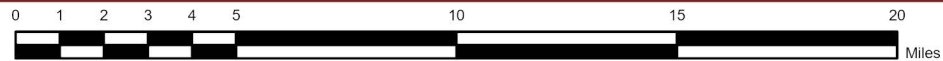
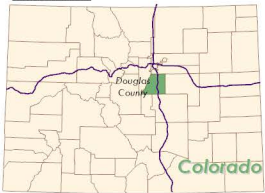
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Douglas County Natural Medicine Requirements

Scenario Three: 500 FT. Buffer

Legend

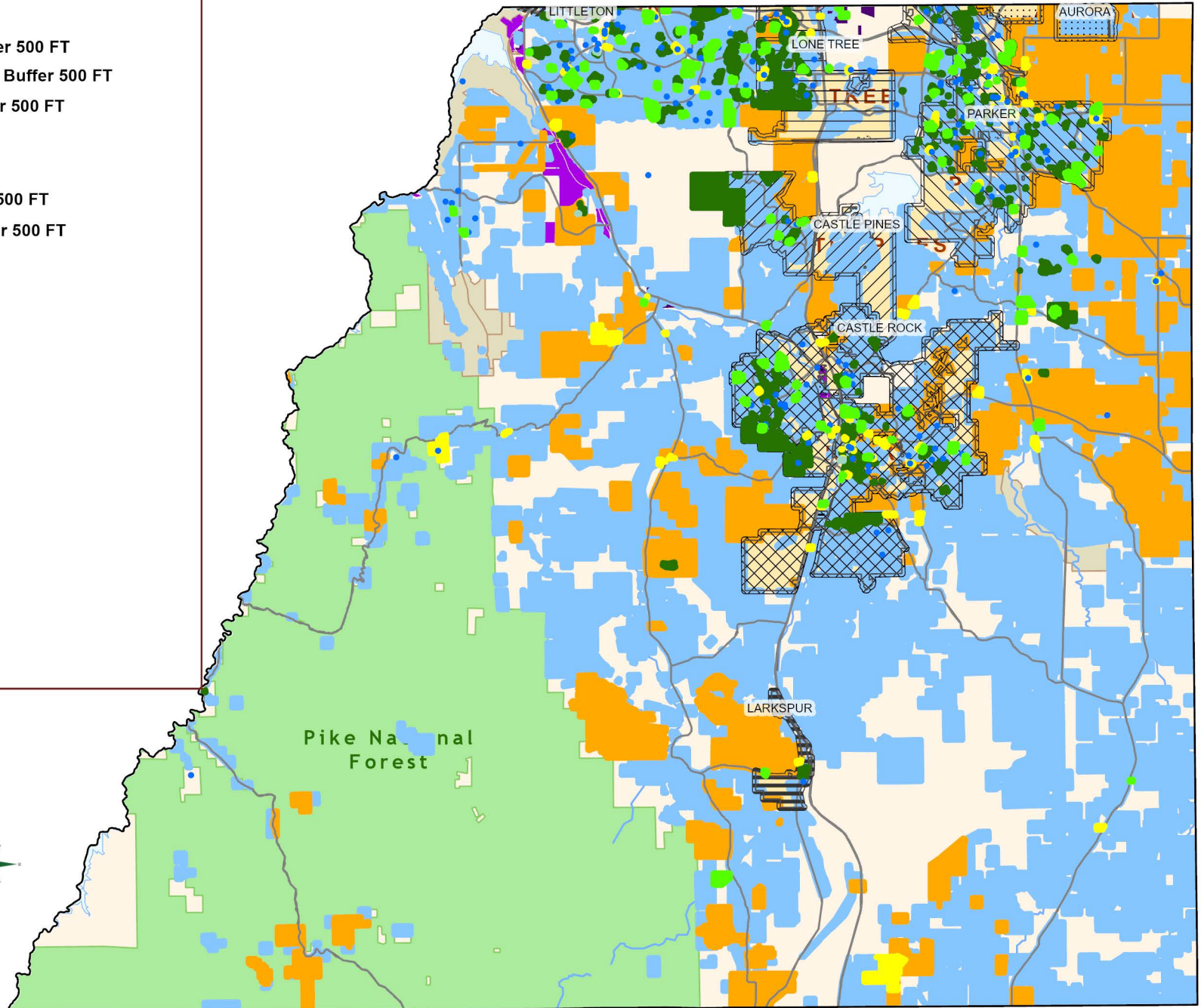
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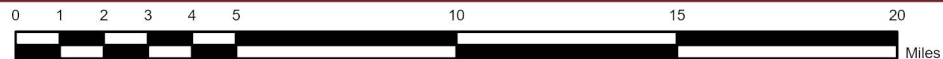
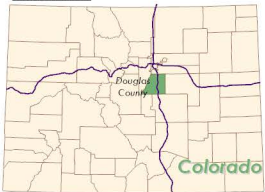
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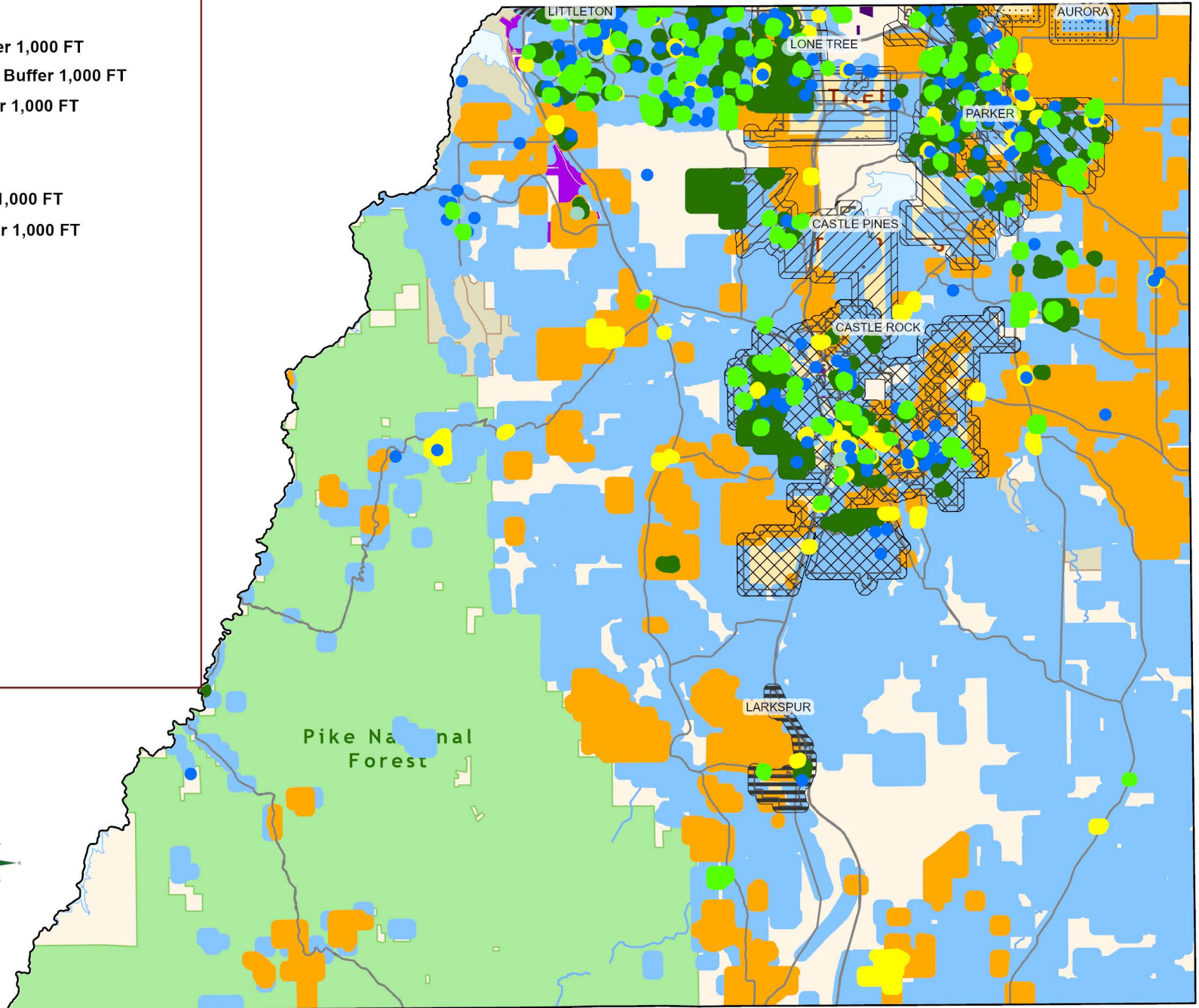
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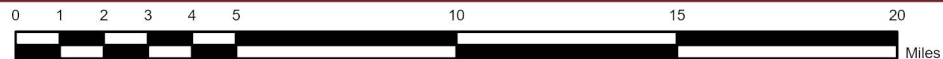
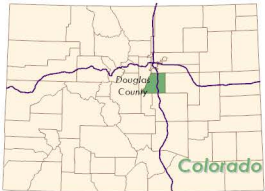
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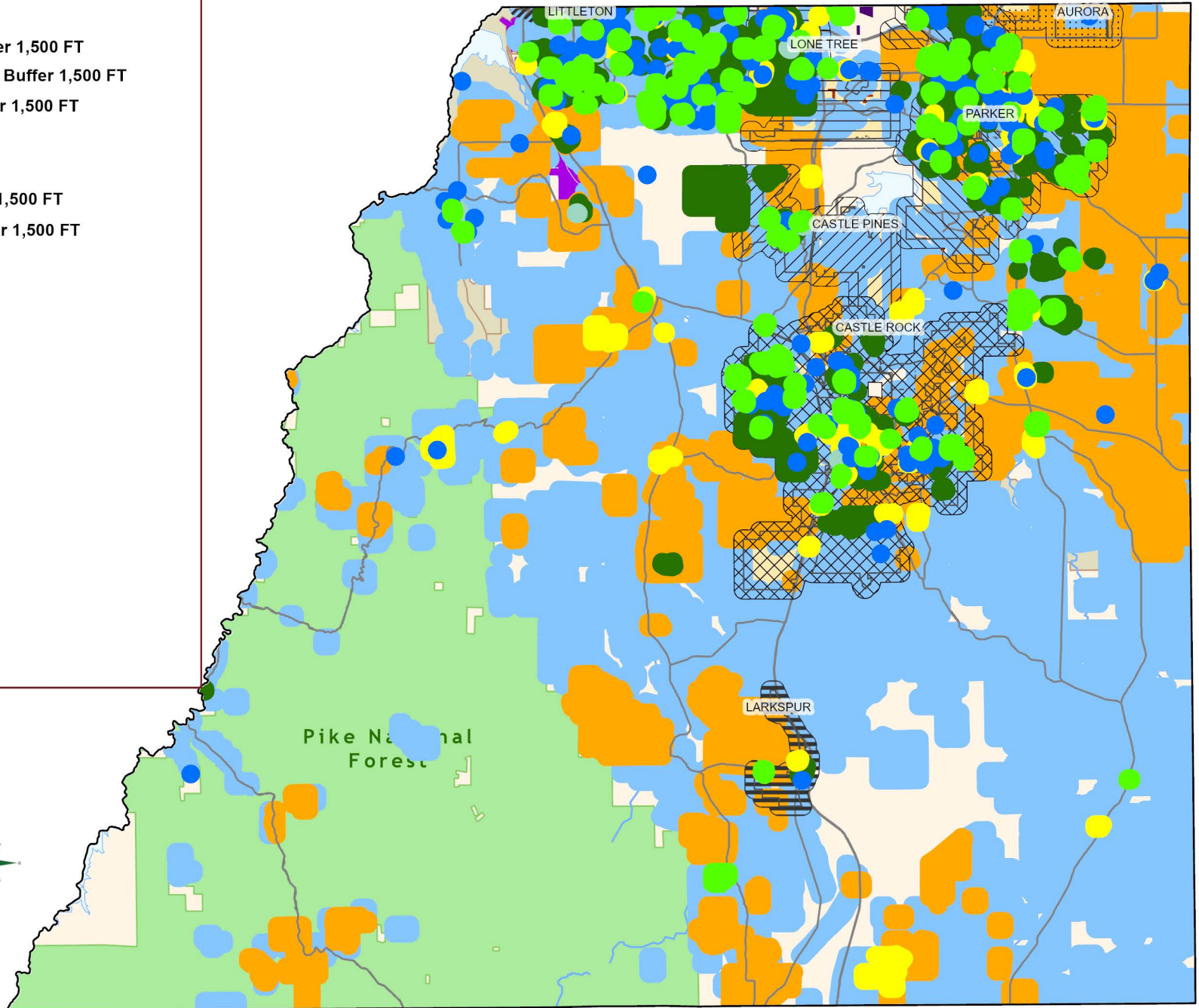
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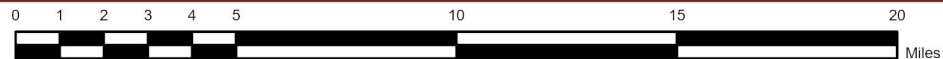
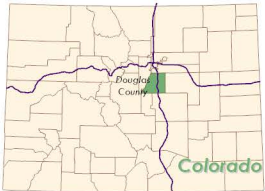
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KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR PLANNING SERVICES
SUBJECT: ACCESSORY DWELLING UNIT (ADU) REGULATORY APPROACH UPDATE

SUMMARY

At a Board of County Commissioners (Board) work session on August 12, staff presented a sample of draft revisions to the Douglas County Zoning Resolution (DCZR) which would expand opportunities for Accessory Dwelling Units (ADUs). The Board directed staff to continue drafting regulations and to identify potential impacts to the County. Staff prepared the attached DCZR redlines for discussion with the Board prior to beginning the referral process.

Additionally, staff reviewed the provisions of the ADU legislation, HB24-1152, and provided an assessment of County impacts.

SUMMARY OF PROPOSED ADU ZONING RESOLUTION AMENDMENTS

Staff prepared detailed redlines to the DCZR. The proposed changes would allow ADUs as an accessory residential use in the following zone districts:

- Section 3 – Agricultural One (A-1) District
- Section 4 – Large Rural Residential (LRR) District
- Section 5 – Rural Residential (RR) District
- Section 6 – Estate Residential (ER) District
- Section 7 – Suburban Residential (SR) District

A new definition for an ADU is proposed in DCZR Section 36, Definitions, including separate definitions for Attached and Detached ADUs. The definition of Guest House is amended to indicate that it is considered an ADU for purposes of the regulations.

In developing the proposed ADU amendments, staff considered lot size and availability of central water and sewer service as parameters for how ADUs would be allowed. For lots served by individual wells and septic systems, the proposed minimum lot size requirement for a Detached ADU is two acres for the A-1, LRR, RR, and ER zone districts. If central water is provided, the minimum lot size is 1 acre in these zone districts. Due to the requirement, and general availability of central water and sewer service in the SR zone district, a minimum lot size of 0.5 acres or greater is proposed for a Detached ADU. In general, Attached ADUs would be allowed in all the affected zone districts. The proposed changes also impact existing Guest Houses in that they would now be considered ADUs.

One ADU per lot will be permitted, except where previously approved Rural Site Plans (RSPs), plats, or other similar land use approvals specifically prohibit accessory dwellings (guest houses). The former RSP regulations prohibited guest houses in projects with a 100% density bonus while allowing guest houses on projects with a 40% density bonus when specifically considered and noted on the recorded RSP exhibit.

ADU proposals will be administered through the building permit process which includes a review by the County's site development administrators for compliance with the zoning resolution. Well permits, septic use permits, or letters from water and sewer districts are required to be provided prior to building permit issuance. The Building Division will ensure that all applicable building codes are met.

IMPLEMENTATION OF HB24-1152

HB24-1152 was adopted by the State allowing one ADU per lot with an existing principal residence when located within specific urban areas in the state. The bill's provisions will allow ADUs in the Highlands Ranch Census Designated Place (CDP).

HB24-1152 requires local jurisdictions to review ADUs through an administrative process which does not require public hearings, recommendations, or decisions by an appointed body or officer. In the case of the County's framework, proposed ADUs allowed by the bill would be subject to the typical building permit process. As part of that process, zoning staff reviews the submitted plans for compliance with applicable zoning standards (setbacks, heights, and other applicable dimensional standards) and any provisions, such as utility easements, recorded on the subdivision plat. The plans are reviewed by the Building Division staff to ensure compliance with adopted building codes. When applicable, the applicant must also submit documentation from a central water or central wastewater service provider regarding its capacity to service the property.

The statute does allow a jurisdiction to regulate the following items. Further restrictions are not required, but could be considered by the Board:

- Requiring the designation of an off-street parking space for an ADU when parking is available on the lot (garage, driveway, tandem, or other off-site parking space), or

requiring the construction of a new parking space for an ADU where no off-street parking is available on the lot and on-street parking is prohibited or not available.

- Establishing a minimum or maximum size for ADUs. The statute specifically prohibits a jurisdiction from restricting ADU sizes between 500 and 750 square feet, but the County could establish a minimum or maximum size outside of the range that must be allowed per the statute.
- Regulating the short-term rental of an ADU. In this case, the majority of the statute applies to areas of the County that are zoned PD where short-term rentals are currently prohibited by ordinance and/or private covenant.
- The act also appears to allow the local jurisdiction to apply the same side yard setback to an ADU as would apply to the principal dwelling. Without further County regulation, the accessory use side yard setback would apply to detached ADUs per the property's zoning.

NEXT STEPS

Staff is prepared to discuss next steps based on the Board's input and direction on the two types of ADU regulations described herein. If directed by the Board, the ADU amendments to the County's agricultural and residential zone districts are ready to be sent out for public and referral agency review.

ATTACHMENTS

Draft DCZR Revisions
Highlands Ranch CDP Map

SECTION 3 A1 AGRICULTURAL ONE DISTRICT

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301 Intent (Amended 8/11/09)

To provide areas for a wide range of farming, ranching, or tree farming activities and the preservation of such land for its open rural character providing a physical and visual separation between urban centers.

Urban development within this district is strongly discouraged. Agricultural land use can be an efficient means of conserving natural resources, constituting an important physical, environmental, social, aesthetic, and economic asset to both the urban and rural residents of the County. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The A-1 zone district is characterized by large-acreage farms, ranches, open areas, farm houses, units for agricultural workers and their families, and other uses allowed which enhance and promote the openness and general rural nature characteristic of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

302 Principal Uses

On parcels of 35 acres or greater, the following uses shall be allowed by right: *(Parcels smaller than 35 acres are limited to the principal ~~and accessory~~ uses allowed in the residential zone district to which the parcel conforms in size.)* (Amended 5/14/03)

302.01 Agricultural recreational activities

302.02 Agriculture (Amended 1/28/14)

302.03 Animals - (refer to Section 24)

302.04 Community Uses:

- Church - maximum seating capacity of 350 in main worship area (*Site Improvement Plan required per Section 27*)
- Fire station - no on-site training (*Site Improvement Plan required per Section 27*)
- Library (*Site Improvement Plan required per Section 27*)
- Open Space/trails
- Park/playground
- Recreation facility – private (*Site Improvement Plan required per Section 27*) (Amended 9/9/08)

- School - public/private kindergarten thru 12th grade (*Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32*)
- Sheriff substation - no training or detention (*Site Improvement Plan required per Section 27*)
- Temporary Emergency Shelter (*Approval letter required from the Director; the use must comply with applicable regulations*) (*Amended 10/14/02*)

302.05 Construction office – temporary

302.06 Event Center on a parcel of 80 acres or greater (*Site Improvement Plan required per Section 27, unless conducted as an accessory use to an agricultural use on a parcel 160 acres or greater*) (*refer to Section 324*) (*Amended 4/28/15*)

302.07 Greenhouse - a maximum of 1 acre (43,560 sq. ft.) total area including warehouse and shipping facilities

302.08 Hay sales (*Site Improvement Plan required per Section 27*) (*Amended 4/28/15*)

302.09 Residence (*Amended 4/28/15*)

- Caretaker - one (1) per lot
 - Mobile home, when a principal single-family dwelling exists on the lot
- Principal - one (1) single-family dwelling or one (1) group home per lot (*excluding mobile home*) (*group homes must be separated by a distance of 750'*) (*Amended 9/9/08*)
- Temporary (*refer to Section 22*)

302.10 Residential sales office - temporary (*refer to Section 22*)

302.11 Training of non-owned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

302.12 Utility service facility (*Site Improvement Plan required per Section 27*)

302.13 Veterinary Clinic or Hospital, Equine and Livestock (*Site Improvement Plan required per Section 27*) (*Amended 2/21/23*)

303 Accessory Uses

The following uses shall be allowed only when a principal use has been established on the lot. *(Parcels smaller than 35 acres are limited to the principal uses allowed in the residential zone district to which the parcel conforms in size.)*

303.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval.

303.02~~4~~ Accessory uses and buildings

303.03~~2~~ Day-care home - small

303.04~~3~~ Entertainment Event - (refer to Section 22B) (Amended 1/28/14)

303.04~~5~~ Event Center on a parcel of 160 acres or greater with a principal agricultural use (Amended 4/28/15)

303.06~~5~~ Farmers Market - (refer to Section 22A) (Amended 1/28/14)

303.07~~6~~ Garage - private:

- For lots less than 1 acre in size - a maximum of one (1) detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size - a maximum of two (2) detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot. (Amended 3/08/22)

~~303.07 Guest house~~

303.08 Home Occupation – Class 1 and Class 2 (refer to Section 23)

303.09 In-home elder care (Amended 3/28/01)

303.10 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site (Amended 1/28/14)

303.11 Satellite receiving dish accessory to a residence

303.12 Value-added Agricultural Processing – limited to a maximum of 1,500 square feet devoted to this use (Amended 1/28/14)

304 Uses Permitted ~~B~~by Special Review (Amended 1/28/14)

On parcels of 35 acres or greater, the following uses are permitted, upon the approval of the Board, in accordance with Sections 21, ~~22~~-Use ~~B~~by Special Review, ~~and 27-Site Improvement Plan~~ of this Resolution. (Parcels smaller than 35 acres are limited to the uses by special review allowed in the residential zone district to which the parcel conforms to in area.)

304.01 Animals – non domestic, exotic

304.02 Campground

- 304.03 Cemetery
- 304.04 Church – greater than 350 seating capacity
- 304.05 Cultural facility
- 304.06 Day-care center/preschool, or day-care home – large
- 304.07 Dude Ranch
- 304.08 Event Center on a parcel of less than 80 acres *(Amended 4/28/15)*
- 304.09 Feedlot/confinement center
- 304.10 Firing range
- 304.11 Golf course legally established as a Use by Special Review prior to June 22, 2005 *(Amended 2/12/19)*
- 304.12 Greenhouse – greater than 1 acre total area including warehouse and shipping facilities
- 304.13 Hunting/fishing club
- 304.14 Home occupation pursuant to Section 2310, herein. *(Amended 8/23/22)*
- 304.15 Horse boarding or training facility that exceeds the maximum number of horses permitted by right or by administrative review in Section 24. *Exempt from Section 18A: Water Supply -Overlay District (Amended 10/14/02)*
- 304.16 Horse rental stable
- 304.17 Kennel
- 304.18 Landfill – public/private
- 304.19 Landing field – private
- 304.20 Mining, quarry, sand/gravel operation, or similar extractive land use
- 304.21 Motorsports Facility, Private *(Amended 4/26/16)*
- 304.22 Oil or gas drilling operation
- 304.23 Recreation facility – community

- 304.24 Religious retreat
- 304.25 Residence (*Amended 4/28/15*)
 - Bed and Breakfast
 - Group home for registered sex offenders (*Amended 9/12/00*)
 - Group Residential Facility
 - Mobile Home – one (1) per lot when a principal single-family residential dwelling does not exist.
- 304.26 Satellite earth station (*Amended 4/24/02*)
- 304.27 Septic waste and domestic sludge application
- 304.28 Telecommunication facility
- 304.29 Utility – major facility
- 304.30 Veterinary clinic or hospital
- 304.31 Wind energy conversion system

305 Uses Permitted by Administrative Review (*Amended 4/24/02*)

Agricultural worker housing (excluding mobile homes) in addition to the housing permitted by-right, may be reviewed and approved administratively provided the applicant meets the threshold criteria contained in this subsection, and can further demonstrate the need in the narrative as required by this Section. The thresholds listed are based on general industry standards.

- 305.01 Agricultural Worker Unit one (1) dwelling with one (1) to four (4) bedrooms, or one (1) to four (4) attached efficiency units/apartments in one (1) footprint) as follows:
 - 305.01.1 Horse Ranch or Boarding/Training Facility provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 25 horses.
 - 305.01.2 Cattle ranch provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 300 head of cattle.
 - 305.01.3 Farm provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 1200 acres of farmed land.

305.01.4 Combination farm/ranch activities provided the required narrative demonstrates a need based on the general criteria cited for each activity.

305.02 Applications for agricultural worker housing shall be reviewed in accordance with the thresholds contained in subsection 305, and the criteria and process set forth in subsections 316 through 323.

305.03 The Director shall determine threshold criteria for uses, or combinations of uses, not specifically listed.

306 Minimum Lot Area: 35 acres *

Lots less than 35 acres in area shall be limited to the uses allowed in the agricultural or residential zone district to which the lot conforms in area.

306.01 For lots served by central water, a one-acre minimum lot area is required for a Detached Accessory Dwelling Unit (ADU).

306.02 For lots served by individual groundwater well, a two-acre minimum lot area is required for a Detached Accessory Dwelling Unit (ADU).

*The minimum lot area may be decreased with a clustered design through the exemption process. (Amended 4/28/15)

306 Minimum Lot Area: 35 acres *

Lots less than 35 acres in area shall be limited to the uses allowed in the agricultural or residential zone district to which the lot conforms in area.

*The minimum lot area may be decreased with a clustered design through the exemption process. (Amended 4/28/15)

307 Minimum Setbacks

Parcel Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Lot Line	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'	25'	100'
4.5-8.9 ac.	regional/maj. arterial: 100' other: 50'	25'	25'	100'
9-34.9 ac.	100'	50'	50' accessory: 25'	100'

SECTION 4 LRR – LARGE RURAL RESIDENTIAL DISTRICT

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401 Intent *(Amended 8/11/09)*

To provide areas for large-lot residential uses with limited farming, ranching, or tree farming activities and the preservation of such land as open rural area. The density range is from one dwelling per 34.9 acres to one (1) dwelling per 10 acres.

Urban development within this district is strongly discouraged. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Large residential sites with limited agricultural uses may be appropriate when located outside the highway corridor viewsheds depicted on the Douglas County Open Lands Opportunity Map and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The LRR zone district is characterized by residential sites with limited agricultural uses and open areas, which enhance and promote the openness and general rural character of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

402 Principal Uses

On lots of 9 acres or greater in area, the following uses shall be allowed by right: *(Lots smaller than 9 acres are limited to the principal ~~and accessory~~ uses allowed in the residential zone district to which the lot conforms in size.) (Amended 5/14/03)*

402.01 Agricultural recreational activities

402.02 Agriculture *(Amended 1/28/14)*

402.03 Animals - *(refer to Section 24)*

402.04 Community Uses:

- Church - maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station - no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*
- Open space/trails
- Park/playground
- Recreation facility - private *(Site Improvement Plan required per Section 27) (Amended 9/9/08)*

- School - public/private kindergarten thru 12th grade (*Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32*)
 - Sheriff substation - no training or detention (*Site Improvement Plan required per Section 27*)
 - Temporary Emergency Shelter (*Approval letter required from the Director; the use must comply with applicable regulations*) (*Amended 10/14/02*)
- 402.05 Construction office - temporary (*refer to Section 22*)
- 402.06 Greenhouse - a maximum of 1 acre (*43,560 sq. ft.*) total area including warehouse/shipping facilities
- 402.07 Residence
- Principal - one (1) single-family dwelling or one (1) group home per lot (*excluding mobile home*) (*group homes must be separated by a distance of 750'*) (*Amended 9/9/08*)
 - Temporary (*refer to Section 22*)
- 402.08 Residential sales office - temporary (*refer to Section 22*)
- 402.09 Training of nonowned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week
- 402.10 Utility service facility (*Site Improvement Plan required per Section 27*)
- 402.11 Veterinary Clinic or Hospital, Equine and Livestock (*Site Improvement Plan required per Section 27*) (*Amended 2/21/23*)

403 Accessory Uses

The following accessory uses shall be allowed only when a principal use has been established on the lot. (*Lots smaller than 9 acres are limited to the accessory uses allowed in the residential zone district to which the lot conforms in size.*)

- 403.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval.
- 403.0~~2~~⁴ Accessory uses and buildings
- 403.0~~3~~² Day-care home - small
- 403.0~~4~~³ Entertainment Event - (*refer to Section 22B*) (*Amended 1/28/14*)
- 403.0~~5~~⁴ Farmers Market - (*refer to Section 22A*) (*Amended 1/28/14*)

- 403.0~~65~~ Garage - private:
- For lots less than 1 acre in size - a maximum of one (1) detached garage of no more than 1,000 sq. ft. in area is permitted.
 - For lots 1 acre or greater in size - a maximum of two (2) detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
(Amended 3/8/22)

~~403.06~~ ~~Guest house~~

403.07 Home occupation - Class 1 and Class 2 (refer to Section 23)

403.08 In-home elder care (Amended 3/28/01)

403.09 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site (Amended 1/28/14)

403.10 Satellite receiving dish

403.11 Value-added Agricultural Processing - limited to a maximum of 1,500 square feet devoted to this use (Amended 1/28/14)

404 Uses Permitted By Special Review (Amended 6/22/05)

On lots of 9 acres or greater in area, the following uses are permitted, upon the approval of the Board, in accordance with Sections ~~21~~ ~~Use B~~ ~~by Special Review~~ ~~and 27~~ ~~Site Improvement Plan~~, herein. (Lots smaller than 9 acres are limited to the uses by special review allowed in the residential zone district to which the lot conforms to in area.)
(Amended 5/14/03)

- 404.01 Animals - nondomestic, exotic
- 404.02 Church - greater than 350 seating capacity in main worship area
- 404.03 Cultural facility
- 404.04 Day-care center/preschool, or day-care home - large
- 404.05 Golf course legally established as a Use by Special Review prior to June 22, 2005
- 404.06 Home occupation pursuant to Section 2310, herein. (Amended 8/23/22)
- 404.07 Horse boarding or training facility that exceeds the maximum number of horses permitted by right or by administrative review. *Exempt from Section 18A: Water Supply-Overlay District* (Amended 10/14/02)

- 404.08 Horse rental stable
- 404.09 Kennel
- 404.10 Recreation facility - community
- 404.11 Residence (*Amended 4/28/15*)
 - Bed and Breakfast
 - Caretaker - 1 per lot (may be a mobile home)
 - Group Residential Facility
- 404.12 Septic waste and domestic sludge application
- 404.13 Utility - major facility
- 404.14 Veterinary clinic or hospital
- 404.15 Wind energy conversion system

405 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.

406 Lot Area

To promote a design that is sensitive to the natural environment and adapts to the natural topography, flexibility in lot size is allowed. Lot size may be determined through a site analysis based on compatibility with adjacent land uses, health department requirements, the natural environment, water supply, soil suitability for septic systems, and the Douglas County Master Plan. The ability to keep animals may be affected by the lot size. (*Refer to Section 24*)

- 406.01 For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres.
- 406.02 For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres.
- 406.03 For lots served by central water, a one-acre minimum lot area is required for a Detached Accessory Dwelling Unit (ADU).
- 406.04 For lots served by individual groundwater well, a two-acre minimum lot area is required for a Detached Accessory Dwelling Unit (ADU).

407 Maximum Gross Density

SECTION 5 RR - RURAL RESIDENTIAL DISTRICT

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501 Intent (Amended 8/11/09)

To provide areas for large-lot residential homesites, on land that has minimal farming or ranching value, that create country living in a rural atmosphere while preserving the vegetation, significant geological features, wildlife habitat/corridors, views and privacy, and provide an appropriate transition from urban development to agricultural areas. The density range is from one dwelling per 9.9 acres to one dwelling per 5 acres.

Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Large-lot residential homesites may be appropriate when located outside the highway corridor viewsheds, depicted on the Douglas County Open Lands Opportunity Map, and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

Development within this district should provide road connections between developments allowing adequate response time for sheriff/fire protection, and medical support, and more efficient service delivery such as school busing. Extension of water resources may be extended to large-lot development in accordance with the County Comprehensive Master Plan, as amended.

The RR zone district is characterized by large-lot residential homesites and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, neighborhood recreational facilities, and open space. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

502 Principal Uses

On lots of 4.5 acres or greater in area, the following uses shall be allowed by right: (*Lots smaller than 4.5 acres are limited to the principal ~~and accessory~~ uses allowed in the residential zone district to which the lot conforms in size.*) (Amended 5/14/03)

502.01 Community Uses:

- Church - maximum seating capacity of 350 in main worship area (*Site Improvement Plan required per Section 27*)
- Fire station - no on-site training (*Site Improvement Plan required per Section 27*)
- Library (*Site Improvement Plan required per Section 27*)
- Open space/trails
- Park/playground

- Recreation facility - neighborhood (*Site improvement plan required per Section 27*)
- Recreation facility - private (*Site improvement plan required per Section 27*) (*Amended 9/9/08*)
- School - public/private kindergarten thru 12th grade (*Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32*)
- Sheriff substation - no training or detention (*Site Improvement Plan required per Section 27*)

502.02 Construction office - temporary

502.03 Residence

- Principal - 1 single-family dwelling or 1 group home per lot (*excluding mobile home*) (*group homes must be separated by a distance of 750'*) (*Amended 9/9/08*)
- Temporary (*refer to Section 22*)

502.04 Sales office - temporary (*refer to Section 22*)

502.05 Utility service facility (*Site Improvement Plan required per Section 27*)

503 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot:
(Lots smaller than 4.5 acres are limited to the accessory uses allowed in the residential zone district to which the lot conforms in size.)

503.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar approval.

503.0~~2~~²⁴ Accessory uses and buildings

503.0~~3~~³² Animals (*refer to Section 24*)

503.0~~4~~⁴³ Day-care home - small

503.0~~5~~⁵⁴ Garage - private:

- For lots less than 1 acre in size - a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size - a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
(*Amended 3/8/22*)

503.05 Guest house

- 503.06 Home Occupation - Class 1 and Class 2 (*refer to Section 23*)
- 503.07 In-home elder care (*Amended 3/28/01*)
- 503.08 Satellite receiving dish
- 503.09 Training of nonowned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week
- 503.10 Youth-oriented agricultural activity (*Amended 6/14/06*)

504 Uses Permitted By Special Review (*Amended 6/22/05*)

On lots of 4.5 acres or greater in area, the following uses are permitted, upon the approval of the Board, in accordance with Section 21. Use ~~by~~ By Special Review ~~and Section 27 Site Improvement Plan~~, herein. (*Lots smaller than 4.5 acres are limited to the uses by special review allowed in the residential zone district to which the lot conforms to in area.*)

- 504.01 Church - greater than 350 seating capacity in main worship area
- 504.02 Day-care center/preschool, or day-care home - large
- 504.03 Golf course legally established as a Use by Special Review prior to June 22, 2005 (*Amended 2/12/19*)
- 504.04 Home occupation pursuant to Section 2310, herein. (*Amended 8/23/22*)
- 504.05 Horse boarding or training facility that exceeds the maximum number or horses permitted by right
- 504.06 Recreation facility - community
- 504.07 Residence
 - Bed and Breakfast
- 504.08 Utility - major facility
- 504.09 Veterinary hospital/clinic
- 504.10 Wind energy conversion system

505 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use, or cash in-lieu-of land as required by the Douglas County Subdivision Resolution.

506 Lot Area

To promote a design that is sensitive to the natural environment and adapts to the natural topography, flexibility in lot size is allowed. Lot size may be determined through a site analysis based on compatibility with adjacent land uses, health department requirements, the natural environment, water availability, soil suitability for septic, and the Douglas County Master Plan. The ability to keep animals may be affected by the lot size. *(Refer to Section 24)*

506.01 For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres.

506.02 For lots served by a central water system, the allowable minimum lot area is 1 acre.

506.03 For lots served by central water, a one-acre minimum lot area is required for a Detached Accessory Dwelling Unit (ADU).

506.04 For lots served by individual groundwater well, a two-acre minimum lot area is required for a Detached Accessory Dwelling Unit (ADU).

507 Maximum Gross Density

The gross density shall not exceed 1 dwelling per 5 acres and may be less due to required infrastructure or dedication, or environmental constraints.

508 Minimum Setbacks

Lot Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Line Lot	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'
4.5+ ac.	regional/maj. arterial: 100' other: 50'	25'*	25'*	100'

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

509 Encroachments

509.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

SECTION 6 ER - ESTATE RESIDENTIAL DISTRICT

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601 Intent (Amended 8/11/09)

To provide areas for medium low-density residential homesites, on land that has minimal farming or ranching value, that create country living in a rural atmosphere while preserving the vegetation, significant geological features, wildlife habitat/corridors, views and privacy, and provide an appropriate transition from urban development to large-lot residential or agricultural areas. The density range is from one dwelling per 4.9 acres to one dwelling per 2.5 acres. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve these areas.

Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Medium low-density residential homesites may be appropriate when located outside the highway corridor viewsheds, depicted on the Douglas County Open Lands Opportunity Map, and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

Development within this district should provide road connections, between developments, that provide adequate response time for sheriff/fire protection and medical support, and more efficient service delivery such as school busing.

The ER zone district is characterized by residential homesites and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, neighborhood recreational facilities, and open space. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

602 Principal Uses

On lots of 2.3 acres or greater in area, the following uses shall be allowed by right: (*Lots smaller than 2.3 acres are limited to the principal ~~and accessory~~ uses allowed in the residential zone district to which the lot conforms in size.*) (Amended 5/14/03)

602.01 Community Uses:

- Church - maximum seating capacity of 350 in main worship area (*Site Improvement Plan required per Section 27*)
- Fire station - no on-site training (*Site Improvement Plan required per Section 27*)
- Library (*Site Improvement Plan required per Section 27*)
- Open space/trails
- Park/playground
- Recreation facility - neighborhood (*Site Improvement Plan required per Section 27*)

- Recreation facility - private (*Site Improvement Plan required per Section 27*) (*Amended 9/9/08*)
- School - public/private kindergarten through 12th grade (*Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32*)
- Sheriff substation - no training or detention (*Site Improvement Plan required per Section 27*)

602.02 Construction office - temporary (*refer to Section 22*)

602.03 Residence

- Principal - 1 single-family dwelling or 1 group home per lot (*excluding mobile home*) (*group homes must be separated by a distance of 750'*) (*Amended 9/9/08*)
- Temporary (*refer to Section 22*)

602.04 Sales office - temporary (*refer to Section 22*)

602.05 Utility service facility (*Site Improvement Plan required per Section 27*)

602.06 Youth-oriented agricultural activity

603 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot. (Lots smaller than 2.3 acres are limited to the accessory uses allowed in the residential zone district to which the lot conforms in size.)

603.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval.

603.0~~2~~1 Accessory uses and buildings

603.0~~2~~3 Animals (*refer to Section 24*)

603.0~~3~~4 Day-care home - small

603.0~~4~~5 Garage - private:

- For lots less than 1 acre in size - a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size - a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
(*Amended 3/8/22*)

603.0~~5~~6 Home occupation - Class 1 (*refer to Section 23*)

603.067 In-home elder care *(Amended 3/28/01)*

603.078 Satellite receiving dish

603.089 Training of nonowned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

604 Uses Permitted By Special Review *(Amended 6/22/05)*

On lots 2.3 acres or greater in area, the following uses are permitted, upon the approval of the Board, in accordance with Section 21. Use By Special Review ~~and Section 27 Site Improvement Plan~~ of this Resolution. *(Lots smaller than 2.3 acres are limited to the uses by special review allowed in the residential zone district to which the lot conforms to in area.)*

604.01 Church - greater than 350 seating capacity in main worship area

604.02 Day-care center/preschool, or day-care home - large

604.03 Horse boarding or training facility that exceeds the maximum number of horses permitted by right

604.04 Recreation facility - community

604.05 Residence

- Bed and Breakfast

604.06 Utility - major facility

605 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use, or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.

606 Lot Area

To promote a design that is sensitive to the natural land features and adapts to the natural topography, flexibility in lot size is allowed. Lot size may be determined through a site analysis based on compatibility with adjacent land uses, health department requirements, the natural environment, water availability, soil suitability for septic, and the Douglas County Master Plan. The ability to keep animals may be affected by the lot size. *(Refer to Section 24)*

606.01 For lots served by an individual septic system, the minimum allowable lot area is 1 acre.

606.02 For lots served by central water, a one-acre minimum lot area is required for a Detached Accessory Dwelling Unit (ADU).

606.03 For lots served by individual groundwater well, a two-acre minimum lot area is required for a Detached Accessory Dwelling Unit (ADU).

607 Maximum Gross Density

The gross density shall not exceed 1 dwelling per 2.5 acres and may be less due to required infrastructure or dedication, or environmental constraints.

608 Minimum Setbacks

Parcel Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Lot Line	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3+ ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

609 Encroachments

609.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

609.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

609.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*

609.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

609.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

610 Building Height

Maximum building height: 35 feet

SECTION 7 SR - SUBURBAN RESIDENTIAL DISTRICT

-Section Contents-

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715 Fencing Standards 7-6

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717 Lighting Standards..... 7-7

701 Intent (Amended 8/11/09)

To provide areas for a variety of housing types, designed in a manner to create livable space in the urban setting, that is protected from incompatible land uses and hazardous conditions, and buffered from commercial/industrial uses. The density shall not exceed 4.36 dwellings per acre. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve these areas. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district should be designed to create neighborhoods in terms of scale and identity and as service units with adequate schools, parks, and convenience retail; pedestrian, bicycle, and automobile circulation that includes connections between neighborhoods and community facilities; and to preserve open space and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The SR zone district is characterized by a variety of housing types within a range of affordability, including housing for the elderly, handicapped and other special populations, and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, playgrounds, and neighborhood recreational facilities. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

702 Principal Uses

On lots that conform to the minimum lot area, the following uses are allowed by right:
(Amended 5/14/03)

702.1 Community Uses:

- Church - maximum seating capacity of 350 in main worship area (*Site Improvement Plan required per Section 27*)
- Fire station - no on-site training (*Site Improvement Plan required per Section 27*)
- Library - (*Site Improvement Plan required per Section 27*)
- Open space/trails
- Park/playground
- Recreation facility - neighborhood (*Site Improvement Plan required per Section 27*)
- Recreation facility - private (*Site Improvement Plan required per Section 27*) (*Amended 9/9/08*)
- School - public/private kindergarten through 12th grade (*Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32*)

- Sheriff substation – no training or detention (*Site Improvement Plan required per Section 27*)

702.02 Construction office - temporary (*refer to Section 22*)

702.03 Residence

- Principal - 1 single-family dwelling or 1 group home per lot (*excluding mobile home*) (*group homes must be separated by a distance of 750'*)
- Temporary (*refer to Section 22*)

702.04 Sales office - temporary (*refer to Section 22*)

702.05 Utility service facility (*Site Improvement Plan required per Section 27*)

703 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot.

703.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval.

703.0~~24~~ Accessory uses and buildings

703.0~~23~~ Animals (*refer to Section 24*)

703.0~~34~~ Day-care home - small

703.0~~45~~ Garage - private:

- For lots less than 1 acre in size – a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size – a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
(*Amended 3/8/22*)

703.0~~56~~ Home occupation - Class 1 (*refer to Section 23*)

703.0~~67~~ In-home elder care (*Amended 3/28/01*)

703.0~~78~~ Satellite receiving dish

704 Uses Permitted ~~b~~By Special Review (*Amended 6/22/05*)

The following uses are permitted, upon the approval of the Board, in accordance with Section 21. Use bBy Special Review ~~and Section 27 Site Improvement Plan~~ of this Resolution.

- 704.01 Church - greater than 350 seating capacity in main worship area
- 704.02 Day-care center/preschool, or day-care home - large
- 704.03 Golf course legally established as a Use by Special Review prior to June 22, 2005 (*Amended 2/12/19*)
- 704.04 Recreation facility - community
- 704.05 Utility - major facility

705 Maximum Gross Density

The gross density shall not exceed 4.36 dwellings/acre and may be less due to required infrastructure or dedication, or environmental constraints.

706 Minimum Lot Area: 9,000 sq. ft.

Calculation of the minimum lot area is exclusive of open space, County-dedicated land or rights-of-way.

A minimum lot area of greater than 0.5 acres is required for a Detached Accessory Dwelling Unit (ADU).

707 Water and Sanitation

All uses shall be served by a central water and sanitation facility.

708 Utilities

All public utility distribution lines shall be placed underground.

709 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use, or cash in-lieu-of land as required by the Douglas County Subdivision Resolution.

710 Street Standards

Construction of paved streets in accordance with the Douglas County Roadway Design and Construction Standards, the Douglas County Storm Drainage Design and Technical Criteria manual, and other applicable County regulations.

3601 Rules of Construction

- 3601.01 The particular controls the general.
- 3601.02 In case of any difference of meaning or implication between the text of this Resolution and the captions for each section, the text shall control.
- 3601.03 The word "shall" is always mandatory and not directory. The word "may" is permissive.
- 3601.04 Words used in the present tense include the future, unless the context clearly indicates the contrary.
- 3601.05 Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.
- 3601.06 A "building" or "structure" includes any part thereof. A "building or other structure" includes all other structures of every kind, regardless of similarity to buildings.
- 3601.07 The phrase "used for," includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

3602 Definitions

As used in this Resolution, the following words shall be interpreted and defined in accordance with the provisions set forth in this Section or by further modification by the Board of County Commissioners.

Abutting: Having a common border with, or separated from such a common border by a right-of-way, alley or easement.

Accessory Dwelling Unit (ADU): An attached or detached unit situated on one (1) lot with an established principal dwelling which shall not be held in ownership by other than the owner of the principal dwelling. The ADU shall be arranged, designed, or intended for occupancy by not more than one (1) family in compliance with the County building code.

Attached ADU – An ADU that is attached to the principal dwelling unit as either an addition to the dwelling or a conversion of existing space within the dwelling.

Detached ADU – An ADU that is detached from the principal dwelling unit.

Accessory Equipment: An enclosed structure, cabinet, shed or box that houses power boxes, electrical equipment, and other related equipment of a telecommunication or personal wireless communication facility.

Frontage: The length of a parcel/lot abutting a right-of-way.

Garage:

Private - A building, or portion thereof, including carports, in which only private or pleasure-type motor vehicles used by the owners or resident tenants of the land are stored or kept.

Public - A building, or portion thereof, other than a private garage, used for the parking of automobiles.

Golf Course: A recreational facility primarily used for the purpose of playing golf, including associated food service, retail sales areas, and staff offices, excluding residential and other non-golf recreational uses.

Grade: The elevation of the finished surface of the ground.

Greenhouse: A structure used for the propagation, cultivation or growing of nursery stock such as flowers, bulbs, plants, trees, shrubs or vines.

Group Home: A residence that provides non-institutional housing for persons living as a single housekeeping unit as follows: *[Per 30-28-115 CRS]*

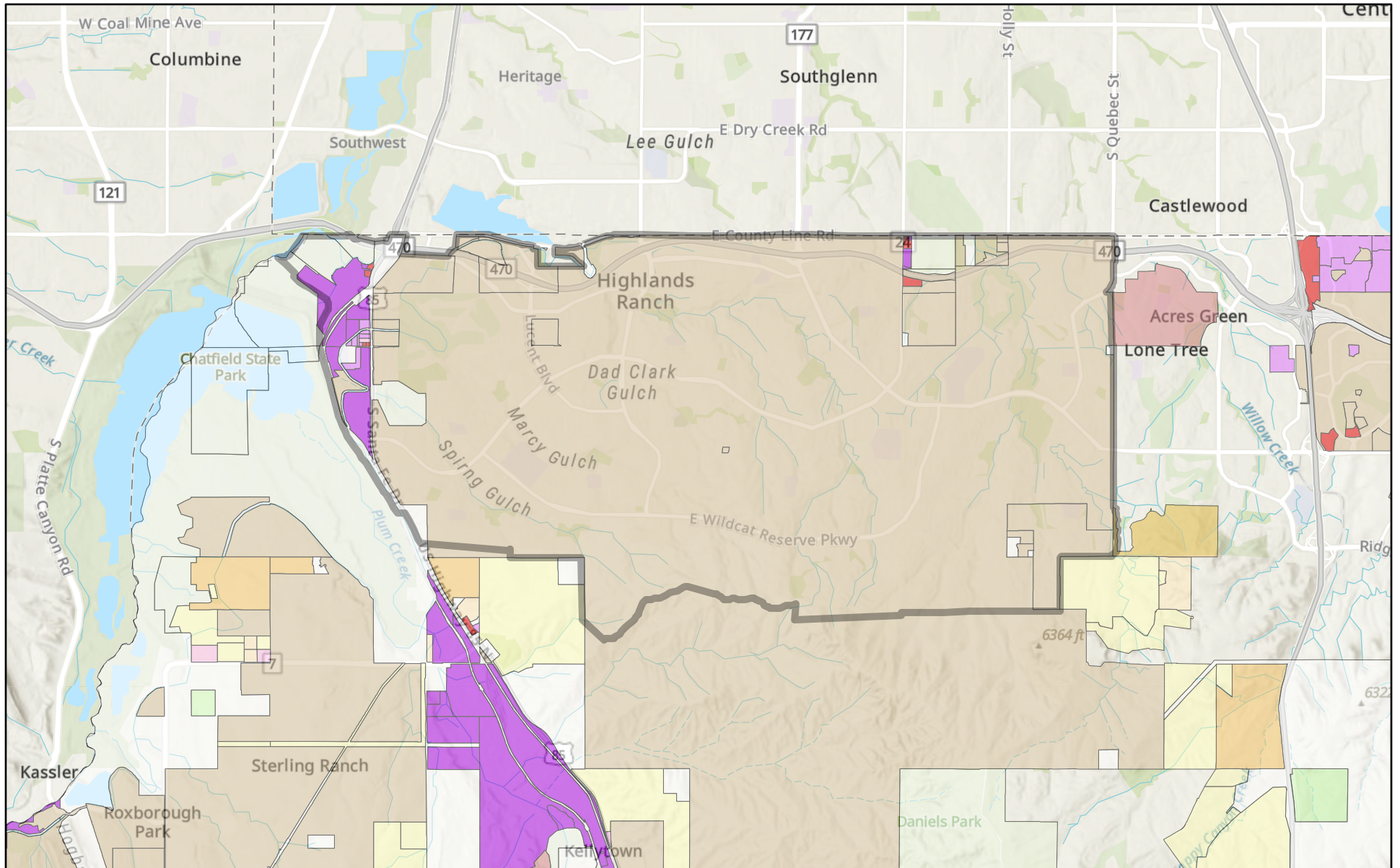
- A group of no more than 8 persons with developmental disabilities living in a state-licensed group home or community residential home; or
- A group of not more than 8 persons with a mental illness living in a state-licensed group home; or
- A group of not more than 8 persons 60 years of age or older who do not need nursing facilities; or
- Any other type of home allowed under the provisions of the Fair Housing Act, as amended, for any type of protected class, or pursuant to any other applicable law

Group Homes that do not meet the conditions listed shall be considered Group Residential Facilities for purposes of this resolution. *(Amended 5/10/16)*

Group Residential Facility: A residence, not qualifying as a group home, that provides a community living environment for individuals requiring custodial care, medical treatment, or specialized social services. This term includes, but is not limited to: specialized group child care home, facility or center; residential child care facility; residential treatment facility; shelters for the homeless; shelters from domestic violence; residential facilities for those living together as a result of criminal offenses; and homes for individuals that are HIV positive or afflicted with the AIDS virus. *(Amended 5/10/16)*

Guest House: A dwelling attached or unattached to the principal dwelling, used to house guests of the occupants of the principal dwelling, and which shall not be rented or leased, or held in ownership by other than the owner of the principal dwelling. A Guest House is an ADU.

Highlands Ranch Census Designated Place



6/4/2024

USA Census Populated Places

Highlands Ranch

Zoning

A1 - AGRICULTURAL ONE

LRR - LARGE RURAL RESIDENTIAL

RR - RURAL RESIDENTIAL

ER - ESTATE RESIDENTIAL

SR - SUBURBAN RESIDENTIAL

B - BUSINESS

C - COMMERCIAL

LI - LIGHT INDUSTRIAL

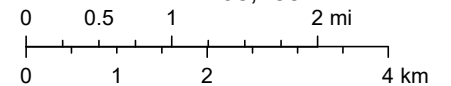
GI - GENERAL INDUSTRIAL

PD - PLANNED DEVELOPMENT

OS - OPEN SPACE CONSERVATION

World Hillshade

1:108,185




County of Douglas, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Esri,

Memorandum

DATE: OCTOBER 28, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 

CC: DJ BECKWITH, PRINCIPAL PLANNER
LAUREN PULVER, PLANNING SUPERVISOR
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES

SUBJECT: COUNTY REVITALIZATION AUTHORITY PROCESS & OPPORTUNITIES

SUMMARY

The purpose of this memo is to provide the Board of County Commissioners (Board) with a general overview of HB24-1172 County Revitalization Authorities and opportunities for how it could be applied.

BACKGROUND

The Colorado General Assembly passed HB24-1172 to create a mechanism for counties to utilize tax increment financing (TIF) through the creation of a County Revitalization Authority (Authority). Once established, this Authority is authorized to create plans and oversee projects in identified Revitalization Areas for the purpose of preventing the impairment of successful development and redevelopment or harming the welfare of county residents.

This law is similar to the Urban Renewal Authority law for municipalities but differs on a few key points. County Revitalization Areas are not based on blight but instead based on opportunity factors. These opportunity factors identify areas that, with additional funding, would stimulate revitalization and economic investments. Other differences are that the Authority requires taxing bodies to petition to join before any TIF from the taxing body can be shared with the Authority, and school districts may not opt into an Authority to share their TIF.

OVERVIEW OF PROCESS

Staff has provided an attached process map that details the proposed process for the Board to establish an Authority and approve a Revitalization Plan. The process is initiated by a petition of 25 registered voters or a Board Resolution. A study must be conducted to define the Revitalization Area and support the criteria for creation of the Authority.

The purpose of the Revitalization Plan is to provide details of a proposed Revitalization Project including plans for land development, zoning, and the objectives for the Revitalization Area as a whole. An Impact Report must be created and provided to all taxing bodies within a mile of the Revitalization Area that estimates the project costs, proposed financing, and impacts on adjacent municipal services and infrastructure. The Planning Commission will review the Revitalization Plan for conformity with the Comprehensive Master Plan and impacts to surrounding municipalities. If the plan is approved, the Authority is authorized to implement the plan.

Approval of a Revitalization Plan may occur at the same public hearing in which an Authority is created. Any subsequent land use changes to implement the Revitalization Plan must be processed through the appropriate County land use processes.

COUNTY RESOURCES

Throughout the process, County staff may be utilized to provide expertise, support, and prepare public noticing. Staff or a consultant could be utilized to conduct the study to identify Revitalization Areas and create Revitalization Plans or Impact Reports. The law allows for the Authority to call upon the County Attorney and legal staff for legal services. County staff will also need to work with the Authority on planning and zoning processes that may be necessary to implement the Revitalization Plan.

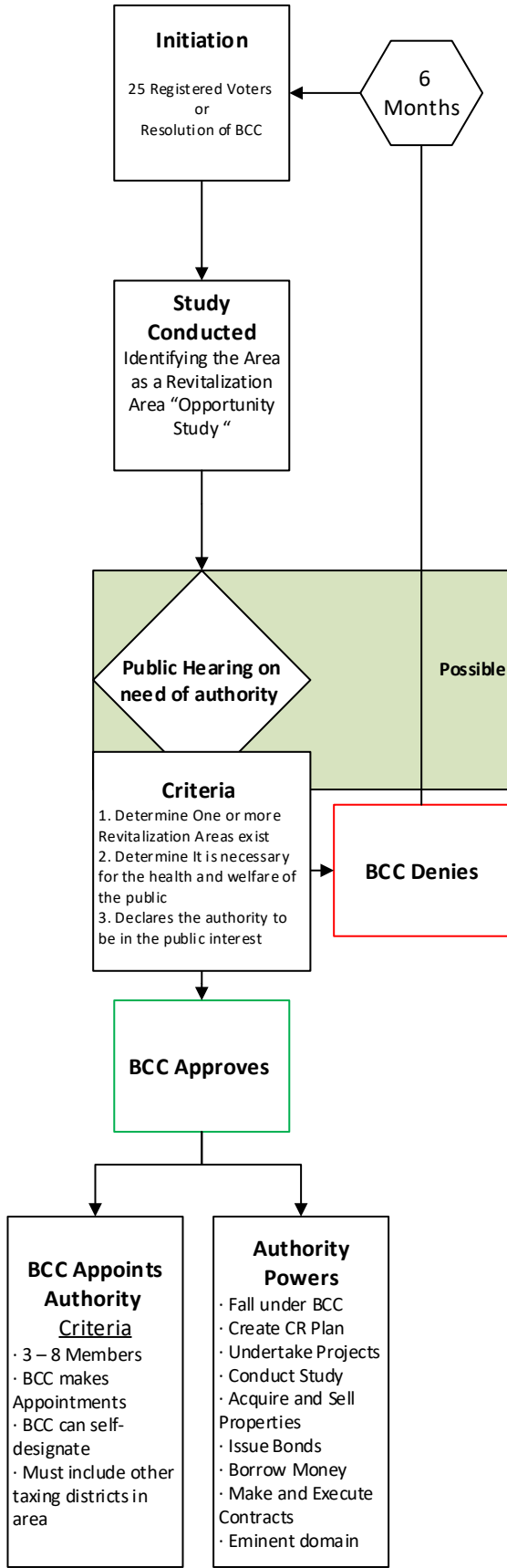
NEXT STEPS

Staff is prepared to discuss this in greater detail with the Board.

ATTACHMENT

County Revitalization Authority Process Flow Chart

Creation of Revitalization Authority



Creation of Revitalization Plan

