

# TITLE 17: ZONING CODE UPDATES DISCUSSION

PLANNING COMMISSION  
MARCH 9, 2023



# GOALS OF AMENDMENT

1. Recommend new sections for consideration,
2. Update any sections due to state law or other changes,
3. Improve code by clarifying or adding definitions if needed,
4. Correct minor errors.

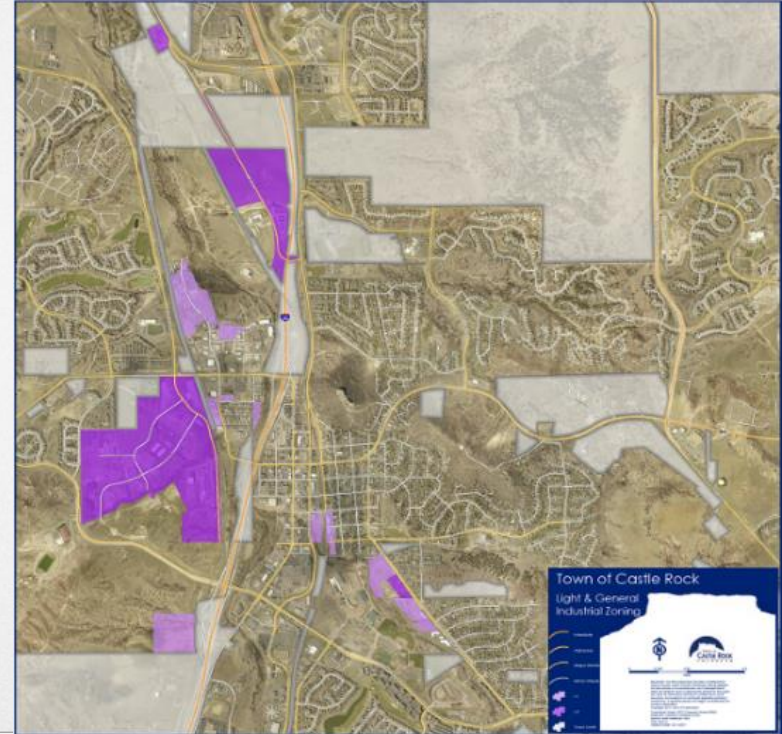
# TITLE 17 CHANGES

- **New Industrial Employment Zone (Multiple Sections)** – Create a new industrial straight zone, the Industrial Employment District, to promote primary employment uses.
- **In-Home Daycares (17.18)** – Makes changes to allowed uses in compliance with new state law.
- **Accessory Dwelling Units (17.61)** – Clarifying what an ADU is by adding in definitions and addressing ADUs in new home construction
- **General Updates (Multiple Sections)** – Formatting and updating for ease of readability, clarity and corrections of minor errors.



# INDUSTRIAL EMPLOYMENT DISTRICT

- Designed to promote primary employment and light industrial uses
- Preserves property rights for existing I-1 & I-2 properties, however does not allow new land to choose these zones
- Supports diversifying the local economy through job creation and economic development, as well as supports the establishment of employment based in the Town.



# INDUSTRIAL EMPLOYMENT DISTRICT

## Allowed uses include:

- Light Industrial
  - Medical Lab
  - Office
  - Service, commercial and repair
  - Warehousing & distribution
  - Automobile service and repair, autobody (RV/boat/motorcycle)
  - Accessory to the main use: 20% or less retail, 20% or less alcoholic beverage sales
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## Prohibited uses include:

- Self storage
- Retail/Restaurant
- Alcoholic Beverage Sales
- Assisted living/memory care
- Commercial amusement/Indoor Recreation
- Educational/College
- Gyms/Studio
- Heavy Industry
- Stand alone Parking
- Stand along Storage Yards

# INDUSTRIAL EMPLOYMENT DISTRICT

If approved:

- Current land use rights for Light Industrial (I-1) and General Industrial (I-2) properties in Town remain UNCHANGED.
- New property wanting an Industrial Zone can choose between the new Industrial-Employment Zone or propose a custom PD zoning for specific uses. I-1 and I-2 would not be able to be chosen for new properties.
- Effective date proposed for June 1, 2023.



# IN-HOME DAYCARE CHANGES

Changes necessary due to House Bill 21-1222 adopted by the Colorado Legislature

- **17.14.010**– Adds definition of Family Child Care Home, removes old definitions for small and large in-home daycares
- **17.18.020 & 17.18.030** – Allows Family Child Care Homes to be a use allowed by right in residential zoning districts and requires a large Family Child Care home directly adjacent to one, to go through the UBSR process, in compliance with new State Law

# ADU CHANGES

- **17.61.030 ADUs** – Modifies the definition of Accessory Dwelling Unit (ADU) in order to clarify the criteria that determine when an ADU exists; and adds definitions for “Bathroom”, “Facility for Sleeping”, “Kitchen”, and “Provisions for Living.”
- **17.61.040 ADUs** – Clarifies that the addition of an ADU with a permit for a new single-family home does not require a Use By Special Review (UBSR).
- **17.61.050 ADUs** – Adds criteria for determining whether or not a space is an ADU, and further clarifies under what circumstances physical separation exists for an ADU.



# CLARITY & CONSISTENCY CHANGES

- **17.16.020 Temporary Use Provisions** – Modifies the temporary use provisions for manufactured buildings to clarify when a manufactured building can be utilized as a temporary use.
- **17.28.030 Use Matrix** – Inserted directives with respect to the overlay zones to reference the underlying zoning of each individual straight zoning district within the overlay to provide more clarity as to which uses were established with the original zoning and which uses were modified with the approval of the specific overlay and corrected previous errors in the zoning matrix in order to meet the intent of the overlay district.

# CLARITY & CONSISTENCY CHANGES

- **17.43.050 Front Street Overlay** – Clarified the coverage requirement of the Front Street Overlay District (FSOD) to state building coverage instead of lot coverage for consistency with other areas of the CRMC
- **17.54.040 Group Home Parking** – Clarifies parking requirements for Group Homes in both single-family and multi-family structures
- **17.54.050 Accessible Parking Standards** – Modifies accessible parking requirements in Title 17 in order to harmonize them with the ANSI/ICC requirements in Title 15; currently the two codes conflict.

# CLARITY & CONSISTENCY CHANGES

- **17.30.020 PL-1 District** – Corrects a clerical error for a reference to another section of code, adds public infrastructure and rights of way as allowed use.
- **17.34.030 PD Plan Approval** – Removes outdated references to expired Land Use Intergovernmental Agreement between Douglas County and Town
- **17.34.040.A PD Zoning Regulations** – Corrects a clerical error to change the word “entitle” to “entitled”
- **17.62.030 Group Home General Provisions** – Corrects a clerical error for a reference to another section of code.



# PROPOSED MOTION

*“I move to recommend approval of the Title 17 code changes, as presented, to Town Council.”*

# ALTERNATIVE MOTIONS

*“I move to recommend approval of the Title 17 code changes, with the following amendments \_\_\_\_\_.”*

*“I move to continue the discussion on this item to a future meeting.”*



# QUESTIONS & DISCUSSION