

# **Public Outreach 2020 Regulation Amendments**

Community and Economic Development Department  
September 1<sup>st</sup> and 3<sup>rd</sup>, 2020

The staff presentation will begin at 6:05 p.m.



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# Adams County Development Standards & Regulations

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- Regulations and guidelines for land use development
- Several minor updates annually
  - June 23
  - July 28
- Major update expected in December 2020
  
- Public Outreach Meeting
  - Identify the timeline
  - Ask for input

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# Proposed Timeline

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- Stakeholder/Public Meetings
  - September 1–8
- Draft Language
  - September 9-21
- Referral Period – Public Comment
  - September 22 – October 14
- Planning Commission
  - November 12
- Board of County Commissioners
  - December 8

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# Discussion Items

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- How can I be notified when the draft language is written?
  - Greg Barnes, Planner III – [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)
  - Thomas Dimperio, Planner I – [tdimperio@adcogov.org](mailto:tdimperio@adcogov.org)
  - Jennifer Rutter, Development Services Manager – [jrutter@adcogov.org](mailto:jrutter@adcogov.org)
  - Add your e-mail address to the Zoom Chat for this group and we will include you on the mailing list for future updates

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# Overview

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- Evaluation of Land Uses
  - Additions
  - Use Chart
  - Performance Standards
  - Definition
- Special Districts (AKA Metro Districts)
- Engineering Standards

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# Overview

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- Changes from Parking Study Performed in 2019
- Operational Standards for Industrial and Commercial Uses Adjacent to Residential Use
- Mixed-Use and Multi-Family in the C-5 Zone
- Review of Lot Coverage Standards for Agricultural-1 Zoning
- User-Friendly Redesign

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# Table of Permitted Uses and Associated Performance Standards

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- Gas Stations
  - Appropriate zone districts
  - Distance from dwellings
- Evaluate light industry standards
- Include Performance Standards for
  - RV and Boat Storage
  - Auto Towing & Storage
- Redefine Very Broad and Vague Uses
  - Services
  - Heavy Retail and Heavy Services

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# Table of Permitted Uses and Associated Performance Standards

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- Short-Term Rentals
  - Licensing
  - Performance standards
  - Limitation to specific zone districts
- Separation of Trucking and Warehousing from Mini-Storage
- Increase Options for Commercial Greenhouses and Nurseries



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# Special Districts

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- Streamlined process for review of Service Plans
  - Coincides with state statute
  - Addition of a model Service Plan for applicants to edit and submit as part of their application
- New requirements for Site Plan
  - Ensure that future development within the proposed Special District conforms with the County's recorded plats and maps
- Financial Review (paid for by applicant)

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# Mixed-Use Options

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- Evaluate Commercial-5 Viability for:
  - Mixed-Use
  - Multi-Family Dwellings
- Evaluate Zoning Overlay District
  - Targeted Commercial Zoning to Allow for Residential Options
- Urban Design
  - Reduced setbacks for roadways

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# Other Zone District Considerations

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- Agricultural-1
  - Increase Lot Coverage Requirements
- Residential-2
  - Decrease minimum lot size required for duplexes
- All Residential and Agricultural Lots
  - Address setbacks for Double-Frontage Lots
  - Front-width requirement for dwellings
  - Fencing requirements for corner lots
- Subdivision Design Standards
  - Clarification on how to assess setbacks for flag lots
  - Use of Subdivision Tracts for any Public Infrastructure

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# Other Proposed Changes

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- Engineering Standards
  - Limit Number of Driveway/Access for residential properties
  - Enhanced language to prevent vehicle tracking onto public roadways
  - Removal of administrative relief option for drainage improvements
  - Expansion and encouragement of Low Impact Development Techniques
- Re-Evaluation of Shared Parking Standards
- Height Limit for Unoccupied Structures
- Enhanced Signage Requirements for Gas Station Canopies
- User-Friendly Redesign
  - Reconfigured Use Table
  - Improved Section Delineation

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# Proposed Changes for 2021

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- Public Land Dedication Requirements
  - Census Data
- Enhanced Architectural Standards
  - Mixed-Use,
  - Multi-Family Residential,
  - Industrial Uses

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# Discussion Items

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- What are your thoughts on these recommended items?
- Are there other items that the County should consider addressing?
- How can I be more involved in this process?
- How can I be notified when the draft language is written?
  - Greg Barnes – [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)
  - Thomas Dimperio – [tdimperio@adcogov.org](mailto:tdimperio@adcogov.org)
  - Jennifer Rutter – [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

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