

RESOLUTION NO. R-022- 032

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**RESOLUTION ADOPTING AMENDMENTS TO DOUGLAS COUNTY ZONING
RESOLUTION SECTION 3 – AGRICULTURAL ONE DISTRICT, SECTION 4 –
LARGE RURAL RESIDENTIAL DISTRICT, SECTION 5 – RURAL RESIDENTIAL
DISTRICT, SECTION 6 – ESTATE RESIDENTIAL DISTRICT, SECTION 7 –
SUBURBAN RESIDENTIAL DISTRICT, AND SECTION 8 – MULTIFAMILY
DISTRICT - PROJECT FILE: DR2021-007.**

WHEREAS, the Department of Community Development has prepared Amendments to the Douglas County Zoning Resolution, which are attached hereto and incorporated herein as Exhibit A (Project No. DR2021-007); and

WHEREAS, at a public hearing held on February 28, 2022 the Planning Commission considered and recommended approval of said Amendments; and

WHEREAS, the Board of County Commissioners considered said Amendments at a public hearing held on March 8, 2022; and


NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Douglas County Zoning Resolution is hereby amended to read as provided on said Exhibit A; and

FURTHER RESOLVED, that said Amendments shall be effective as of March 8, 2022.

PASSED AND ADOPTED this 8th day of March 2022, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:

DocuSigned by:

2322EAGEBA95429

ABE LAYDON, Chair

DocuSigned by:



ATTEST:

DocuSigned by:



KRISTIN RANLETT, Clerk to the Board

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 - 1 per lot
 - Mobile home, when a principal single-family dwelling exists on the lot
- 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*)

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*)

303 Accessory Uses

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

303.01 Accessory uses and buildings

303.02 Day-care home – small

- 303.03 Entertainment Event – *(refer to Section 22B) (Amended 1/28/14)*
- 303.04 Event Center on a parcel of 160 acres or greater with a principal agricultural use *(Amended 4/28/15)*
- 303.05 Farmers Market – *(refer to Section 22A) (Amended 1/28/14)*
- 303.06 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 3/08/22)
- 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 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-Use 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 that exceeds 2 nonresident employees or requires more than 1500 sq. ft. of an accessory structure
- 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 – 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/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 dwelling with one to four bedrooms, or one to four attached efficiency units/apartments in one 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 worker per 25 horses.

305.01.2 Cattle ranch provided the required narrative demonstrates a need based on the general criteria of one worker per 300 head of cattle.

305.01.3 Farm provided the required narrative demonstrates a need based on the general criteria of one 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.

*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'
35+ ac.	100'	100' accessory: 50'	100' accessory: 50'	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.

308 Encroachments

- 308.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.
- 308.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. (Amended 3/8/22)
- 308.03 Foundation anchoring and foundation repair systems may be located within a required setback. (Amended 3/8/22)
- 308.04 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.

- 308.05 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.

309 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

- 309.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

- 309.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

310 Water - Refer to Section 18A of this Resolution *(Amended 3/13/02)*

311 Street Standards

Public streets shall be constructed in accordance with the Douglas County Roadway Design and Construction Standards. Private streets shall be constructed either in accordance with Appendix 58 of the International Building Code, as amended and adopted by Douglas County, or the Douglas County Roadway Design and Construction Standards.

Both public and private streets shall be constructed in accordance with the provisions of the Douglas County Storm Drainage Design and Technical Criteria manual and the County's clearing, grading, and land disturbance regulations. *(Amended 6/14/06)*

312 Parking Standards - Refer to Section 28 for non-residential parking standards *(Amended 4/24/02)*

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards.

313 Fencing Standards

- 313.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.
- 313.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 313.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 313.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 313.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.
- 313.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

314 Sign Standards - Refer to Section 29 of this Resolution

315 Lighting Standards - Refer to Section 30 of this Resolution

316 Administrative Review - Prerequisite *(Amended 4/24/02)*

A landowner/lessee seeking to construct agricultural worker housing shall schedule a pre-submittal meeting with the staff to discuss the application, submittal procedures, and information required.

317 Administrative Review - Approval Criteria *(Amended 4/24/02)*

Administrative review of the application shall be based on the following criteria:

- 317.01 Whether the proposed use is in harmony and compatible with the character of the surrounding area;

- 317.02 Whether the proposed use will not result in an over-intensive use of the land;
- 317.03 Whether the proposed use will not require a level of community facilities and services greater than that which is available;
- 317.04 Whether the proposed use will not cause undue traffic congestion or traffic hazards;
- 317.05 Whether the proposed use will not cause significant air, water or noise pollution;
- 317.06 Whether the proposed use is adequately landscaped, buffered, or screened;
- 317.07 Whether the proposed use will not be otherwise detrimental to the health, safety or welfare of the neighboring landowners.

318 Administrative Review – Procedure (Amended 4/24/02)

- 318.01 Following the pre-submittal meeting, the applicant shall submit to the Planning Division a copy of the documents required per subsection 321. The submittal shall be reviewed for completeness and the applicant notified of any inadequacies.
- 318.02 Once determined complete, staff will notify the applicant of the number of copies of the plan and narrative required to be submitted for distribution to referral agencies. Referral packets shall be provided by the applicant in unsealed manila envelopes, addressed to the appropriate referral agency. Staff shall mail the referral packets. Referral agencies shall comment within 21 days.
- 318.03 Written Notice
- 318.03.1 At least 10 days prior to the Director's decision, the applicant shall mail a written notice of the request by first-class mail to the address of each abutting landowner as such addresses are shown in the records of the Douglas County Assessor's Office and shall submit a certificate of mailing to Douglas County Planning 7 days prior to the date of the Director's decision. The notice shall indicate:
- the proposed date of the Director's decision;
 - the nature of the request;
 - the location of the land that is the subject of the request (*distance and direction from nearest major intersection*);
 - the file name and number; and

- a statement that comments and questions should be directed to Douglas County Planning, 100 Third Street, Castle Rock, CO 80104 (303) 660-7460.

318.03.2 The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

<p style="text-align: center;">CERTIFICATE OF MAILING</p> <p>I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid, this ____ day of _____, 20__, and addressed as follows:</p> <p>(list of addresses)</p> <p>(Signature of person completing the mailing)</p>

318.03.3 In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowners who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning Division.

318.04 The staff planner will review the referral comments, discuss the concerns with the applicant, and prepare a staff report and present it to the Director for a decision.

318.05 An appeal of the Director's decision regarding an administrative review request may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution. *(Amended 4/10/12)*

319 Administrative Review - General Submittal Requirements *(Amended 4/24/02)*

319.01 A completed application form, including a copy of the completed pre-submittal form *(available from the Planning Office)*

319.02 Application fee *(fee schedule available from the Planning Office)*

319.03 Proof of ownership by copy of deed or title insurance commitment no more than 30 days old; or in the case of a lessee, a copy of the lease

319.04 A Narrative *(per Section 320 contained herein)*

319.05 A Plan Exhibit *(per Section 321 contained herein)*

319.06 A notarized letter or authorization from the landowner permitting a lessee or representative to process the application, when applicable

320 Administrative Review - Narrative *(Amended 4/24/02)*

- 320.01 The type and description of the residential unit proposed
- 320.02 The maximum number of individuals to be accommodated
- 320.03 A detailed description of the agricultural activities of the subject site focusing on the intensity of the operations, and on those work elements necessitating on-site agricultural labor including the following:
 - 320.03.1 Number and type of livestock raised
 - 320.03.2 Grazing plan and pasture rotation
 - 320.03.3 Crop types and number of acres farmed
 - 320.03.4 Other income-producing activities occurring on the site
- 320.04 A description of the sanitary service to be provided and evidence that the system is in accordance with Tri-County Health regulations
- 320.05 A description of the water service to be provided and evidence of the ability of the water to be used in the manner proposed
- 320.06 A description of the increase or reduction in traffic anticipated in trips per day as a result of the housing units
- 320.07 A description of community services or facilities (libraries, medical facilities, schools, etc.) that may be required or accessed by the occupants of the unit

321 Administrative Review - Plan Exhibit *(Amended 4/24/02)*

A site plan shall be submitted, drawn to scale that includes the following:

- 321.01 a vicinity map showing the site and the relationship to adjacent properties and major roads;
- 321.02 the total acreage owned or leased by the applicant;
- 321.03 the zoning and use of the contiguous parcels owned, and the zoning and use of adjacent land;
- 321.04 the location of the proposed agricultural worker unit with dimensions to the nearest property lines, and dimensions of the proposed unit;

- 321.05 a sketch of the floor plan for all units proposed, along with a notation restricting the residential use of the units to agricultural workers as defined and approved;
- 321.06 the location and dimensions of all property lines, existing and proposed structures, existing and proposed wells, septic systems, and leach fields noting separation distances as necessary;
- 321.07 access to proposed units - delineate public and private roads, dimensions, and note surface material, and;
- 321.08 all drainage ways affecting the site and designation of any 100-year floodplain on or adjacent to the site.

322 Administrative Permit - Annual Inspection (Amended 4/24/02)

Agricultural housing approved by administrative review shall meet all applicable regulations associated with residential development and shall be subject to an annual compliance inspection. A copy of the landowner/lessee's federal 943 Tax Form indicating that the occupants of the unit are indeed agricultural workers, may be required as part of the annual review and inspection.

323 Administrative Permit - Revocation (Amended 4/24/02)

The administrative permit may be revoked by the Director, after written notice, for failure to operate the use in accordance with the approved plan or narrative or other zoning regulation. A revocation may be appealed to the Board of Adjustment pursuant to Section 26A of this Resolution. (Amended 4/10/12)

324 Event Center Standards (Amended 4/28/15)

- 324.01 Where event centers are permitted with approval of a Use by Special review, the standards within Section 21 shall apply.
- 324.02 Where event centers are permitted with approval of a Site Improvement Plan, the following standards shall apply:
 - 324.02.1 Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 200 feet from all adjacent property lines.
 - 324.02.2 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35 dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A of the Noise Overlay District.

324.02.3 Maximum capacity shall not exceed 350 persons per event. Event centers that exceed this capacity shall be processed in accordance with Section 304.08.

324.03 Where event centers are permitted as accessory uses, the following standards shall apply:

324.03.1 The landowner shall obtain a written Event Center certification prior to commencement of the use.

- The certification request shall be submitted by the landowner in the form of a written request and accompanying exhibit.
- The exhibit shall depict the property, points of access, and the location of the proposed event center to structures and use areas. Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 500 feet from any existing, separately-owned residence on adjacent parcels.
- The written request shall confirm that a principal agricultural use exists on the property and that legal and physical access is provided.
- The Director shall provide a written Event Center certification upon review of the request which confirms that the property meets the minimum size required, that there is a principal agricultural use, and that access is provided. The certification shall include a statement that the event center use is vested, for purposes of setbacks, regardless of subsequent development on adjacent parcels.

324.03.2 Noise generated by the event center use shall comply with the limits established in Section 1703A of the Noise Overlay District.

324.03.3 If a land division reduces the parcel size to below 160 acres, approval of an application under the provisions of Section 302.06 or 304.08, as applicable, shall be required for continued event center use.

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 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)

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- 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 - 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*)

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*)

403 Accessory Uses

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

403.01 Accessory uses and buildings

403.02 Day-care home - small

403.03 Entertainment Event – (*refer to Section 22B*) (*Amended 1/28/14*)

403.04 Farmers Market – (*refer to Section 22A*) (*Amended 1/28/14*)

- 403.05 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)
- 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 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 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)*
- 404.07 Horse rental stable

404.08 Kennel

404.09 Recreation facility – community

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

- Bed and Breakfast
- Caretaker - 1 per lot (may be a mobile home)
- Group Residential Facility

404.11 Septic waste and domestic sludge application

404.12 Utility - major facility

404.13 Veterinary clinic/hospital

404.14 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*) For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres. For lots served by a central water system, the allowable minimum lot area is 1 acre.

407 Maximum Gross Density

The gross density shall not exceed 1 dwelling per 10 acres and may be less due to required infrastructure or dedication, or environmental constraints.

408 Minimum Setbacks

Lot 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+ ac.	100'	50'	50' accessory: 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.

409 Encroachments

- 409.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.
- 409.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*
- 409.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*
- 409.04 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.
- 409.05 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 required setbacks.

410 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

410.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

410.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

411 Water - Refer to Section 18A of this Resolution *(Amended 03/13/02)*

412 Street Standards

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

413 Parking Standards

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards. *(refer to Section 28 for non-residential parking standards)* *(Amended 4/24/02)*

414 Fencing Standards

414.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

414.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

414.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

414.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

- 414.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.
- 414.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 415 Signs Standards - Refer to Section 29 of this Resolution
- 416 Lighting Standards - Refer to Section 30 of this Resolution

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:

503.01 Accessory uses and buildings

503.02 Animals (*refer to Section 24*)

503.03 Day-care home - small

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

504.05 Recreation facility – community

504.06 Residence

- Bed and Breakfast

504.07 Utility - major facility

504.08 Veterinary hospital/clinic

504.09 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)* For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres. For lots served by a central water system, the allowable minimum lot area is 1 acre.

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.
- 509.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*
- 509.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*
- 509.04 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.
- 509.05 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 required setbacks.

510 Building Height

Maximum building height: 35 feet

- 510.01 The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.
- 510.02 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*
- 510.03 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

511 Utilities

All public utility distribution lines shall be placed underground.

512 Water - Refer to Section 18A of this Resolution *(Amended 03/13/02)*

513 Street Standards

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

514 Parking Standards - Refer to Section 28 for non-residential parking standards *(Amended 4/24/02)*

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards

Unlicensed, operable vehicles parked outside shall be concealed by a solid fence, berm, vegetative barrier, or a combination thereof. Inoperable vehicles are prohibited.

515 Fencing Standards

- 515.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.
- 515.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent

streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

- 515.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 515.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 515.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.
- 515.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

516 Sign Standards Refer to Section 29 of this Resolution

517 Lighting Standards Refer to Section 30 of this Resolution

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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.

603.01 Accessory uses and buildings

603.02 Animals (*refer to Section 24*)

603.03 Day-care home – small

603.04 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*)

603.05 Home occupation - Class 1 (*refer to Section 23*)

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

603.07 Satellite receiving dish

- 603.08 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)* For lots served by an individual septic system, the minimum allowable lot area is 1 acre.

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

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

- 610.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(Refer to Section 36 building height definition - spire height calculation)*

- 610.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(Refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

611 Water and Sanitation

All uses shall be served by a central water facility. Individual septic systems shall be allowed in compliance with health department regulations.

612 Utilities

All public utility distribution lines shall be placed underground.

613 Street Standards

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

- 614 Parking Standards - Refer to Section 28 for nonresidential parking standards
(Amended 4/24/02)

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards.

Unlicensed, operable vehicles parked outside shall be concealed by a solid fence, berm, vegetative barrier, or a combination thereof. Inoperable vehicles are prohibited.

615 Fencing Standards

- 615.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setbacks, on private land. A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 615.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 615.03 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

615.04 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

615.05 Barbed, electrically charged, concertina, or razor wire is prohibited.

616 Sign Standards - Refer to Section 29 of this Resolution

617 Lighting Standards - Refer to Section 30 of this Resolution

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SECTION 7 SR - SUBURBAN RESIDENTIAL DISTRICT

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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 uses and buildings

703.02 Animals (*refer to Section 24*)

703.03 Day-care home – small

703.04 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*)

703.05 Home occupation – Class 1 (*refer to Section 23*)

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

703.07 Satellite receiving dish

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

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.

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.

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.

711 Parking Standards – Refer to Section 28 for non-residential parking standards (*Amended 4/24/02*)

The minimum off-street parking spaces required: 2 spaces per dwelling

Unlicensed, operable vehicles parked outside shall be concealed by a solid fence, berm, vegetative barrier, or a combination thereof. Inoperable vehicles are prohibited.

712 Minimum Setbacks (Amended 3/8/22)

Lot Size	Setback From:			
	Street	Side Lot Line	Rear Lot Line	115 KV or greater power line
0.50 ac. or less	Regional or major arterial: 100' Other: 20'	5'*	15'*	100'
Greater than 0.5 acres and less than 1.0 acre	Regional or major arterial: 100' Other: 25'	10'*	20'* Accessory: 15'*	100'
1.0 acre or greater	Regional or major arterial: 100' Other: 25'	15'*	25'* Accessory: 15'*	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.

713 Encroachments

- 713.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.
- 713.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. (Amended 3/8/22)
- 713.03 Foundation anchoring and foundation repair systems may be located within a required setback. (Amended 3/8/22)
- 713.04 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.
- 713.05 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.
- 713.06 Structures that do not require building permits may encroach into a rear setback. Any encroachment into an easement requires permission from the easement holder.
- 713.07 A garage directly accessed from an alley may encroach into a rear setback. Any encroachment into an easement requires permission from the easement holder. (Amended 6/14/06)

714 Building Height

Maximum building height:

- principal building: 35 feet
- accessory building: 20 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

714.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

714.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

715 Fencing Standards

715.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setbacks, on private land. A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

715.02 Solid fences, walls, or hedges shall not exceed 6 feet in height and shall not exceed 4 feet in height when located in the required setback from a street.

715.03 Fences constructed of woven wire or ornamental iron which are a minimum of 80% open may be constructed with no height limitation; however, a building permit is required for any fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

715.04 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

- 715.05 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 715.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 715.07 Sound barrier walls, when constructed by a landowner other than the Colorado Department of Transportation adjacent to a street, shall be designed in accordance with the State Department of Transportation criteria and approved by the Site Improvement Plan Referral Board.
- 715.08 Barbed, electrically charged, concertina, or razor wire is prohibited.
- 716 Sign Standards - Refer to Section 29 of this Resolution
- 717 Lighting Standards - Refer to Section 30 of this Resolution

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SECTION 8 MF - MULTIFAMILY DISTRICT

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

To provide areas for high-density residential development, designed in a manner to create livable space in the urban setting, conveniently and efficiently located to reduce unnecessary commuting and automobile emissions. 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 manner to save on the costly, premature extension of basic infrastructure.

Development within this district should be located in proximity to employment centers; activity centers, such as shopping, recreational, and community centers; health care facilities; and public transit in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended. These areas should be protected from incompatible land uses and hazardous conditions, and buffered from major commercial/industrial uses.

The MF zone district is characterized by multifamily residential complexes in a landscaped setting with landscaped off-street parking areas. Site improvements including landscaping, and recreational and support amenities commensurate to the size of the complex, shall be provided and designed to minimize the impact on adjacent residential uses. A site improvement plan is required prior to construction. Typical structures include townhouses, condominiums, apartments, 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).

802 Principal Uses

The following uses are allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution. *(Amended 5/14/03)*

802.01 Community Uses:

- Church – maximum seating capacity of 350 in main worship area
- Fire station – no on-site training
- Library
- Open space/trails
- Park/playground
- Recreation facility – neighborhood
- Recreation facility – private *(Amended 9/9/08)*
- School – public/private kindergarten through 12th grade
- Sheriff substation – no training or detention

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

802.03 Nursing home, convalescent home or other extended-care facility

802.04 Residence

- Group Home (*group homes must be separated by a distance of 750'*)
- multifamily dwelling (*apartment, condominium, duplex*)
- single-family, attached (*townhouse, patio, cluster*)

802.05 Retirement home

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

802.07 Utility service facility

803 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot, in accordance with Section 27 Site Improvement Plan of this Resolution.

803.01 Accessory uses and buildings

803.02 Animals (*refer to Section 24*)

803.03 Day-care home - small

803.04 Home Occupation - Class 1 (*refer to Section 23*)

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

803.06 Satellite receiving dish

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

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. (*Amended 5/14/03*)

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

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

804.03 Recreation facility - community

804.04 Residence - Group Residential Facility

804.05 Utility - major facility

805 Maximum Gross Density

The gross density shall not exceed 20 units/acre and may be less due to required infrastructure or dedication, or environmental constraints.

806 Minimum Lot Area: none

807 Water and Sanitation

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

808 Public Utilities

All public utility distribution lines shall be placed underground.

809 Land Dedication

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

810 Street Standards

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

811 Landscape Requirements

Each parcel shall be landscaped in accordance with a landscaping plan approved by the Site Improvement Plan Review Board.

812 Parking Standards - Refer to Section 28 for non-residential parking standards (Amended 4/24/02)

The total off-street parking-spaces required:

- 1.5 spaces per 1 bedroom unit
- 2 spaces per 2 and 3 bedroom unit
- 2.5 spaces for 4 bedroom unit
- 0.75 guest space per unit

813 Minimum Setbacks

SETBACK FROM:			
Street	Side Lot Line	Rear Lot Line	115+KV Power Line
Regional/maj. arterial: 100' other: 20'*	15*	15*	100'
MINIMUM DISTANCE BETWEEN BUILDINGS 10'			

*Schools or buildings located in recreation areas shall be set back 40'

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 POWERLINE is measured from the closest edge of the easement to the structure.

814 Encroachments

- 814.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback. Fire escapes may extend 6 feet into a required setback.
- 814.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. (Amended 3/8/22)
- 814.03 Foundation anchoring and foundation repair systems may be located within a required setback. (Amended 3/8/22)
- 814.04 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.
- 814.05 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.

815 Building Height

Maximum building height: 35 feet

- 815.01 The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances carried above the roof level.
- 815.02 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest

walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

- 815.03 The height of antennas shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

816 Fencing Standards

- 816.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setbacks, on private land. A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 816.02 Solid fences or walls, or hedges shall be a maximum of 4 feet in height when located in the front setback, otherwise solid fences or walls, or hedges shall be a maximum of 6 feet in height.
- 816.03 Fences constructed of woven wire or ornamental iron which are a minimum of 80% open may be constructed with no height limitation; however, a building permit is required for any fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 816.04 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 816.05 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 816.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 816.07 Sound barrier walls, when constructed adjacent to roadways, shall be designed in accordance with the State Department of Transportation criteria and approved by the Site Improvement Plan Review Board.
- 816.08 Barbed, electrically charged, concertina or razor wire is prohibited.

817 Sign Standards - Refer to Section 29 of this Resolution

818 Lighting Standards - Refer to Section 30 of this Resolution

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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 - 1 per lot
 - Mobile home, when a principal single-family dwelling exists on the lot
- 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*)

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*)

303 Accessory Uses

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

303.01 Accessory uses and buildings

303.02 Day-care home – small

- 303.03 Entertainment Event – *(refer to Section 22B) (Amended 1/28/14)*
- 303.04 Event Center on a parcel of 160 acres or greater with a principal agricultural use *(Amended 4/28/15)*
- 303.05 Farmers Market – *(refer to Section 22A) (Amended 1/28/14)*
- 303.06 ~~Garage – private: limited to a maximum size of 3,000 sq. ft.~~
 - 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)
- 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 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-Use 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 that exceeds 2 nonresident employees or requires more than 1500 sq. ft. of an accessory structure
- 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 – 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/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 dwelling with one to four bedrooms, or one to four attached efficiency units/apartments in one 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 worker per 25 horses.

305.01.2 Cattle ranch provided the required narrative demonstrates a need based on the general criteria of one worker per 300 head of cattle.

305.01.3 Farm provided the required narrative demonstrates a need based on the general criteria of one 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.

*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'
35+ ac.	100'	100' accessory: 50'	100' accessory: 50'	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.

308 Encroachments

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

308.02 ~~An open, unenclosed, uncovered covered or uncovered deck or porch at ground level may extend 6 feet into a required setback, except for a side setback. (Amended 3/8/22)~~

~~308.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except a side setback.~~

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

308.04 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.

308.05 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.

309 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

309.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

309.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

310 Water - Refer to Section 18A of this Resolution *(Amended 3/13/02)*

311 Street Standards

Public streets shall be constructed in accordance with the Douglas County Roadway Design and Construction Standards. Private streets shall be constructed either in accordance with Appendix 58 of the International Building Code, as amended and adopted by Douglas County, or the Douglas County Roadway Design and Construction Standards.

Both public and private streets shall be constructed in accordance with the provisions of the Douglas County Storm Drainage Design and Technical Criteria manual and the County's clearing, grading, and land disturbance regulations. *(Amended 6/14/06)*

312 Parking Standards - Refer to Section 28 for non-residential parking standards *(Amended 4/24/02)*

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards.

313 Fencing Standards

- 313.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.
- 313.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 313.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 313.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 313.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.
- 313.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

314 Sign Standards - Refer to Section 29 of this Resolution

315 Lighting Standards - Refer to Section 30 of this Resolution

316 Administrative Review - Prerequisite *(Amended 4/24/02)*

A landowner/lessee seeking to construct agricultural worker housing shall schedule a pre-submittal meeting with the staff to discuss the application, submittal procedures, and information required.

317 Administrative Review - Approval Criteria *(Amended 4/24/02)*

Administrative review of the application shall be based on the following criteria:

- 317.01 Whether the proposed use is in harmony and compatible with the character of the surrounding area;
- 317.02 Whether the proposed use will not result in an over-intensive use of the land;
- 317.03 Whether the proposed use will not require a level of community facilities and services greater than that which is available;
- 317.04 Whether the proposed use will not cause undue traffic congestion or traffic hazards;
- 317.05 Whether the proposed use will not cause significant air, water or noise pollution;
- 317.06 Whether the proposed use is adequately landscaped, buffered, or screened;
- 317.07 Whether the proposed use will not be otherwise detrimental to the health, safety or welfare of the neighboring landowners.

318 Administrative Review – Procedure (Amended 4/24/02)

- 318.01 Following the pre-submittal meeting, the applicant shall submit to the Planning Division a copy of the documents required per subsection 321. The submittal shall be reviewed for completeness and the applicant notified of any inadequacies.
- 318.02 Once determined complete, staff will notify the applicant of the number of copies of the plan and narrative required to be submitted for distribution to referral agencies. Referral packets shall be provided by the applicant in unsealed manila envelopes, addressed to the appropriate referral agency. Staff shall mail the referral packets. Referral agencies shall comment within 21 days.
- 318.03 Written Notice
 - 318.03.1 At least 10 days prior to the Director's decision, the applicant shall mail a written notice of the request by first-class mail to the address of each abutting landowner as such addresses are shown in the records of the Douglas County Assessor's Office and shall submit a certificate of mailing to Douglas County Planning 7 days prior to the date of the Director's decision. The notice shall indicate:
 - the proposed date of the Director's decision;
 - the nature of the request;

- the location of the land that is the subject of the request (*distance and direction from nearest major intersection*);
- the file name and number; and
- a statement that comments and questions should be directed to Douglas County Planning, 100 Third Street, Castle Rock, CO 80104 (303) 660-7460.

318.03.2 The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

<p style="text-align: center;">CERTIFICATE OF MAILING</p> <p>I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid, this ____ day of _____, 20__, and addressed as follows:</p> <p>(list of addresses)</p> <p>(Signature of person completing the mailing)</p>

318.03.3 In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowners who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning Division.

318.04 The staff planner will review the referral comments, discuss the concerns with the applicant, and prepare a staff report and present it to the Director for a decision.

318.05 An appeal of the Director's decision regarding an administrative review request may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution. (*Amended 4/10/12*)

319 Administrative Review - General Submittal Requirements (*Amended 4/24/02*)

319.01 A completed application form, including a copy of the completed pre-submittal form (*available from the Planning Office*)

319.02 Application fee (*fee schedule available from the Planning Office*)

319.03 Proof of ownership by copy of deed or title insurance commitment no more than 30 days old; or in the case of a lessee, a copy of the lease

319.04 A Narrative (*per Section 320 contained herein*)

319.05 A Plan Exhibit (*per Section 321 contained herein*)

- 319.06 A notarized letter or authorization from the landowner permitting a lessee or representative to process the application, when applicable

320 Administrative Review - Narrative (Amended 4/24/02)

- 320.01 The type and description of the residential unit proposed
- 320.02 The maximum number of individuals to be accommodated
- 320.03 A detailed description of the agricultural activities of the subject site focusing on the intensity of the operations, and on those work elements necessitating on-site agricultural labor including the following:
- 320.03.1 Number and type of livestock raised
- 320.03.2 Grazing plan and pasture rotation
- 320.03.3 Crop types and number of acres farmed
- 320.03.4 Other income-producing activities occurring on the site
- 320.04 A description of the sanitary service to be provided and evidence that the system is in accordance with Tri-County Health regulations
- 320.05 A description of the water service to be provided and evidence of the ability of the water to be used in the manner proposed
- 320.06 A description of the increase or reduction in traffic anticipated in trips per day as a result of the housing units
- 320.07 A description of community services or facilities (libraries, medical facilities, schools, etc.) that may be required or accessed by the occupants of the unit

321 Administrative Review - Plan Exhibit (Amended 4/24/02)

A site plan shall be submitted, drawn to scale that includes the following:

- 321.01 a vicinity map showing the site and the relationship to adjacent properties and major roads;
- 321.02 the total acreage owned or leased by the applicant;
- 321.03 the zoning and use of the contiguous parcels owned, and the zoning and use of adjacent land;

- 321.04 the location of the proposed agricultural worker unit with dimensions to the nearest property lines, and dimensions of the proposed unit;
- 321.05 a sketch of the floor plan for all units proposed, along with a notation restricting the residential use of the units to agricultural workers as defined and approved;
- 321.06 the location and dimensions of all property lines, existing and proposed structures, existing and proposed wells, septic systems, and leach fields noting separation distances as necessary;
- 321.07 access to proposed units - delineate public and private roads, dimensions, and note surface material, and;
- 321.08 all drainage ways affecting the site and designation of any 100-year floodplain on or adjacent to the site.

322 Administrative Permit - Annual Inspection (Amended 4/24/02)

Agricultural housing approved by administrative review shall meet all applicable regulations associated with residential development and shall be subject to an annual compliance inspection. A copy of the landowner/lessee's federal 943 Tax Form indicating that the occupants of the unit are indeed agricultural workers, may be required as part of the annual review and inspection.

323 Administrative Permit - Revocation (Amended 4/24/02)

The administrative permit may be revoked by the Director, after written notice, for failure to operate the use in accordance with the approved plan or narrative or other zoning regulation. A revocation may be appealed to the Board of Adjustment pursuant to Section 26A of this Resolution. (Amended 4/10/12)

324 Event Center Standards (Amended 4/28/15)

- 324.01 Where event centers are permitted with approval of a Use by Special review, the standards within Section 21 shall apply.
- 324.02 Where event centers are permitted with approval of a Site Improvement Plan, the following standards shall apply:
 - 324.02.1 Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 200 feet from all adjacent property lines.
 - 324.02.2 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35

dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A of the Noise Overlay District.

324.02.3 Maximum capacity shall not exceed 350 persons per event. Event centers that exceed this capacity shall be processed in accordance with Section 304.08.

324.03 Where event centers are permitted as accessory uses, the following standards shall apply:

324.03.1 The landowner shall obtain a written Event Center certification prior to commencement of the use.

- The certification request shall be submitted by the landowner in the form of a written request and accompanying exhibit.
- The exhibit shall depict the property, points of access, and the location of the proposed event center to structures and use areas. Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 500 feet from any existing, separately-owned residence on adjacent parcels.
- The written request shall confirm that a principal agricultural use exists on the property and that legal and physical access is provided.
- The Director shall provide a written Event Center certification upon review of the request which confirms that the property meets the minimum size required, that there is a principal agricultural use, and that access is provided. The certification shall include a statement that the event center use is vested, for purposes of setbacks, regardless of subsequent development on adjacent parcels.

324.03.2 Noise generated by the event center use shall comply with the limits established in Section 1703A of the Noise Overlay District.

324.03.3 If a land division reduces the parcel size to below 160 acres, approval of an application under the provisions of Section 302.06 or 304.08, as applicable, shall be required for continued event center use.

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 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 - 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*)

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*)

403 Accessory Uses

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

403.01 Accessory uses and buildings

403.02 Day-care home - small

403.03 Entertainment Event – (*refer to Section 22B*) (*Amended 1/28/14*)

403.04 Farmers Market – (*refer to Section 22A*) (*Amended 1/28/14*)

- 403.05 ~~Garage – private: limited to a maximum size of 3,000 sq. ft.~~
- 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)
- 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 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 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)*
- 404.07 Horse rental stable

404.08 Kennel

404.09 Recreation facility – community

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

- Bed and Breakfast
- Caretaker - 1 per lot (may be a mobile home)
- Group Residential Facility

404.11 Septic waste and domestic sludge application

404.12 Utility - major facility

404.13 Veterinary clinic/hospital

404.14 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*) For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres. For lots served by a central water system, the allowable minimum lot area is 1 acre.

407 Maximum Gross Density

The gross density shall not exceed 1 dwelling per 10 acres and may be less due to required infrastructure or dedication, or environmental constraints.

408 Minimum Setbacks

Lot 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+ ac.	100'	50'	50' accessory: 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.

409 Encroachments

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

409.02 ~~An open, unenclosed, uncovered~~ covered or uncovered deck or /porch at ground level may extend 6 feet into a required setback, except for a side setback. (Amended 3/8/22)

~~409.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~

~~409.03 Foundation anchoring and foundation repair systems may be located within a required setback. (Amended 3/8/22)~~

409.04 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.

409.05 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 required setbacks.

410 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

410.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

410.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

411 Water - Refer to Section 18A of this Resolution *(Amended 03/13/02)*

412 Street Standards

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

413 Parking Standards

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards. *(refer to Section 28 for non-residential parking standards) (Amended 4/24/02)*

414 Fencing Standards

414.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

414.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

414.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

414.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence,

wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

414.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.

414.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

415 Signs Standards - Refer to Section 29 of this Resolution

416 Lighting Standards - Refer to Section 30 of this Resolution

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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:

503.01 Accessory uses and buildings

503.02 Animals (*refer to Section 24*)

503.03 Day-care home - small

503.04 Garage – private: ~~limited to a maximum size of 3,000 sq. ft.~~

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

504.05 Recreation facility – community

504.06 Residence

- Bed and Breakfast

504.07 Utility - major facility

504.08 Veterinary hospital/clinic

504.09 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)* For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres. For lots served by a central water system, the allowable minimum lot area is 1 acre.

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.

509.02 ~~An open, unenclosed, uncovered~~ covered or uncovered deck or ~~porch at ground level~~ may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

~~509.03 An open, unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~

~~509.03 Foundation anchoring and foundation repair systems may be located within a required setback. (Amended 3/8/22)~~

509.04 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.

- 509.05 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 required setbacks.

510 Building Height

Maximum building height: 35 feet

- 510.01 The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.
- 510.02 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*
- 510.03 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

511 Utilities

All public utility distribution lines shall be placed underground.

- 512 Water - Refer to Section 18A of this Resolution *(Amended 03/13/02)*

513 Street Standards

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

- 514 Parking Standards - Refer to Section 28 for non-residential parking standards *(Amended 4/24/02)*

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards

Unlicensed, operable vehicles parked outside shall be concealed by a solid fence, berm, vegetative barrier, or a combination thereof. Inoperable vehicles are prohibited.

515 Fencing Standards

- 515.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.
- 515.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 515.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 515.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 515.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.
- 515.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 516 Sign Standards Refer to Section 29 of this Resolution
- 517 Lighting Standards Refer to Section 30 of this Resolution

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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.

603.01 Accessory uses and buildings

603.02 Animals (*refer to Section 24*)

603.03 Day-care home – small

603.04 Garage – private: ~~limited to a maximum size of 1,000 sq. ft.~~

- 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*)

603.05 Home occupation - Class 1 (*refer to Section 23*)

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

603.07 Satellite receiving dish

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

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 ~~An open, unenclosed, uncovered~~ covered or uncovered deck or porch at ground level may extend 6 feet into a required setback, except for a side setback. (Amended 3/8/22)

~~609.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~

~~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

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

- 610.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(Refer to Section 36 building height definition - spire height calculation)*
- 610.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(Refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

611 Water and Sanitation

All uses shall be served by a central water facility. Individual septic systems shall be allowed in compliance with health department regulations.

612 Utilities

All public utility distribution lines shall be placed underground.

613 Street Standards

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

614 Parking Standards - Refer to Section 28 for nonresidential parking standards *(Amended 4/24/02)*

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards.

Unlicensed, operable vehicles parked outside shall be concealed by a solid fence, berm, vegetative barrier, or a combination thereof. Inoperable vehicles are prohibited.

615 Fencing Standards

- 615.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setbacks, on private land. A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 615.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

- 615.03 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 615.04 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. (*Amended 12/18/12*)
- 615.05 Barbed, electrically charged, concertina, or razor wire is prohibited.
- 616 Sign Standards - Refer to Section 29 of this Resolution
- 617 Lighting Standards - Refer to Section 30 of this Resolution

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SECTION 7 SR - SUBURBAN RESIDENTIAL DISTRICT

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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 uses and buildings

703.02 Animals (*refer to Section 24*)

703.03 Day-care home – small

703.04 Garage – private: ~~limited to a maximum size of 1,000 sq. ft.~~

- 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*)

703.05 Home occupation – Class 1 (*refer to Section 23*)

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

703.07 Satellite receiving dish

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

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.

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.

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.

711 Parking Standards – Refer to Section 28 for non-residential parking standards (*Amended 4/24/02*)

The minimum off-street parking spaces required: 2 spaces per dwelling

Unlicensed, operable vehicles parked outside shall be concealed by a solid fence, berm, vegetative barrier, or a combination thereof. Inoperable vehicles are prohibited.

712 Minimum Setbacks*(Amended 3/8/22)*

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

Lot Size	Setback From:			
	Street	Side Lot Line	Rear Lot Line	115 KV or greater power line
0.50 ac. or less	Regional or major arterial: 100' Other: 20'	5'*	15'*	100'
Greater than 0.5 acres and less than 1.0 acre	Regional or major arterial: 100' Other: 25'	10'*	20'* Accessory: 15'*	100'
1.0 acre or greater	Regional or major arterial: 100' Other: 25'	15'*	25'* Accessory: 15'*	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.

713 Encroachments

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

713.02 ~~An open, unenclosed, uncovered~~ covered or uncovered deck ~~or porch at ground level~~ may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

~~713.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~

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

- 713.04 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.
- 713.05 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.
- 713.06 Structures that do not require building permits may encroach into a rear setback. Any encroachment into an easement requires permission from the easement holder.
- 713.07 A garage directly accessed from an alley may encroach into a rear setback. Any encroachment into an easement requires permission from the easement holder. *(Amended 6/14/06)*

714 Building Height

Maximum building height:

- principal building: 35 feet
- accessory building: 20 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

- 714.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*
- 714.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

715 Fencing Standards

- 715.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setbacks, on private land. A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

- 715.02 Solid fences, walls, or hedges shall not exceed 6 feet in height and shall not exceed 4 feet in height when located in the required setback from a street.
- 715.03 Fences constructed of woven wire or ornamental iron which are a minimum of 80% open may be constructed with no height limitation; however, a building permit is required for any fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 715.04 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 715.05 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 715.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 715.07 Sound barrier walls, when constructed by a landowner other than the Colorado Department of Transportation adjacent to a street, shall be designed in accordance with the State Department of Transportation criteria and approved by the Site Improvement Plan Referral Board.
- 715.08 Barbed, electrically charged, concertina, or razor wire is prohibited.
- 716 Sign Standards - Refer to Section 29 of this Resolution
- 717 Lighting Standards - Refer to Section 30 of this Resolution

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SECTION 8 MF - MULTIFAMILY DISTRICT

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

To provide areas for high-density residential development, designed in a manner to create livable space in the urban setting, conveniently and efficiently located to reduce unnecessary commuting and automobile emissions. 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 manner to save on the costly, premature extension of basic infrastructure.

Development within this district should be located in proximity to employment centers; activity centers, such as shopping, recreational, and community centers; health care facilities; and public transit in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended. These areas should be protected from incompatible land uses and hazardous conditions, and buffered from major commercial/industrial uses.

The MF zone district is characterized by multifamily residential complexes in a landscaped setting with landscaped off-street parking areas. Site improvements including landscaping, and recreational and support amenities commensurate to the size of the complex, shall be provided and designed to minimize the impact on adjacent residential uses. A site improvement plan is required prior to construction. Typical structures include townhouses, condominiums, apartments, 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).

802 Principal Uses

The following uses are allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution. *(Amended 5/14/03)*

802.01 Community Uses:

- Church – maximum seating capacity of 350 in main worship area
- Fire station – no on-site training
- Library
- Open space/trails
- Park/playground
- Recreation facility – neighborhood
- Recreation facility – private *(Amended 9/9/08)*
- School – public/private kindergarten through 12th grade
- Sheriff substation – no training or detention

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

802.03 Nursing home, convalescent home or other extended-care facility

802.04 Residence

- Group Home (*group homes must be separated by a distance of 750'*)
- multifamily dwelling (*apartment, condominium, duplex*)
- single-family, attached (*townhouse, patio, cluster*)

802.05 Retirement home

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

802.07 Utility service facility

803 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot, in accordance with Section 27 Site Improvement Plan of this Resolution.

803.01 Accessory uses and buildings

803.02 Animals (*refer to Section 24*)

803.03 Day-care home - small

803.04 Home Occupation - Class 1 (*refer to Section 23*)

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

803.06 Satellite receiving dish

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

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. (*Amended 5/14/03*)

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

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

804.03 Recreation facility - community

804.04 Residence - Group Residential Facility

804.05 Utility - major facility

805 Maximum Gross Density

The gross density shall not exceed 20 units/acre and may be less due to required infrastructure or dedication, or environmental constraints.

806 Minimum Lot Area: none

807 Water and Sanitation

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

808 Public Utilities

All public utility distribution lines shall be placed underground.

809 Land Dedication

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

810 Street Standards

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

811 Landscape Requirements

Each parcel shall be landscaped in accordance with a landscaping plan approved by the Site Improvement Plan Review Board.

812 Parking Standards - Refer to Section 28 for non-residential parking standards (Amended 4/24/02)

The total off-street parking-spaces required:

- 1.5 spaces per 1 bedroom unit
- 2 spaces per 2 and 3 bedroom unit
- 2.5 spaces for 4 bedroom unit
- 0.75 guest space per unit

813 Minimum Setbacks

SETBACK FROM:			
Street	Side Lot Line	Rear Lot Line	115+KV Power Line
Regional/maj. arterial: 100' other: 20'*	15*	15*	100'
MINIMUM DISTANCE BETWEEN BUILDINGS 10'			

*Schools or buildings located in recreation areas shall be set back 40'

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 POWERLINE is measured from the closest edge of the easement to the structure.

814 Encroachments

814.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback. Fire escapes may extend 6 feet into a required setback.

814.02 ~~An open, unenclosed, uncovered~~ covered or uncovered deck or ~~porch at ground level~~ may extend 6 feet into a required setback, except for a side setback. (Amended 3/8/22)

~~814.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except a side setback.~~

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

814.04 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.

814.05 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.

815 Building Height

Maximum building height: 35 feet

815.01 The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances carried above the roof level.

- 815.02 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*
- 815.03 The height of antennas shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

816 Fencing Standards

- 816.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setbacks, on private land. A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 816.02 Solid fences or walls, or hedges shall be a maximum of 4 feet in height when located in the front setback, otherwise solid fences or walls, or hedges shall be a maximum of 6 feet in height.
- 816.03 Fences constructed of woven wire or ornamental iron which are a minimum of 80% open may be constructed with no height limitation; however, a building permit is required for any fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*
- 816.04 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 816.05 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.
- 816.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

816.07 Sound barrier walls, when constructed adjacent to roadways, shall be designed in accordance with the State Department of Transportation criteria and approved by the Site Improvement Plan Review Board.

816.08 Barbed, electrically charged, concertina or razor wire is prohibited.

817 Sign Standards - Refer to Section 29 of this Resolution

818 Lighting Standards - Refer to Section 30 of this Resolution

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Referral Agency Response Report**Page 1 of 2****Project Name:** Amendments to Sections 3, 4, 5, 6, 7, and 8 of the Douglas County Zoning Resolution**Project File #:** DR2021-007**Date Sent:** 11/03/2021**Date Due:** 12/27/2021

Agency	Date Received	Agency Response	Response Resolution
Arapahoe County Airport Authority	11/22/21	Refer to letter – no comment	No Response Required
Arapahoe County Public Works & Development	21/27/21	Refer to letter – no comment	No Response Required
Cherry Creek Basin Water Quality Authority	12/13/21	Refer to letter – no comment	No Response Required
City of Centennial	12/08/21	Refer to letter – no comment	No Response Required
City of Littleton	11/16/21	Refer to letter - no Comment	No Response Required
City of Lone Tree	12/20/21	Refer to letter – no comment	No Response Required
Colorado Department of Public Health & Environment	11/03/21	Refer to letter – no objection contingent upon CDPHE's regulations	Acknowledged – no response required
Colorado Division of Water Resources	12/06/21	Refer to letter – no comment	No Response Required
Colorado Parks and Wildlife	11/09/21	Refer to letter – no comment	No Response Required
CORE Electric Cooperative	12/07/21	Refer to letter – no objection contingent upon CORE's regulations	Acknowledged – no response required
Douglas County Assessor	12/15/21	Refer to letter – no comment	No Response Required
Douglas County Public Works Engineering	12/02/21	Refer to letter – comments addressed	No Response Required
E-470 Public Highway Authority	11/03/21	Refer to letter – no comment	No Response Required
Grandview Estates HOA	12/08/21	Refer to letter – no comment	No Response Required

Referral Agency Response Report**Page 2 of 2****Project Name:** Amendments to Sections 3, 4, 5, 6, 7, and 8 of the Douglas County Zoning Resolution**Project File #:** DR2021-007**Date Sent:** 11/03/2021**Date Due:** 12/27/2021

Agency	Date Received	Agency Response	Response Resolution
Indian Creek Ranch Improvement Association	11/03/21	Refer to letter – no comment	No Response Required
Roxborough Water & Sanitation District	12/02/21	Refer to letter – no comment	No Response Required
South Metro Fire Rescue	11/23/21	Refer to letter – no comment	No Response Required
Specialized Property Management Parker	21/02/21	Refer to letter – no comment	No Response Required
Town of Castle Rock	11/19/21	Refer to letter – no comment	No Response Required
Tri-County Health Department	11/23/21	Refer to letter – no objection contingent upon Tri-County's regulations	Acknowledged – no response required
West Metro Fire Protection District	12/02/21	Refer to letter – no comment	No Response Required
Xcel Energy Public Service Company	11/26/21	Refer to letter – no objection contingent upon PSCO's regulations	Acknowledged – no response required

From: [Rachel Keller](#)
To: [CJ Gates](#)
Subject: RE: Douglas County Courtesy Notice Of Application - Summary of Amendments to Sections 3, 4, 5, 6, 7, 8 of the Douglas County Zoning Resolution – Project File DR2021-007
Date: Monday, November 22, 2021 1:48:01 PM

Mr. Gates,

Thank you for the opportunity to review the amendments to the DCZR. The Arapahoe County Airport Authority does not have any comments to make on the proposed changes as they are presented.

Kindly,

Rachel Keller

Senior Planner- Noise & Environmental
Arapahoe County Public Airport Authority
7565 S. Peoria Street, Unit D9
Englewood, Colorado 80112

Office: 303-218-2923

From: Terri Maulik
To: CJ Gates
Cc: Referrals
Subject: AC CASE NO 021-266 RE: Douglas County Courtesy Notice Of Application - Summary of Amendments to Sections 3, 4, 5, 6, 7, 8 of the Douglas County Zoning Resolution – Project File DR2021-007
Date: Friday, November 12, 2021 9:37:20 AM
Attachments: [image001.png](#)

CJ,

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

TERRI MAULIK

Planning Technician | Public Works and Development - Planning Division

6924 S Lima St., Centennial Co 80112

O: 720-874-6840 | M: 720-874-6650

arapahoegov.com | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#)

Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

Many County services can be accessed online. You are encourage to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development>.

Please consider emailing us at planning@arapahoegov.com as this email inbox is monitored by several staff members. You may also call (720) 874-6650 to leave a message.

From: CJ Gates <cjgates@douglas.co.us>

Sent: Wednesday, November 3, 2021 11:57 AM

To: 479@fastsigns.com; abigail.goldberger@cbre.com; abronson@wbceng.com; alan.main@devsolgrp.com; alba@kw.com; algroup@comcast.net; alison@altisigns.com; allaboutetching@gmail.com; amanda@signdealz.com; andrew@S1permits.com; angela@teleos-services.com; arrowelectricssign@comcast.net; barry@tonysmarket.com; beau.wilson@HRCOnline.org; beck@designstudioswest.com; bhoran@ventanacap.com; bkeeler@ltsdrafting.com; bkelsey@atwell-group.com; bmoore@emkc.com; bmosher@trammellcrow.com; bob.blodgett@cliftoncpa.com; bob.brooks@cliftoncpa.com; bob@rvparchitecture.com; bogorman@garnettsigns.com; bpearsonabsolutearch@yahoo.com; brad_vanarsdale@gensler.com; Brandon.Smith@Dutchbros.com; brent.barton@carrollorg.com; brett@murrayandstafford.net; brian@bucherdesign.com; brian@vitality.com; Brian Bern <brian_bern@matrixdesigngroup.com>; brian@naosdg.com; bruce.carpenter@comcast.net; bsandman@cardelhomes.com; bschnautz@riverstudioarchitects.com; bwalker@arcisequity.com;

From: [Elysa Loewen](#)
To: [CJ Gates](#)
Cc: manager@ccbwqa.org; [Richard Borchardt](#)
Subject: RE: Douglas County eReferral - DR2021-007 -Revisions to Suburban Residential Zone District setbacks, encroachment standards, and garage size limitations
Date: Monday, December 13, 2021 3:17:17 PM

Hi CJ,

I have reviewed this referral on behalf of the Cherry Creek Basin Water Quality Authority. No exceptions are taken with the proposed zoning resolution changes as outlined in the provided documents. Let me know if you have any questions.

Thank you,

Elysa Loewen, PE
Vice President
O: (720) 667-2063
C: (303) 931-8726

Loewen Engineering, Inc.
7388 S. Revere Parkway (Unit 601)
Centennial, CO 80112

-----Original Message-----

From: cgates@douglas.co.us <cgates@douglas.co.us>
Sent: Thursday, December 2, 2021 2:41 PM
To: landusereferral@ccbwqa.org
Subject: Douglas County eReferral (Project Number) Is Ready For Review

There is an eReferral for your review. Please note that the normal portal for submitting comments is not currently running. Please submit all comments to myself at cgates@douglas.co.us.

Some of you may have already received a notice for this project, but to ensure that all agencies have an opportunity to comment an additional request for comments is being provided. If you have already submitted a comment to myself regarding this project, there is no need to resubmit.

The full text of this update can be obtained by contacting this office or by accessing the Douglas County website at www.douglas.co.us/pro and entering the project number DR2021-007 in the search tool.

Douglas County is proposing changes to the Zoning Resolution to streamline and simplify regulations. The proposed amendments include modifying the Suburban Residential district setbacks, changes to detached garage size limitations within all residential zone districts, and changes to the encroachment standards within all residential zone districts.

This referral will close on December 27, 2021.

If you have any questions, please contact me.

Sincerely,

CJ Gates
100 Third Street
Castle Rock, CO 80104
303-814-4313

From: Centennial Planning
To: CJ Gates
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review
Date: Wednesday, December 8, 2021 1:38:26 PM

Hello,

Thank you for sending this external referral to the City of Centennial for review. The City of Centennial offers no comments at this time.

Thank you,
Jess Lacambra | Planner (she/her/hers)
City of Centennial | Community Development
13133 E. Arapahoe Rd. Centennial, CO 80112
Main (303) 325-8000 | Direct (303) 754-3406
jelacambra@centennialco.gov
CentennialCO.gov | Facebook | Twitter
Tell us how we're doing!

Please consider the environment before printing this email.

-----Original Message-----

From: cgates@douglas.co.us <cgates@douglas.co.us>
Sent: Thursday, December 2, 2021 2:41 PM
To: Centennial Planning <centennialplanning@centennialco.gov>
Subject: Douglas County eReferral (Project Number) Is Ready For Review

There is an eReferral for your review. Please note that the normal portal for submitting comments is not currently running. Please submit all comments to myself at cgates@douglas.co.us.

Some of you may have already received a notice for this project, but to ensure that all agencies have an opportunity to comment an additional request for comments is being provided. If you have already submitted a comment to myself regarding this project, there is no need to resubmit.

The full text of this update can be obtained by contacting this office or by accessing the Douglas County website at [https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.douglas.co.us%2fpro&c=E.1.c2LRWsvbkUMo5v3byI1d2bBhNdUG2mieacr5cO98YkTezqeGxa-UhF9YXGE6hMwKrqgKmL-KjvYNIs-66v1o9vy9FTKzeM_219dxm_xrZZkaKO..&typo=1](https://linkprotect.cudasvc.com/url?_a=https%3a%2f%2fwww.douglas.co.us%2fpro&c=E.1.c2LRWsvbkUMo5v3byI1d2bBhNdUG2mieacr5cO98YkTezqeGxa-UhF9YXGE6hMwKrqgKmL-KjvYNIs-66v1o9vy9FTKzeM_219dxm_xrZZkaKO..&typo=1) and entering the project number DR2021-007 in the search tool.

Douglas County is proposing changes to the Zoning Resolution to streamline and simplify regulations. The proposed amendments include modifying the Suburban Residential district setbacks, changes to detached garage size limitations within all residential zone districts, and changes to the encroachment standards within all residential zone districts.

This referral will close on December 27, 2021.

If you have any questions, please contact me.

Sincerely,

CJ Gates
100 Third Street
Castle Rock, CO 80104
303-814-4313

From: [Elizabeth Kay Marchetti](#)
To: [CJ Gates](#)
Subject: Referral Response to DR2021-007
Date: Tuesday, November 16, 2021 5:01:45 PM
Attachments: [image001.png](#)

Dear Mr. Gates:

The City of Littleton greatly appreciates the opportunity to review and provide feedback on the above referenced case.

The city has no comments.

Again, thank you,

Elizabeth Kay Marchetti, AICP

Senior Planner

Community Development

2255 West Berry Avenue

Littleton, Colorado 80120

O: 303.795.3744

ekaymarchetti@littletongov.org



* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

From: [Chuck Darnell](#)
To: [CJ Gates](#)
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review
Date: Monday, December 20, 2021 10:25:02 AM
Attachments: [image001.png](#)

Hi CJ,

Thank you for providing the additional opportunity for referral review of the code amendments under consideration by Douglas County. The City of Lone Tree does not have any comments on the amendments being proposed. The amendments currently proposed for smaller lots (less than 1 acre in size) will actually result in the County's setback, garage, and encroachment standards being very similar to the current standards in the City's Suburban Residential zones.

Thanks,
Chuck



Chuck Darnell
Senior Planner
9220 Kimmer Drive
Lone Tree, CO 80124
720-509-1273

-----Original Message-----

From: cgates@douglas.co.us <cgates@douglas.co.us>
Sent: Thursday, December 2, 2021 2:41 PM
To: Chuck Darnell <chuck.darnell@cityoflonetree.com>
Subject: Douglas County eReferral (Project Number) Is Ready For Review

There is an eReferral for your review. Please note that the normal portal for submitting comments is not currently running. Please submit all comments to myself at cgates@douglas.co.us.

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Douglas County is proposing changes to the Zoning Resolution to streamline and simplify regulations. The proposed amendments include modifying the Suburban Residential district setbacks, changes to detached garage size limitations within all residential zone districts, and changes to the encroachment standards within all residential zone districts.

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations.

The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Health Equity and Environmental Justice

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. With respect to the development, implementation and enforcement of environmental laws, regulations and policies.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted community, creating an Environmental Justice task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board and directing the Air Quality Control Commission to promulgate certain rules. The Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact vulnerable minority and low-income communities. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to mitigate and minimize those impacts. This includes interfacing directly with the communities in the project area to better understand community perspectives on the project and receive feedback on how it may impact them during development and construction as well as after completion. We have included some general resources for your reference.

Resources:

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



From: Williams, DNR, Joanna
To: CJ Gates
Subject: Re: Douglas County eReferral (Project Number) Is Ready For Review
Date: Monday, December 6, 2021 4:40:12 AM

Good Morning,
Our office has no comment on the proposed changes to the zoning regulations.
Regards,

Joanna Williams, P.E.
Water Resource Engineer



P 303.866.3581 x 8265
1313 Sherman Street, Room 821, Denver, CO 80203
Joanna.Williams@state.co.us | www.colorado.gov/water

On Thu, Dec 2, 2021 at 2:41 PM <cjgates@douglas.co.us> wrote:

There is an eReferral for your review. Please note that the normal portal for submitting comments is not currently running. Please submit all comments to myself at cjgates@douglas.co.us.

Some of you may have already received a notice for this project, but to ensure that all agencies have an opportunity to comment an additional request for comments is being provided. If you have already submitted a comment to myself regarding this project, there is no need to resubmit.

The full text of this update can be obtained by contacting this office or by accessing the Douglas County website at [https://urldefense.com/v3/http://www.douglas.co.us/pro...!PUtG2raq7KiCZwBk!Ktkm3YamcEEXjvROtusXORQqHByF7POY58FAQMHykWQSYjYs6vsaG3D54q4VD_A5THfE0\\$](https://urldefense.com/v3/http://www.douglas.co.us/pro...!PUtG2raq7KiCZwBk!Ktkm3YamcEEXjvROtusXORQqHByF7POY58FAQMHykWQSYjYs6vsaG3D54q4VD_A5THfE0$) and entering the project number DR2021-007 in the search tool.

Douglas County is proposing changes to the Zoning Resolution to streamline and simplify regulations. The proposed amendments include modifying the Suburban Residential district setbacks, changes to detached garage size limitations within all residential zone districts, and changes to the encroachment standards within all residential zone districts.

This referral will close on December 27, 2021.

If you have any questions, please contact me.

Sincerely,

CJ Gates
100 Third Street
Castle Rock, CO 80104
303-814-4313

From: [Olson - DNR, Justin](#)
To: [CJ Gates](#)
Subject: Douglas County Land Use: Zoning Resolution Changes under DR2021-007
Date: Tuesday, November 9, 2021 1:32:19 PM

Mr. Gates-

Thank you for including Colorado Parks and Wildlife in the referral request process for the proposed updates to the Douglas County Zoning Resolution under Project Number DR2021-007. I have reviewed the documents and referral request, and I wanted to inform you that CPW has no concerns with this project as it pertains to any wildlife issues. If you have any further questions or need more information, do not hesitate to let me know. Thank you for your time.

Justin Olson
District Wildlife Manager
Littleton District - Area 5



P 303.291.7131 | F 303.291.7114
6060 Broadway, Denver, CO 80216
justin.olson@state.co.us | cpw.state.co.us

IREA is now CORE Electric Cooperative. Learn more at www.coe.com

C.J. Gates
100 Third Street
Castle Rock, CO 80104
303-314-4313

From: [Jeremy Hirsch](#)
To: [CJ Gates](#)
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review
Date: Wednesday, December 15, 2021 4:11:03 PM

Hello CJ,

Our office has "no comments" regarding this project.

Regards,
Jeremy

Jeremy Hirsch
GIS Specialist II | Douglas County Assessor
301 Wilcox Street | Castle Rock, CO 80104
303-660-7450 ext. 4228 | 303-479-9751 Fax

-----Original Message-----

From: cgates@douglas.co.us <cgates@douglas.co.us>
Sent: Thursday, December 2, 2021 2:41 PM
To: Jeremy Hirsch <JHirsch@douglas.co.us>
Subject: Douglas County eReferral (Project Number) Is Ready For Review

There is an eReferral for your review. Please note that the normal portal for submitting comments is not currently running. Please submit all comments to myself at cgates@douglas.co.us.

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This referral will close on December 27, 2021.

If you have any questions, please contact me.

Sincerely,

CJ Gates
100 Third Street
Castle Rock, CO 80104
303-814-4313

From: [Matt Williams](#)
To: [CJ Gates](#)
Cc: [Dan Dertz](#); [Sherry Lindeman](#)
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review
Date: Friday, January 21, 2022 2:28:06 PM

CJ,

And just to reiterate, thanks for your responses below and Engineering considers our comments addressed.

Thanks,

Matt Williams, P.E., CFM | Asst. Director Public Works Engineering
Douglas County Department of Public Works Engineering
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | mwillia1@douglas.co.us

-----Original Message-----

From: CJ Gates <cgates@douglas.co.us>
Sent: Wednesday, January 12, 2022 7:44 AM
To: Matt Williams <MWillia1@douglas.co.us>
Cc: Dan Dertz <DDertz@douglas.co.us>; Sherry Lindeman <slindeman@douglas.co.us>
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review

Thanks for getting back to me, Matt. As of right now, we are not changing anything in Section 36 (Definitions) but attached is a copy of the staff report and the redline regulations. Steve had just let me know that you may want to add something to your comment regarding the issue engineering had with the street definition. Thanks, Matt.

Respectfully,

CJ Gates | Planner
Douglas County Department of Community Development Community and Resource Services Address | 100 Third St., Castle Rock, CO 80104 Direct | 303-814-4313 Main | 303-660-7460 Email | cgates@douglas.co.us

-----Original Message-----

From: Matt Williams <MWillia1@douglas.co.us>
Sent: Tuesday, January 11, 2022 4:58 PM
To: CJ Gates <cgates@douglas.co.us>
Cc: Dan Dertz <DDertz@douglas.co.us>; Sherry Lindeman <slindeman@douglas.co.us>
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review

Thanks for the response CJ. And I apologize for not adding narrative regarding the definition of "street". Can you send me the proposed DRAFT regulations again and I'll take a look at that definition.

-----Original Message-----

From: CJ Gates <cgates@douglas.co.us>
Sent: Monday, January 10, 2022 7:51 AM
To: Matt Williams <MWillia1@douglas.co.us>
Cc: Dan Dertz <DDertz@douglas.co.us>; Sherry Lindeman <slindeman@douglas.co.us>
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review

Matt,

To address your comments regarding the proposed amendments to the DCZR, the following will summarize the proposed amendments:

1. Side yard setbacks will reduce to 5 feet on lots that are .50 acres or less in the Suburban Residential Zone District only.
2. The encroachment to reduce setbacks for covered patios and decks excludes side yard setbacks.
3. The encroachment to allow foundation anchoring systems in any setback, would generally be for systems that are below grade and tied into the foundation for stabilization.

The current definition of a Structure in the DCZR excludes patio, so theoretically a patio can already encroach to a property line. The proposed encroachment is to allow for the covered portion of a patio or deck, to encroach 6 feet into a setback, would exclude the side setback.

Also, based on past conversations that you have had with Steve Koster, is there anything you would like to include into your comment regarding the definition of street and trying to amend section 36 of the DCZR within this project?

Again, thanks for working with us, Matt and let us know what you think!

CJ Gates | Planner

Douglas County Department of Community Development Community and Resource Services Address | 100 Third St., Castle Rock, CO 80104 Direct | 303-814-4313 Main | 303-660-7460 Email | cgates@douglas.co.us

-----Original Message-----

From: Matt Williams <MWillia1@douglas.co.us>

Sent: Monday, January 3, 2022 10:10 AM

To: CJ Gates <cgates@douglas.co.us>

Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review

CJ,

Engineering has the following comments on the below referral:

1. Reducing the side yard setback in SR zoning to 5', while allowing for an encroachment, leaves no room to accommodate drainage. Theoretically, a homeowner could install a patio all the way to their property line, fill their portion of the drainage swale and push all of the drainage onto their neighbors property. Engineering recommends either increasing the setback and/or reducing the allowable encroachment in order to not impede drainage.

Thanks,

Matt

-----Original Message-----

From: cgates@douglas.co.us <cgates@douglas.co.us>

Sent: Thursday, December 2, 2021 2:41 PM

To: Matt Williams <MWillia1@douglas.co.us>

Subject: Douglas County eReferral (Project Number) Is Ready For Review

There is an eReferral for your review. Please note that the normal portal for submitting comments is not currently running. Please submit all comments to myself at cgates@douglas.co.us.

Some of you may have already received a notice for this project, but to ensure that all agencies have an opportunity to comment an additional request for comments is being provided. If you have already submitted a comment to myself regarding this project, there is no need to resubmit.

The full text of this update can be obtained by contacting this office or by accessing the Douglas County website at www.douglas.co.us/pro and entering the project number DR2021-007 in the search tool.

Douglas County is proposing changes to the Zoning Resolution to streamline and simplify regulations. The proposed amendments include modifying the Suburban Residential district setbacks, changes to detached garage size limitations within all residential zone districts, and changes to the encroachment standards within all residential zone districts.

This referral will close on December 27, 2021.

If you have any questions, please contact me.

Sincerely,

CJ Gates
100 Third Street
Castle Rock, CO 80104
303-814-4313

From: [Peggy Davenport](#)
To: [CJ Gates](#)
Subject: RE: DR2021-007 Summary of Amendments to Sections 3, 4, 5, 6, 7, 8 of the Douglas County Zoning Resolution – Project File DR2021-007
Date: Wednesday, November 3, 2021 12:35:22 PM
Attachments: [image001.png](#)

Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the DR2021-007 Summary of Amendments to Section.

For any question concerning the comments listed below please contact the reviewing engineer Chuck Weiss at 303.537.3420 or cweiss@E-470.com.

E-470 Public Highway Authority has no comments.

Please advise if we can be of further assistance.



Peggy Davenport
Administrative Coordinator
E-470 Public Highway Authority
22470 E Stephen D Hogan Parkway
O: 303.537.3727 - C: 720.765.1276
pdavenp@E-470.com

Please note: In the office T-W-Th
Working remotely M-F

From: CJ Gates <cgates@douglas.co.us>
Sent: Wednesday, November 3, 2021 11:57 AM
To: 479@fastsigns.com; abigail.goldberger@cbre.com; abronson@wbceng.com; alan.main@devsolgrp.com; alba@kw.com; algroup@comcast.net; alison@altisigns.com; allaboutetching@gmail.com; amanda@signdealz.com; andrew@S1permits.com; angela@teleos-services.com; arrowelectricesign@comcast.net; barry@tonysmarket.com; beau.wilson@HRCOnline.org; beck@designstudioswest.com; bhoran@ventanacap.com; bkeeler@ltsdrafting.com; bkelsey@atwell-group.com; bmoore@emkc.com; bmosher@trammellcrow.com; bob.blodgett@cliftoncpa.com; bob.brooks@cliftoncpa.com; bob@rvparchitecture.com; bogorman@garnettsigns.com; bpearsonabsolutearch@yahoo.com; brad_vanarsdale@gensler.com; Brandon.Smith@Dutchbros.com; brent.barton@carrollorg.com; brett@murrayandstafford.net; brian@bucherdesign.com; brian@vitality.com; Brian Bern <brian_bern@matrixdesigngroup.com>; briany@naosdg.com; bruce.carpenter@comcast.net; bsandman@cardelhomes.com; bschnautz@riverstudioarchitects.com; bwalker@arcisequity.com;

From: [Karen Hickman](#)
To: [CJ Gates](#)
Cc: [Schwartz Tina](#); Kevin@KeyserImages.com; [Connie Stoffel](#); [Jill Velgersdyk](#); John & Phyllis @ daylemark.com
Subject: Re: Douglas County eReferral (Project Number) Is Ready For Review
Date: Wednesday, December 8, 2021 7:52:56 AM

Thank you for forwarding this referral to the Grandview Estates HOA. It was circulated to all HOA Committee members and there were no objections.

Karen Hickman
Grandview Estates HOA
303-419-7179

From: cgate@douglas.co.us <cgate@douglas.co.us>
Sent: Thursday, December 2, 2021 2:40 PM
To: mkhickman@msn.com <mkhickman@msn.com>
Subject: Douglas County eReferral (Project Number) Is Ready For Review

There is an eReferral for your review. Please note that the normal portal for submitting comments is not currently running. Please submit all comments to myself at cgate@douglas.co.us.

Some of you may have already received a notice for this project, but to ensure that all agencies have an opportunity to comment an additional request for comments is being provided. If you have already submitted a comment to myself regarding this project, there is no need to resubmit.

The full text of this update can be obtained by contacting this office or by accessing the Douglas County website at www.douglas.co.us/pro and entering the project number DR2021-007 in the search tool.

Douglas County is proposing changes to the Zoning Resolution to streamline and simplify regulations. The proposed amendments include modifying the Suburban Residential district setbacks, changes to detached garage size limitations within all residential zone districts, and changes to the encroachment standards within all residential zone districts.

This referral will close on December 27, 2021.

If you have any questions, please contact me.

Sincerely,

CJ Gates
100 Third Street
Castle Rock, CO 80104
303-814-4313

From: ICRIA
To: CJ Gates
Subject: Re: Douglas County Courtesy Notice Of Application - Summary of Amendments to Sections 3, 4, 5, 6, 7, 8 of the Douglas County Zoning Resolution – Project File DR2021-007
Date: Wednesday, November 3, 2021 4:34:40 PM

Thank you for the notification about the changes and the meeting. Indian Creek Ranch Improvement Association doesn't have any response at this time and we won't be attending the meeting.

Betty Purkey-Huck
Secretary
Indian Creek Ranch Improvement Association
Board

On Wed, Nov 3, 2021 at 11:57 AM CJ Gates <cgates@douglas.co.us> wrote:

Date: November 3, 2021

To: Interested Parties

From: CJ Gates

RE: Summary of Amendments to Sections 3, 4, 5, 6, 7, 8 of the Douglas County Zoning Resolution – Project File DR2021-007

Request for Review:

Please review the following proposed update to the Douglas County Zoning Resolution (Zoning Resolution) Sections 3, 4, 5, 6, 7, 8, and forward any comments to me by November 26, 2021. The full text of this update can be obtained by contacting this office, or by accessing the Douglas County website at www.douglas.co.us/PRO and entering the project file number DR2021-007 in the search tool.

Synopsis of Regulation Change:

Douglas County is proposing changes to the Zoning Resolution to streamline and simplify regulations. The proposed amendments include modifying the Suburban Residential district setbacks, changes to detached garage size limitations within all residential zone districts, and changes to the encroachment standards within all residential zone districts.

From: [Barbara Biggs](#)
To: [CJ Gates](#)
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review
Date: Thursday, December 2, 2021 3:11:11 PM

Thanks CJ. Roxborough Water & Sanitation District has no comment on the proposed changes.

-----Original Message-----

From: CJ Gates <cgates@douglas.co.us>
Sent: Thursday, December 2, 2021 3:00 PM
To: Barbara Biggs <Barbara@ROXWATER.ORG>
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review

Good Afternoon Barbara,

Please see the link below that will take you right to the project site. Thank you. Please let me know if you have any questions.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=DocumentAndRegulationJob&PosseObjectId=75641555>

CJ Gates | Planner

Douglas County Department of Community Development Community and Resource Services Address | 100 Third St., Castle Rock, CO 80104 Direct | 303-814-4313 Main | 303-660-7460 Email | cgates@douglas.co.us

-----Original Message-----

From: Barbara Biggs <Barbara@ROXWATER.ORG>
Sent: Thursday, December 2, 2021 2:58 PM
To: CJ Gates <cgates@douglas.co.us>
Subject: RE: Douglas County eReferral (Project Number) Is Ready For Review

CJ,

When I search for this project number I get a message that there is no project that matches.

Barbara Biggs
General Manager
Roxborough Water & Sanitation District

-----Original Message-----

From: cgates@douglas.co.us <cgates@douglas.co.us>
Sent: Thursday, December 2, 2021 2:41 PM
To: Barbara Biggs <Barbara@ROXWATER.ORG>
Subject: Douglas County eReferral (Project Number) Is Ready For Review

There is an eReferral for your review. Please note that the normal portal for submitting comments is not currently running. Please submit all comments to myself at cgates@douglas.co.us.