RURAL LAND USE CODE (RLUC)

Policies, Principles and Directions

Board of County Commissioners

January 25, 2017 (8:00 am – 12:00 pm)

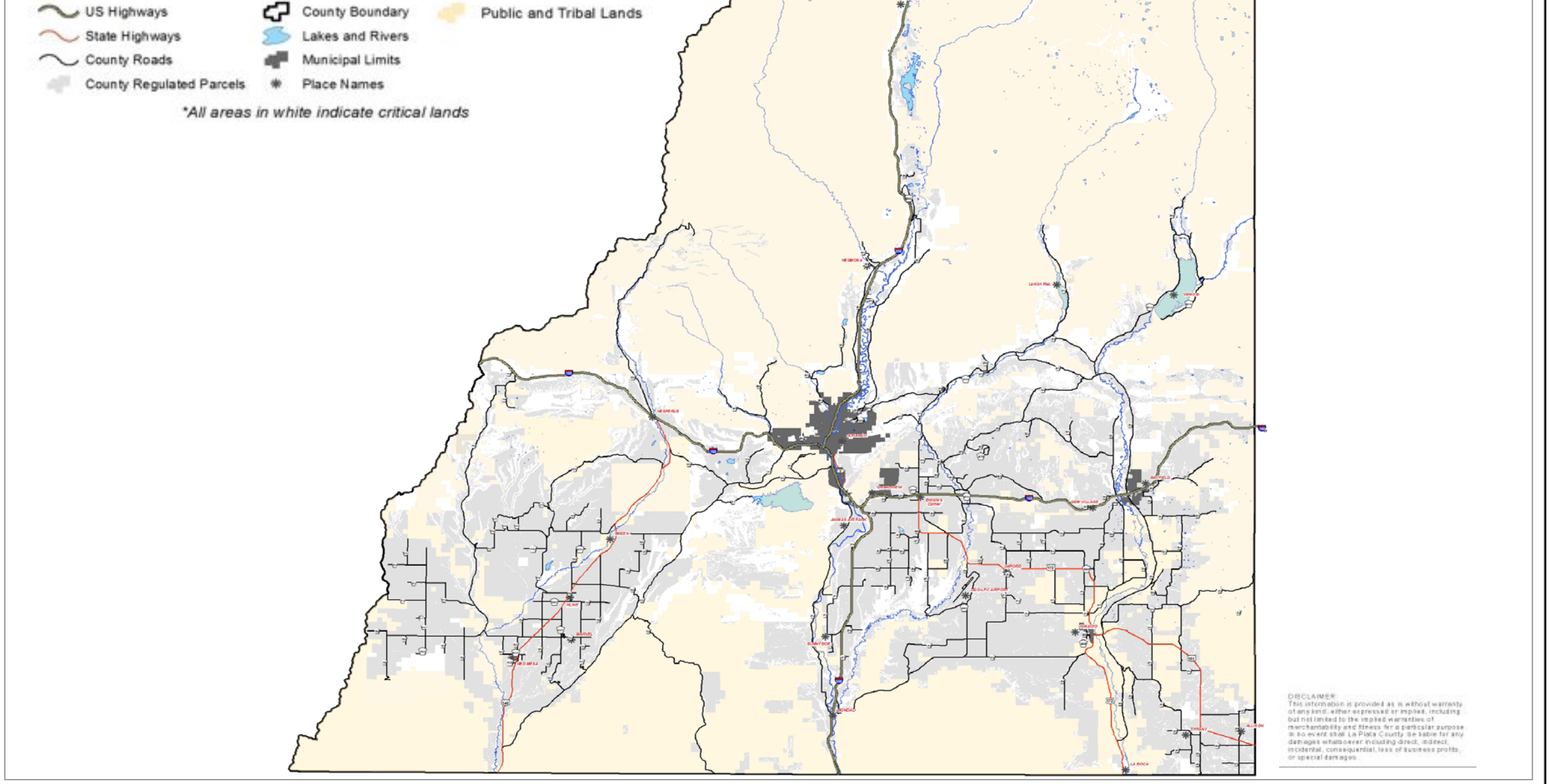
Meeting Agenda

- Upcoming Stakeholder Meetings
  - Community associations, district planning groups & broader community interests – 1.25.17 (5:00 – 6:15 pm)
  - Agricultural interests- 1.25.17 (6:30 – 8:00 pm)
  - Business owners, economic development & financial institutions– 1.26.17 (10:30 – 11:45 am)
  - Land use agents, code users, engineers, architects – 1.26.17 (1:30 – 2:45 pm)
- Their Agenda
  - Build their context
    - Where we are in the RLUC process and our next steps
    - Intended outcomes of this meeting
  - Review and discuss the project goals
  - Understand the influencing factors (population growth, land and housing demands, economics, etc.)
  - Conduct a Consensus-Building Exercise
  - Overview of the RLUC Annotated Outline

- Stakeholder Meeting Results
- Growth Preferences Map
- Module No. 1 – April 3
- Next Meetings – April 12-13

Our Meeting Today

- Consensus Points
  - **GOAL: Place dots on each consensus point to provide deliberate direction for drafting**
  - KKC and staff provide elaborated explanations of individual points
    - What they mean in regulatory context
    - How the Code may be drafted to implement them
    - Whether there is consensus or discord
    - Alternative approaches to reach consensus
  - Focus on and complete each area of consensus, e.g. long range planning, streamlining, development rights, etc.
  - Perceptions and opinions:
    - **GREEN**: Understand and Generally in Agreement; Proceed on this Basis
    - **YELLOW**: Not Necessarily Opposed to but Requires More Information; Use Professional Judgment
    - **RED**: Not in Agreement or Opposed; Abandon or an Alternative Approach is Required
- How the input will be used
  - Seek broad consensus across BOCC and all stakeholder groups
  - Draft accordingly



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

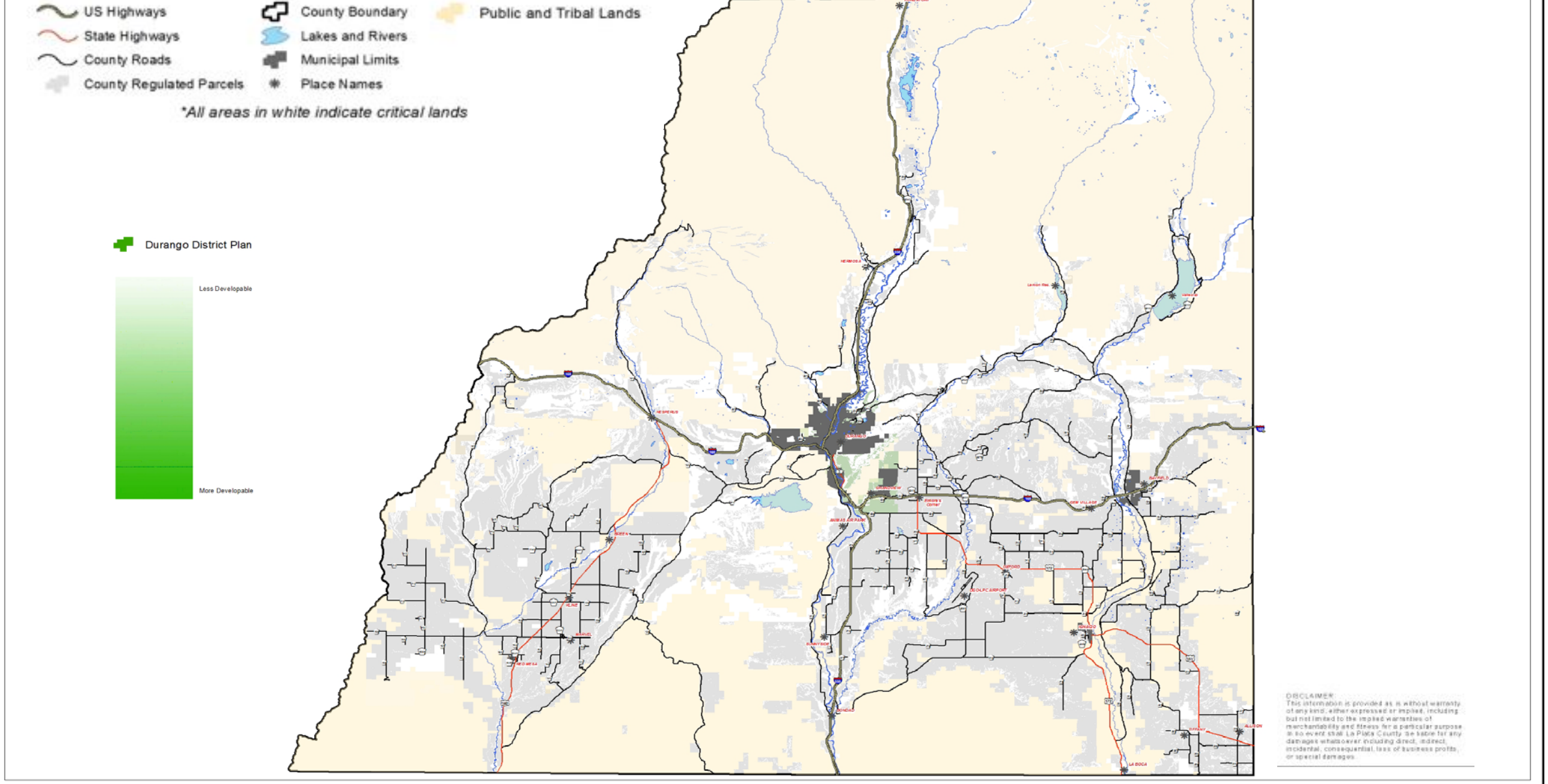
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

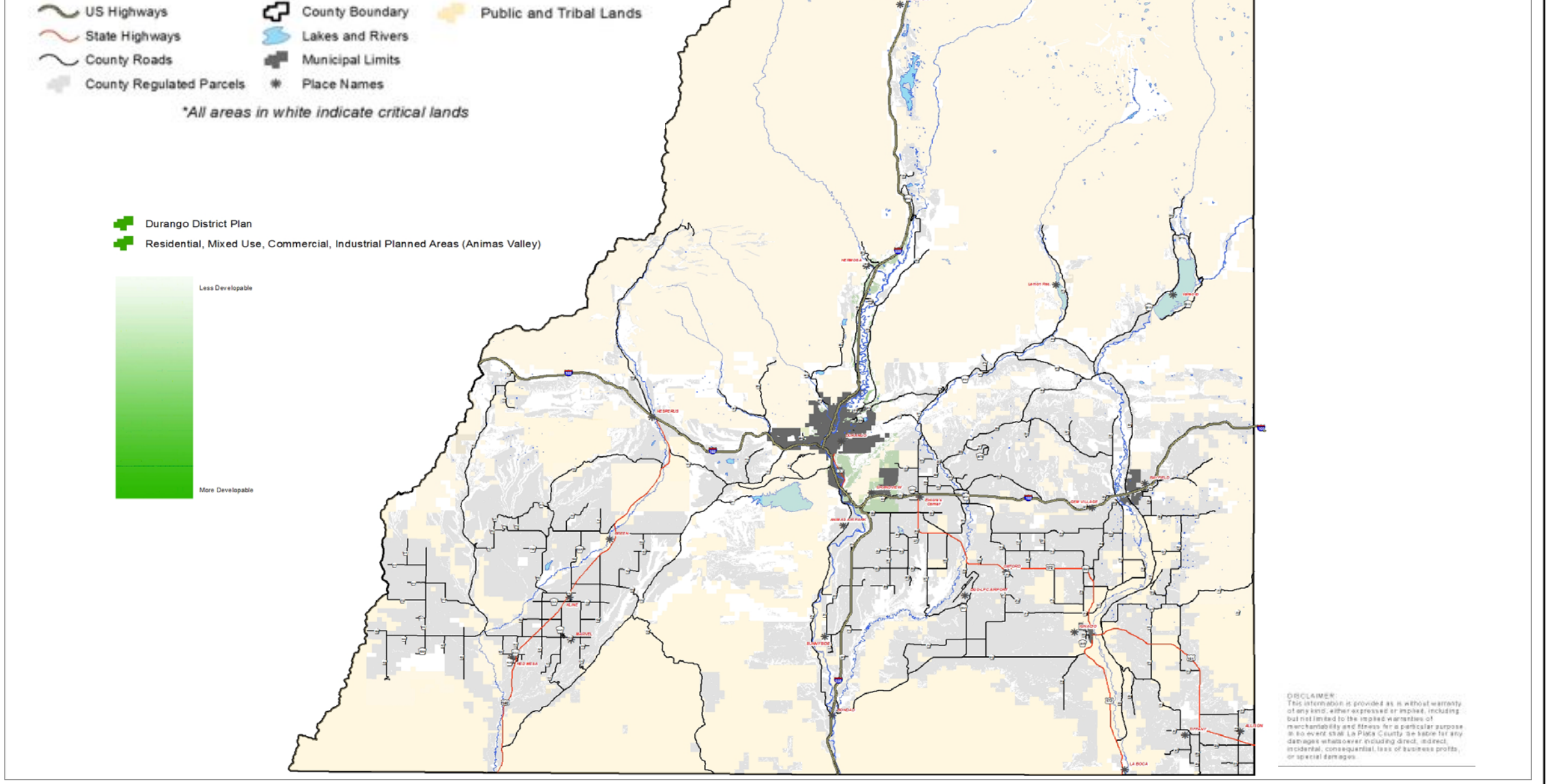
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

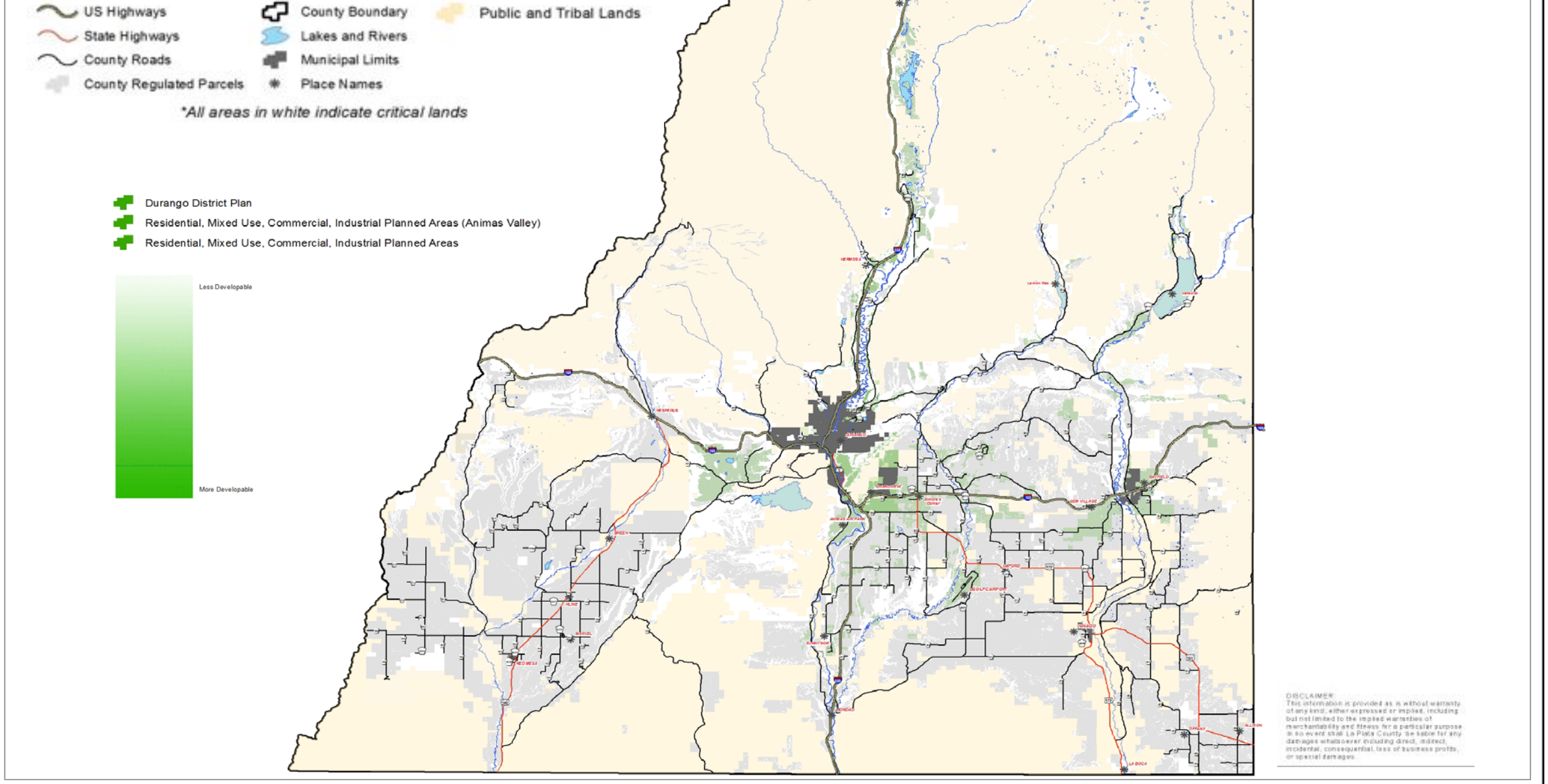
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

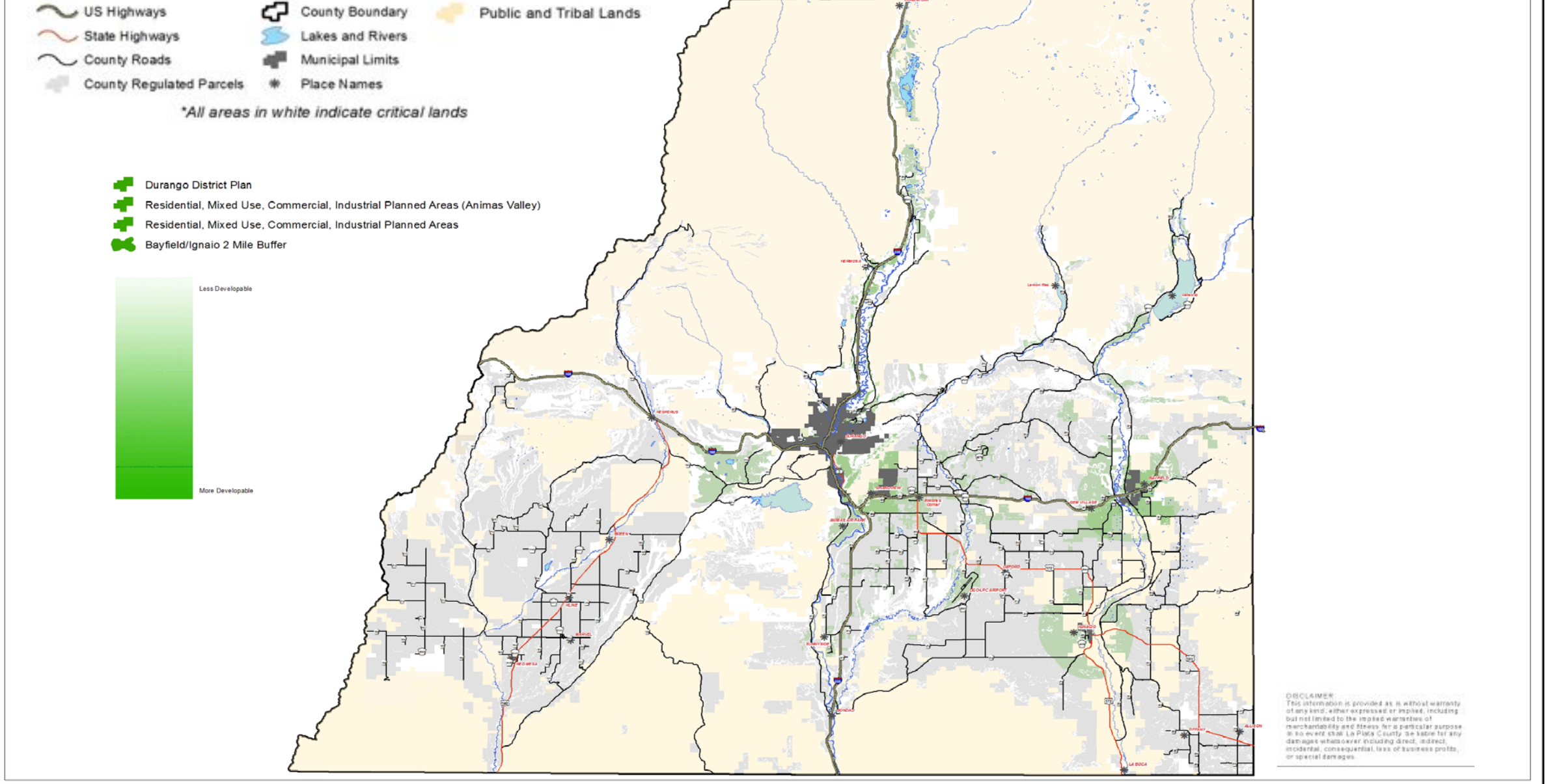
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

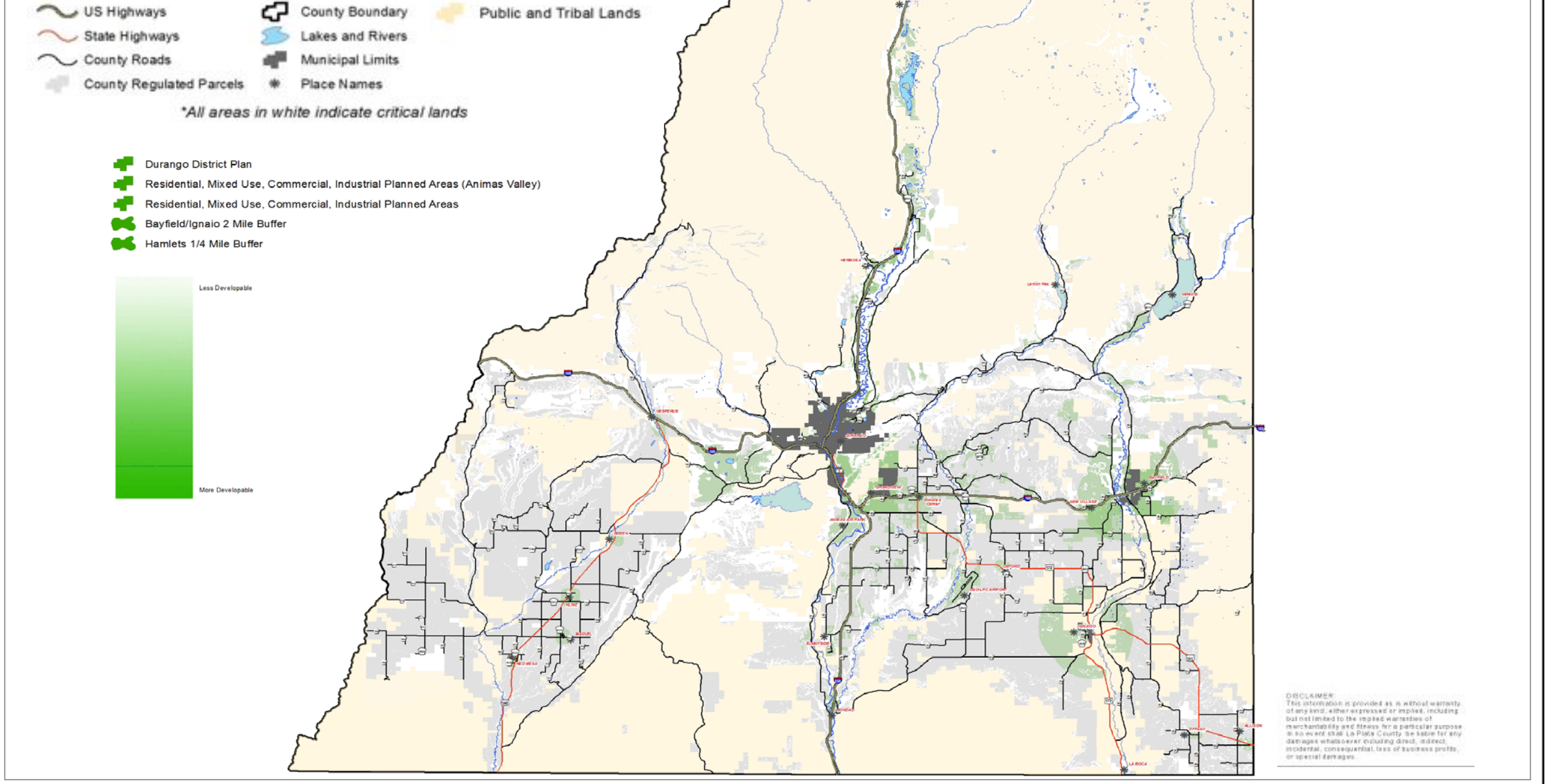
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

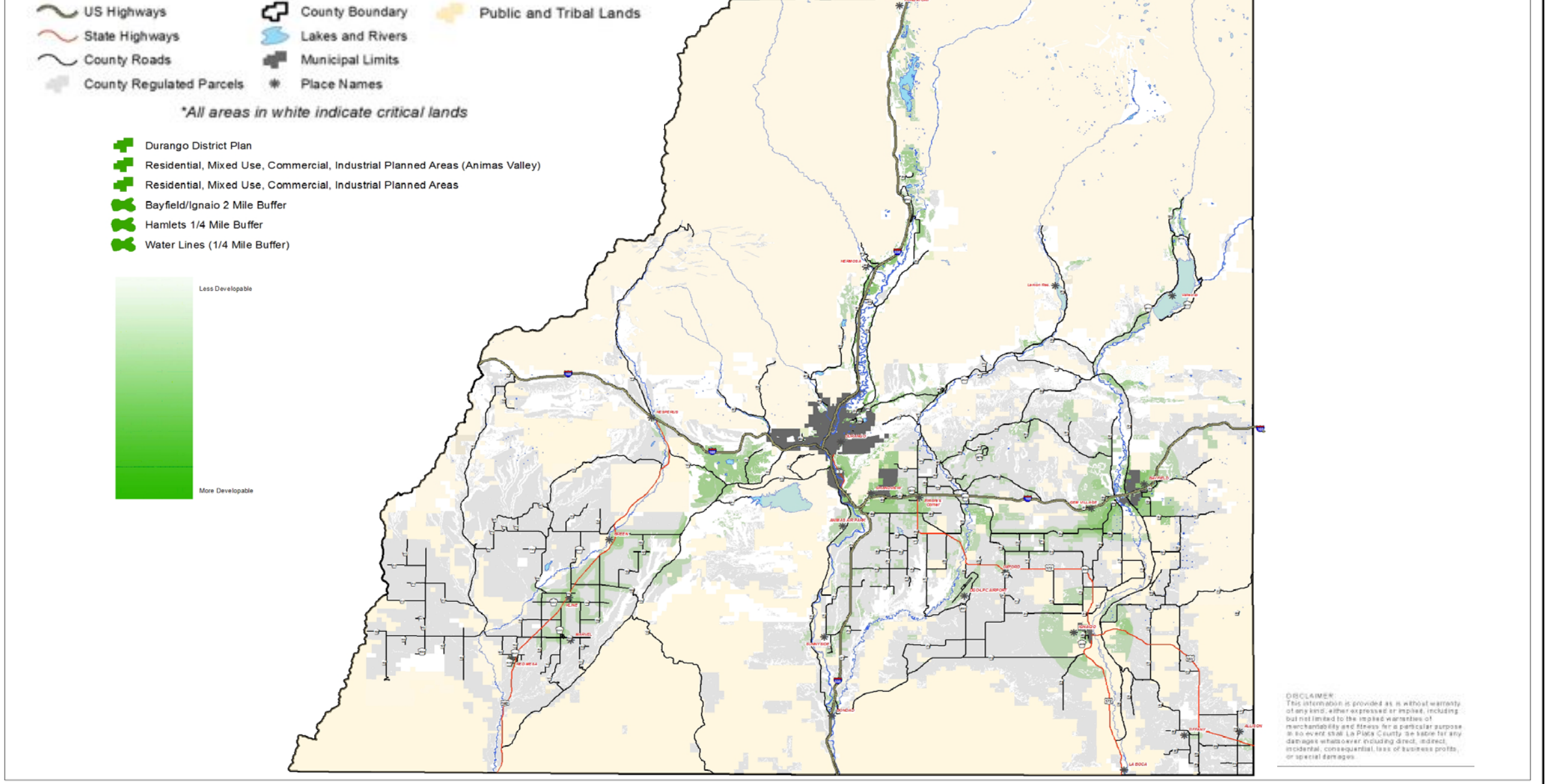
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

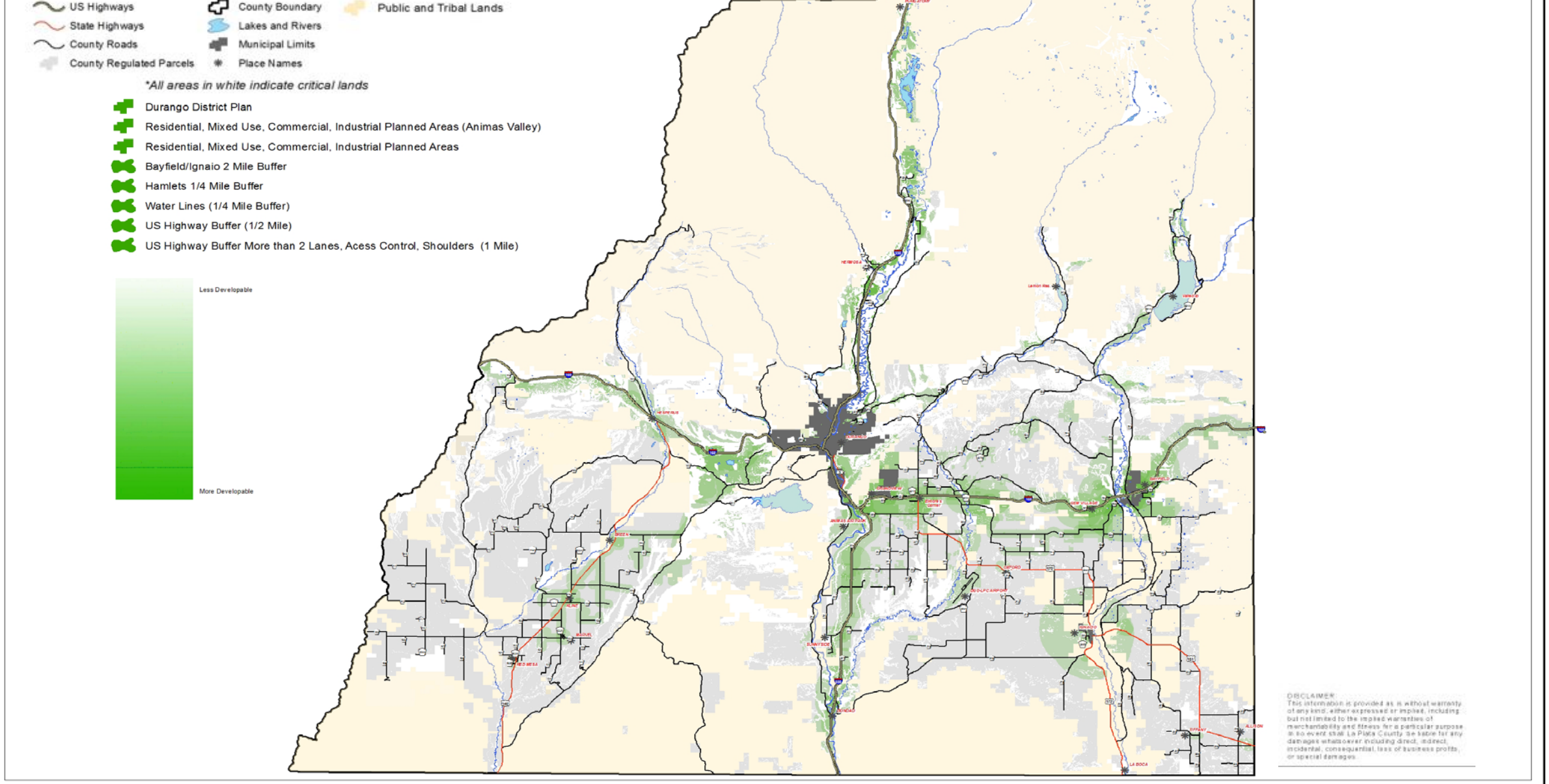
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

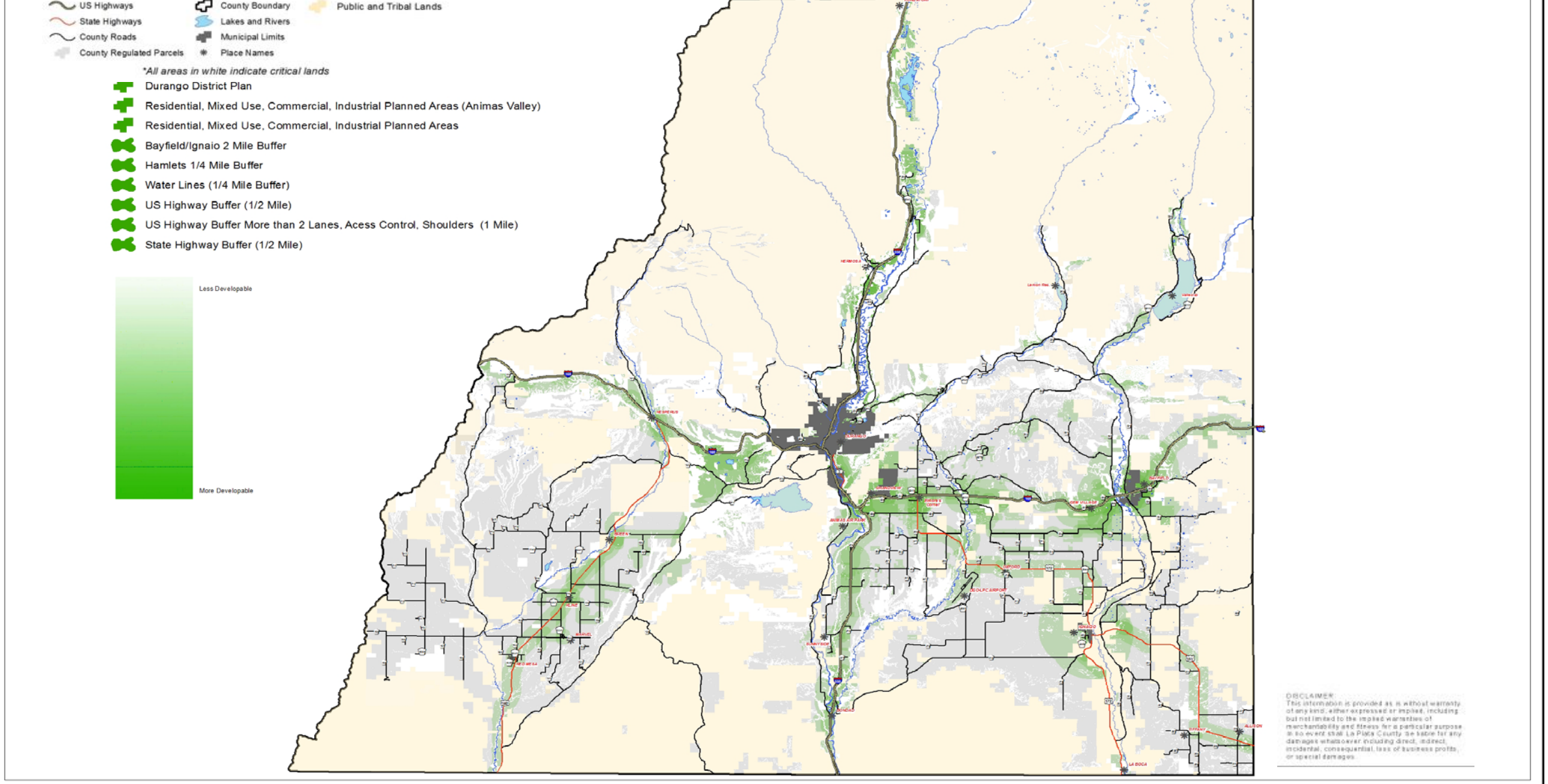
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

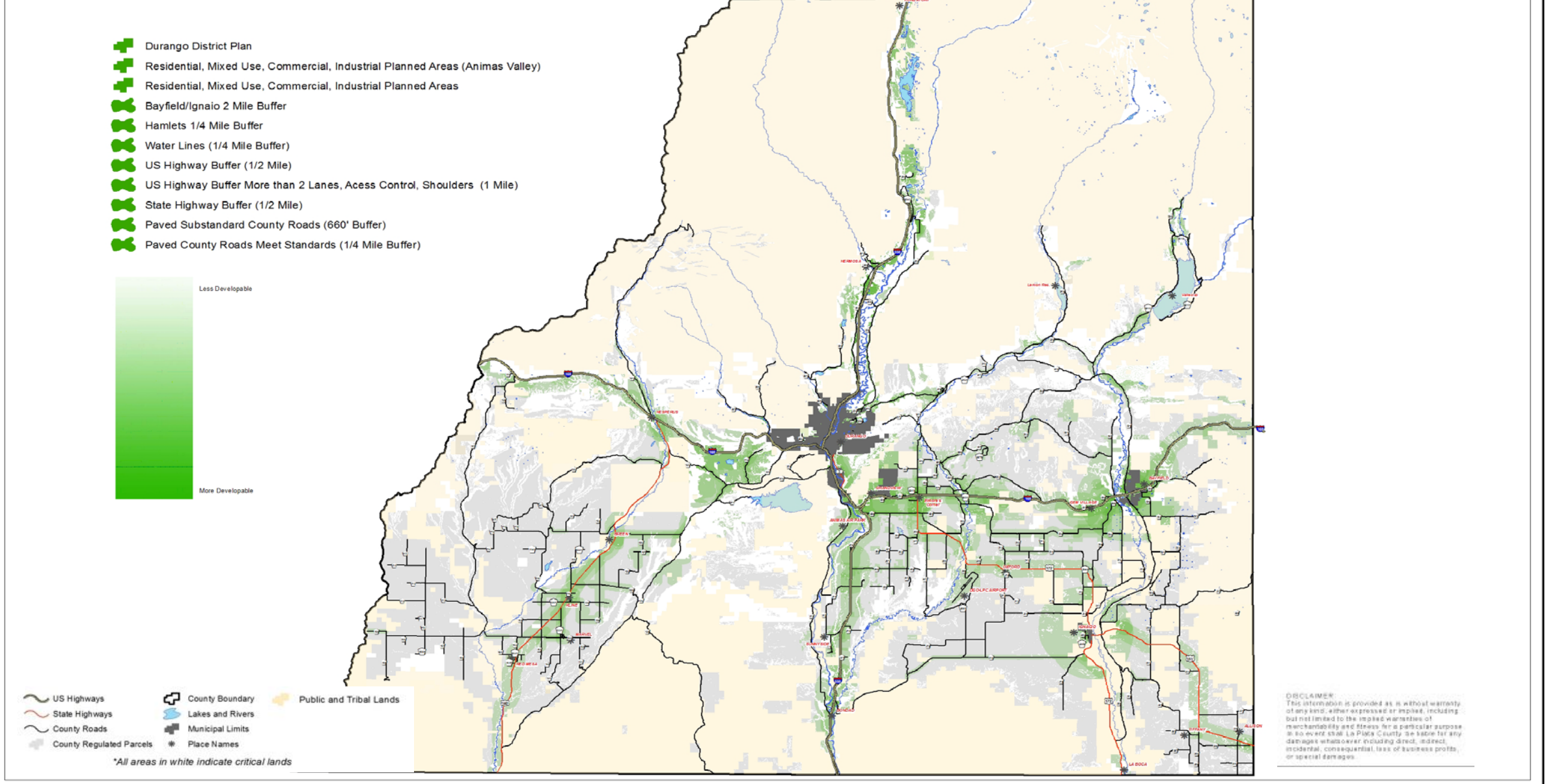
Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17



La Plata County Development Suitability

US Highways
State Highways
County Roads
County Regulated Parcels
County Boundary
Lakes and Rivers
Municipal Limits
Place Names
Public and Tribal Lands

*All areas in white indicate critical lands

N

Sheet No. 1-1

0 2.5 5 10 Miles

Drawn By: Robby Overfield

Checked by: Planning

Date: 1-23-17

Context: Where we are in the RLUC Process

Dates	Meetings & Activities	Deliverables
▪ November 9-11, 2016	Stakeholder Meetings County Tour	Summary of Stakeholder Input
▪ January 12, 2017	Policy Workshop with the BOCC	Points of Consensus and Principles
▪ January 24-26, 2017	Stakeholder Meetings	*(Points of Consensus or Concern)*

Next Steps

▪ April 3, 2017	Module No. 1	Authority, Purpose, Jurisdiction & Application Development Districts & Land Uses Development & Design Standards Accessory Use and Structure Standards
• April 12-13, 2017	Stakeholder Meetings Open Door Meeting BOCC Meeting PC Meeting	

Annotated Outline

- Proposed Table of Contents of the RLUC
  - Proposed Chapters, Subchapters and Sections on the right
  - Sections of existing regulations on the right (including Chapters 62, 66, 70, 74, 78, 82, 86, 90, 94, 98, 100, 102, 106)
- Organization

1. How is the property designated?
   - Uses and densities within Planning Districts
   - Non-designated areas
2. What is permitted or prohibited, as applicable?
3. Where and how much can be built?
4. What development standards are required?
5. What are the steps in the process?
6. From whom is approval received?
7. How are things measured or defined?

Citizen User

Technical User

Annotated Outline

- The following chapters of the County's current regulations are included in the RLUC:
  - Ch. 62, General Provisions
  - Ch. 66, Administration
  - Ch. 70, Development Districts
  - Ch. 74, Development Standards and Specifications
  - Ch. 78, Floods
  - Ch. 82, Land Use and Development Permits
  - Ch. 86, Manufactured Home, Mobile Home, and Recreation Vehicle Parks
  - Ch. 90, Natural Resources
  - Ch. 94, Public Property
  - Ch. 98, Signs
  - Ch. 100, Special Districts
  - Ch. 102, Subdivisions
  - Ch. 106, Zoning

Annotated Outline

Subpart B - Rural Land Use Code (RLUC)	
Chapter 62. Authority, Purpose, Jurisdiction, and Application	
Subchapter 62-1. General Provisions	
Sec. 62-1-1. Title; Short Title	New
Sec. 62-1-2. Authority	Sec. 70-22 (IGA), 74-17, 78-17, 90-16, 94-38, 102-1 and New (List all C.R.S. statutes) Sec. 102-1, 102-2
Sec. 62-1-3. Purposes	Sec. 78-18, 90-17, 94-38, 100-1, and New
Sec. 62-1-4. Jurisdiction	Sec. 78-21,90-18, New
Sec. 62-1-5. Property Rights	New
Sec. 62-1-6. Joint Planning Area	Sec. 82-14, 82-187
Sec. 62-1-7. Applicability - Planning Districts with Standards - Planning Districts without Standards	Sec. 62-2, 82-191, 106-473, 106-580 Relationship to Planning District Regulations
Sec. 62-1-8. Development Impacts	Sec. 82-196
Sec. 62-1-9. Transition Standards	New
Sec. 62-1-10. Enactment and Repeal	New
Sec. 62-1-11. Effective Date	New

RLUC?

Approach for areas outside of Planning Districts?

Repeal existing chapters

Map following RLUC adoption

Annotated Outline

Chapter 62. Authority, Purpose, Jurisdiction, and Application		
Subchapter 62-2. Effect of RLUC		
Sec. 62-2-1. Abrogation and Greater Restrictions	Sec. 78-29	**Any noted covenants; conservation esmts.**
Sec. 62-2-2. Vested Property Rights	Sec. 82-10, 82-202	
Sec. 62-2-3. Consistency with Plans	Sec. 70-5, 106-114, 106-472 and plans cited within specific Sections.	**Comprehensive Plan; what else?**
Sec. 62-2-4. Consistency with Planning District Plans	New; 106-112	**Warrant substantive amendments; consistency; deliberate directions**

Annotated Outline

Chapter 63. Districts and Uses		
Subchapter 63-1. Established of Districts		
Sec. 63-1-1. Zones Established - Animas Valley (Zoning); Bayfield; Crowbar; Durango; Florida Mesa; Florida Road; Fort Lewis Mesa; Junction Creek; La Posta Road; North County; Southeast La Plata; Vallecito; West Durango	Sec. 106-112, 106-113, 106-114, and Chapter 106, Article III: – Hermosa Creek; Bruce Lane; Hermosa / Animas; Hermosa West; Central Animas Valley; Gem Village (106-536); Crowbar Creek (106-571) Sec. 70-44	**Staff write Purpose Statements; part of Plan Updates**
Sec. 6-3-1-2. Neighborhood Planning Areas		**Remain?**
Sec. 63-1-3. District/Neighborhood Planning Area Purposes	Chapter 106, Article III, Division 2-15; 106-411; 106-431	
Sec. 63-1-4. District Map	Sec. 106-114 (Maps Adopted to match Development Plan Area Boundaries)	**Consistent with County Land Use Plan; adopted individually subsequent to RLUC adoption**
Sec. 63-1-5. Critical Land Boundaries	Sec. 82-33	**Needs to be developed; embed with Development Map**

Annotated Outline

Chapter 63. Districts and Uses	
Subchapter 63-2. Land Uses Established	
Sec. 63-2-1. Purpose	Sec. 106-112, 106-113,106-131, 106-132; 106-151; 106-171; 106-151; 106-191; 106-211; 106-231; 106-251; 106-271; 106-291; 106-311; 106-331; 106-351; 106-371; 106-391; 106-451; 106-471; 106-531-532
Sec. 63-2-2. Applicability	Sec. 106-112, 106-114
Sec. 63-2-3. Legend	New
Sec. 63-2-4. Open, Agricultural, and Residential Uses	Chapter 106, Article 3, Division 2-12, District Plans; 106-133; 106-152; 106-172; 106-192; 106-212; 106-233; 106-252; 106-272; 106-292; 106-312; 106-332; 106-352; 106-372; 106-392; 106-575
Sec. 63-2-5. Nonresidential Uses	Ch. 106, Article 3, Division 13-15, Article V, District Plans
Sec. 63-2-6. Public and Institutional Uses	New
Sec. 63-2-7. Accessory Uses	Sec. 82.5, District Plans

Expand on broad terms, e.g. Residential

- **Apartment**
- **Live-work unit**
- **Lot line home**
- **Manufactured home**
- **Modular home**
- **Single family detached**
- **Single family attached (duplex, twin home, townhome)**
- **Work-live unit**

Annotated Outline

Subchapter 63-3. Special, Limited, and Accessory Uses	
Sec. 63-3-1. Purpose	Sec. 106-112, 106-113, 106-114
Sec. 63-3-2. Applicability	New, Zoning /Land Use Matrices
Sec. 63-3-3. Agricultural and Residential Uses (Tiny Houses)	Chapter 106 (106-115), Article 3, Division 2-12 Chapter 86, Portable Housing, Sec. 102-115 Personal Marijuana Cultivation (Chapter 82, Division 6); 106-134; 106-152; 106-173; 106-193; 106-213; 106-253; 106-273; 106-293; 106-313; 106-333; 106-353; 106-373; 106-393; 106-434
Sec. 63-3-4. Nonresidential Uses	Chapter 106, Article 3, Division 13-15 and (Chapter 82,-Division 5) and Res. 2015-17
Sec. 63-3-5. Public and Institutional Uses	Sec. 106-116
Sec. 63-3-5. Accessory Uses	Sec. 82.5

Initial thoughts?

Annotated Outline

Chapter 64. Development and Design Standards	
Subchapter 64-1. Purpose and Application	
Sec. 64-1-1. Purpose	Sec. 106-112 – 106-114
Sec. 64-1-2. Application	Ch. 106, Article III and Article V
Subchapter 64-2. Open, Agricultural, and Residential Standards	
Sec. 64-2-1. Density (Based on Sec. 82-167)	Animas Valley (AR, RC, SF-3, SF-5, SFS, SFP, MF)
	District Densities from Planning District Plans (by new districts – see Sec. 63-1-1
	Sec. 86-2, 86-24; 106-433; 106-452; 106-572-574
	Sec. 82-144 Open space for high density residential
Sec. 64-2-2. Affordable Housing	Sec. 82-177
Sec. 64-2-2. Lot and Building Standards	Sec. 82-178, Chapter 106, Article III, Planning District Plans
Sec. 64-2-3. Alternative Ownership Arrangements	New
Sec. 64-2-4. Bonuses	New

Development options in lieu of 70 districts

Handling of rural areas outside of Planning Districts?

Use of alternate housing types and bonuses

Specification of lot sizes and setbacks

Condominiums, etc.

Annotated Outline

Chapter 64. Development and Design Standards		
Subchapter 64-3. Standards for Nonresidential Use Development		
Sec. 64-3-1. Development Standards (From existing Sec. 82-178 and Chapter 106, Article III regulations)	NC; Neighborhood Commercial	**Principally compatibility and scale**
	GC; General Commercial	
	I; Industrial	**Environmental performance standards**
	PI; Public Institutional (New)	
Subchapter 64-4. Height and Area Exceptions		
Sec. 64-4-1 Residential Districts	Sec. 82-178	
Sec. 64-4-2 Nonresidential Districts		
Subchapter 64-5. Design Standards		
Sec. 64-5-1. Manufactured Homes and Recreational Vehicles	Secs. 86-9 thru 86-20; 86-41 thru 86-42	**Focused on site and placement standards**
Sec. 64-5-2. Multi-Family Housing	New	**Principally compatibility, scale, placement**
Sec. 64-5-3. Portable Housing (Tiny Houses)	Chapter 86, Sec. 82-12,	
Sec. 64-5-4. Nonresidential and Mixed Use Development	New	**Aesthetics of concern in certain areas?**

Annotated Outline

Chapter 65. Accessory Use and Structure Standards		
Subchapter 65-1. Purpose and Application		
Sec. 65-1-1. Purpose		
Sec. 65-1-2. Application	Applies to Suburban and Semi-Urban Only	
Subchapter 65-2. Residential Uses		
Sec. 65-2-1. Fences and Walls	Suburban and Semi-Urban Only	
Sec. 65-2-2. Accessory Dwelling Units	Suburban and Semi-Urban Only	
Sec. 65-2-3. Accessory Buildings and Structures	Suburban and Semi-Urban Only	
Sec. 65-2-4. Additional Dwelling Unit	Sec. 82-37	
Subchapter 65-3. Nonresidential and Mixed Uses		
Sec. 65-3-1. Outdoor Display of Merchandise	New, apply Sec. 82-187 standards	**Areas of concern?**
Sec. 65-3-3. Accessory Buildings and Structures	New, apply Sec. 82-187 standards	
Sec. 65-3-4. Outdoor Storage	New, apply Sec. 82-187 standards, 82-193	**Areas of concern?**

Thank you

La Plata County, Colorado
Rural Land Use Code

January 24-26, 2017