



# RURAL LAND USE CODE (RLUC)

Strategic Assessment &  
Annotated Outline

January 12, 2016 (BOCC Policy Work Session)





Rural Land Use Code (RLUC)

## Today's Agenda

7:30 – 7:45 am	Introduction and Purpose
7:45 – 8:45 am	Setting the Context
8:45 – 10:15 am	Policy Clarification; Land Use
10:15 – 11:30 am	Policy Clarification; Housing / Economic Development
11:30 – 12:00 pm	Lunch Break
12:00 – 1:30 pm	Policy Clarification; Water
1:30 – 2:30 pm	Policy Clarification; Growth Management
2:30 – 3:30 pm	Policy Clarification; Ag Preservation / Resource Protection
3:30 – 4:30 pm	Communicating and Conveying Information / Next Steps with BOCC

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## Purpose of Today's Policy Discussion

- Thoroughly discuss the **key policy areas** related to the RLUC, including:
  - Water
  - Coordinated Growth
  - Land Use
  - Agricultural Preservation / Resource Protection
  - Housing and Economic Development
- Reach consensus as to the **policy approaches and directions** of the Board
- Decide the **regulatory strategies and alternatives** to implement the policies
- Allow KKC to **clarify and confirm approaches** and test ideas for implementation
- Discuss the means for most effectively **communicating and conveying** the policies and strategies to the:
  - Planning Commission
  - Individual Stakeholder Groups
  - General Public

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## Goals for the RLUC

- ✓ **Reconcile** – and make clear - the County's plans, policies, and practices
- ✓ **Combine and integrate** the Planning District uses and standards into a unified land use system
- ✓ **Reward compliant applications** that are consistent with County plans
- ✓ Provide for **predictability and improved certainty** of the process and outcomes
- ✓ Create **multiple paths to "yes"** – what can - rather than what can't - be done
- ✓ Use the **carrot vs. the stick** via bonuses and procedural short-cuts
- ✓ Infuse **best practice** provisions, e.g. clustering, resource protection, and preservation
- ✓ **Eliminate unnecessary process**, e.g. more administrative approvals subject to good standards
- ✓ **Articulate** the development standards and expectations
- ✓ **Streamline** the development process
- ✓ **Protect and preserve** the County's most valued assets
- ✓ **What else?**



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**Recommendation:** Consolidate all development-related chapters into a Rural Land Use Code (RLUC)

**What is an RLUC?**

1. A collection and consolidation of ordinances that guide the development or redevelopment of property within the County
2. A single source of standards, regulations, and procedures
3. A procedural guide outlining application requirements and review and approval steps

**Why an RLUC?**

- Preserve rural character of County
- Consolidate and simplify
- Improve navigation and ease of use
- Streamline development procedures
- Provide a single source of all related standards, procedures, and definitions

**Current Ordinances**

- 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



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setting the context

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## Setting the Context, Stakeholder Input

### Summary of Stakeholder Input: Key Themes

- Agricultural Interests
  - Water Availability and Distribution
  - Agricultural Preservation and Conservation of Resources and Open Space
  - Urbanization around designated growth centers in the County
- Community Associations
  - Water Availability
  - District Planning and Implementation
  - City / County Coordination
- Community Interests
  - Open Space Conservation and Preservation
  - Managing Growth
  - Inclusive code development process to ensure all interests are heard and taken into consideration



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## Setting the Context, Stakeholder Input

### Summary of Stakeholder Input: Key Themes

- Businesses
  - Revising the County's road improvement standards to coordinate with demand and level of service
  - Unpredictability of the current code
  - Procedural streamlining (the amount of time, effort, and money it takes to get through the existing process)
- Code Users
  - Clarity from County leadership on the goals of this project
  - Unpredictability of the current code
  - Procedural streamlining (the amount of time, effort, and money it takes to get through the existing process)



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## Setting the Context, History of Planning

- Comprehensive Plan (initiated by BOCC in 2014; *pending completion in April 2017*)
  - Sets policy framework
  - Implemented by RLUC, in part
- Plan History
  - 1984, 1990 plan philosophies to minimize regulation
  - LUC regressive approach to mitigate impacts
  - Mid-1990 survey
    - Warrant for coordinated, coherent system of land use standards
    - Led to 10 planning districts + 2 more in 2012 (12 districts; 11 plans)
- RLUC Approach
  - County-wide framework for land use planning
  - Hybrid: Tailored to the context, demands, and preferences of unique areas

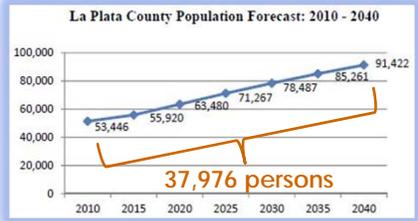


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## Setting the Context, Projections

- Comprehensive Plan Themes
  - Pre-empted area coordination
    - Southern Ute and Ute Mountain Ute Tribal lands
    - Federal and State lands (41% of County)
    - CDOT, CDPHE, CDNR, etc.
- Growth Trends and Forecasts
  - 5% annual growth in unincorporated area since 1970 (2000-10 = 6% annual)
  - Durango
    - Declining percentage of County population (5% per decade) = growing pressure on unincorporated County
    - Additional 12,800 persons projected by 2030 (estimated 22,650 persons by 2040)
  - Current County population estimated at 54,688 (2015)
  - 2040 forecast (Colorado Department of Local Affairs)
    - Assumed county-wide annual increase of 2.5% to 91,422 persons
    - 82% is unincorporated based on historic urban-rural trends since 1970 = 75,000 persons
    - Increase of approximately 20,000 persons in unincorporated County by 2040
    - Increase of 12,560 new units in unincorporated County by 2040
    - Policy: Urban versus rural development



**La Plata County Population Forecast: 2010 - 2040**

Year	Population
2010	53,446
2015	55,920
2020	63,480
2025	71,267
2030	78,487
2035	85,261
2040	91,422

**37,976 persons** (Projected increase from 2010 to 2040)

**General Policy Questions**

1. Position on rate and scale of growth?
2. Impact of water availability on growth?
3. Urban vs. rural development?
4. Preferred locations to accommodate future growth?
5. Types of growth?

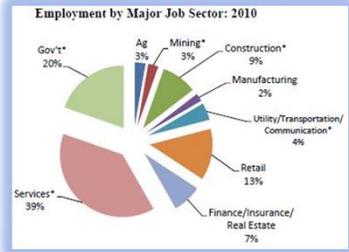
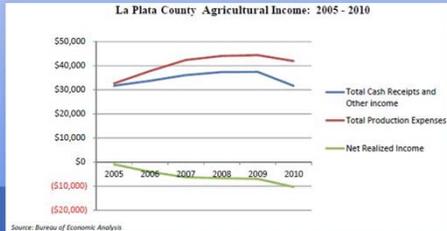


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## Setting the Context, Influences

- Shifting economics
  - Employment trends since 1980
    - Decrease in Agriculture (-11.5%) and Manufacturing (-3.8%)
    - Increase in Mining (658%), FIRE (203%), Construction (154%), and Services (156%)
  - Property Valuation: Agricultural 0.54% (2010)
  - Increasing land values via development pressures
- Forthcoming infrastructure (water)
  - La Plata West Water Authority
  - La Plata-Archuleta Water District
- Shifting demands
  - Alternate income stream for Agriculture and Manufacturing
  - 35-acre development tracts (exempt from subdivision review)
  - Traffic generation on rural roadways
  - Competing land uses causing conflicts
  - Fire district response times, facilities, and manpower
  - Complimentary infrastructure (e.g., wastewater, electric, etc.)

Source: Bureau of Economic Analysis



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## Setting the Context, Residential Land Demand

- Planning Districts

Residential Land Uses	Properties	% Properties	Acres	% Acres
Vacant	6,284	35%	96,091	48%
Occupied	11,636	65%	103,830	52%
TOTAL	17,920		199,921	100%

- Available, undeveloped residentially designated land in the Planning Districts
  - 96,091 acres
  - 150 square miles
- Assumptions (by 2040, 37,976 new residents; 2.38 persons per household; and hence, 694 dwelling units per year from 2017-40)
  - Average one unit per 2 acres = 48,045 units = 69 yrs. supply
  - Average one unit per 5 acres = 19,218 units = 28 yrs. supply
  - Average one unit per 10 acres = 9,609 units = 14 yrs. supply

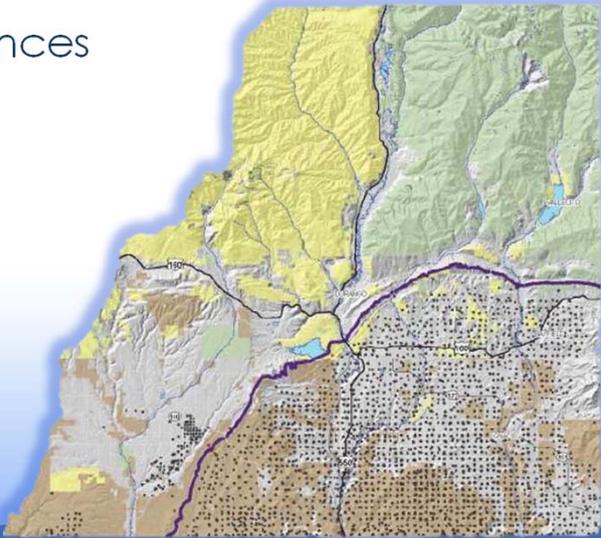


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## Setting the Context, Influences

- *Renewable Energy*
  - San Juan Basin
    - 3,288 active wells; 2,019 on private land
    - 10<sup>th</sup> largest coalbed methane (CBM) natural gas producing County in the U.S.
  - Positive Impacts
    - 50% of County tax base
  - Influences
    - Competing land uses (increasing over time)
    - Environmental: visual, noise, dust, vibration
    - Increased heavy traffic
    - Groundwater from runoff
    - Loss of habitat
  - Mitigation measures
    - Some already implemented from Impact Report
    - Others may be warranted

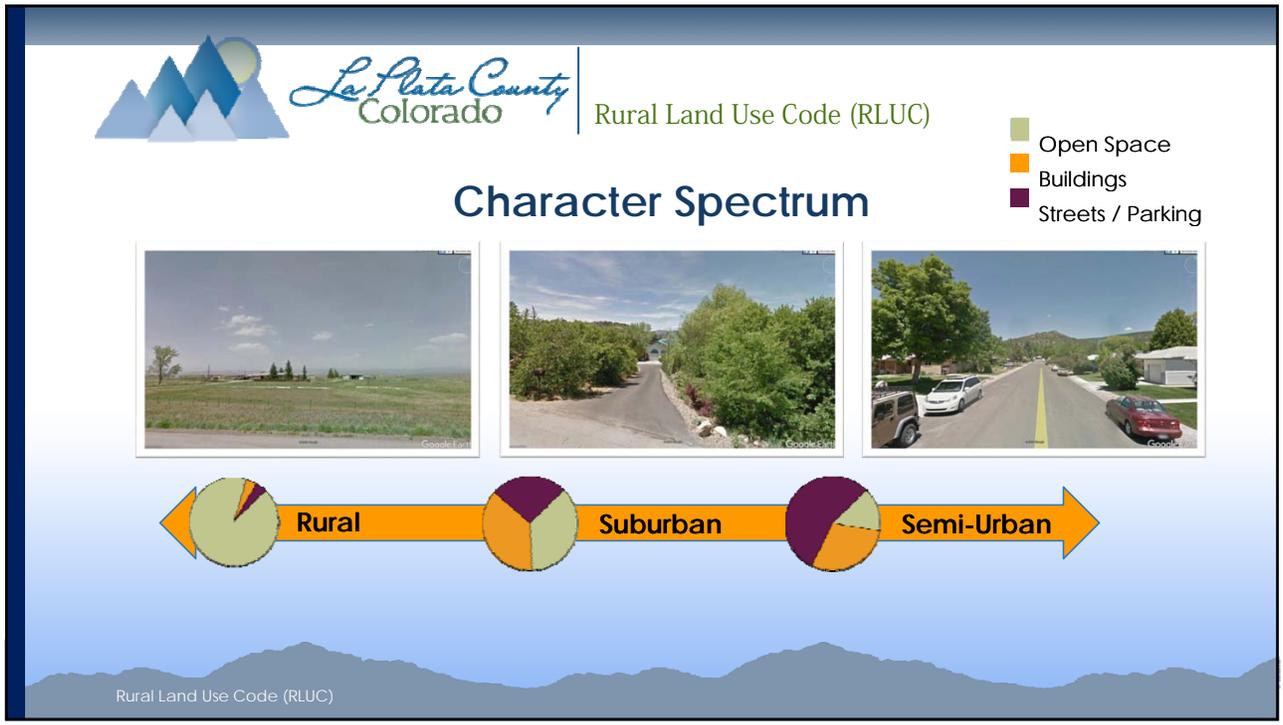
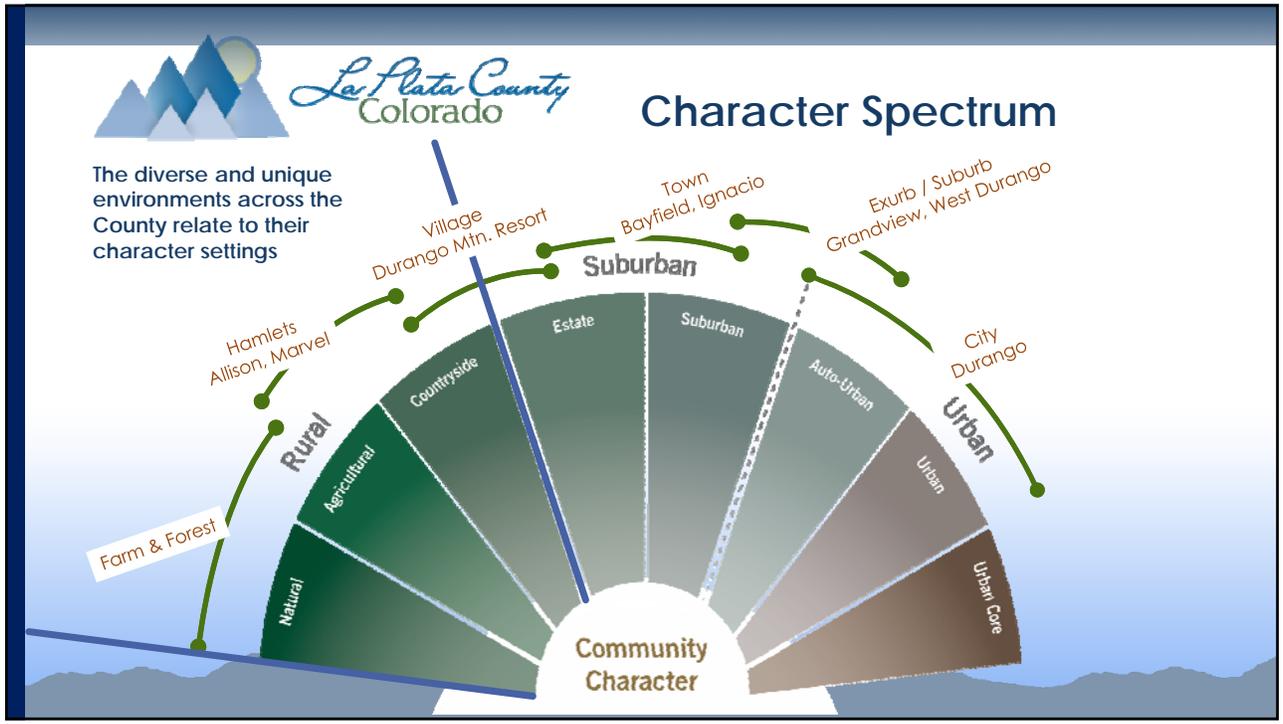


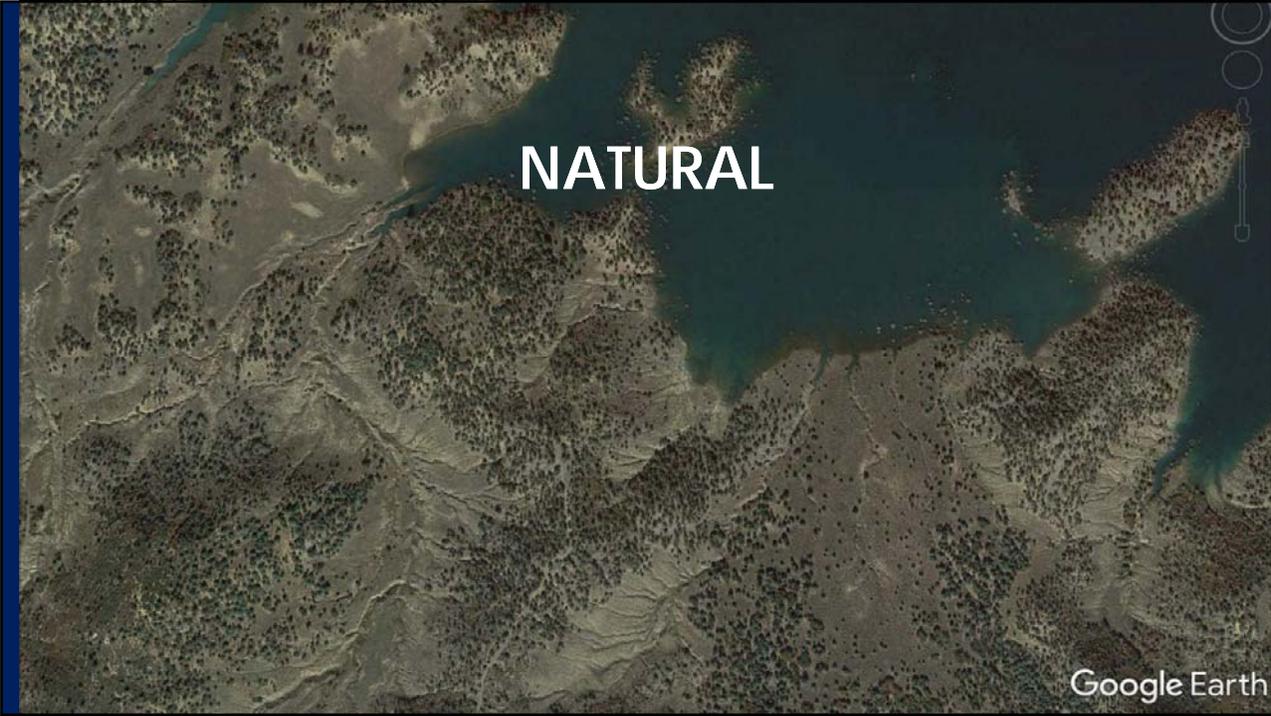

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# policy clarification

## - land use

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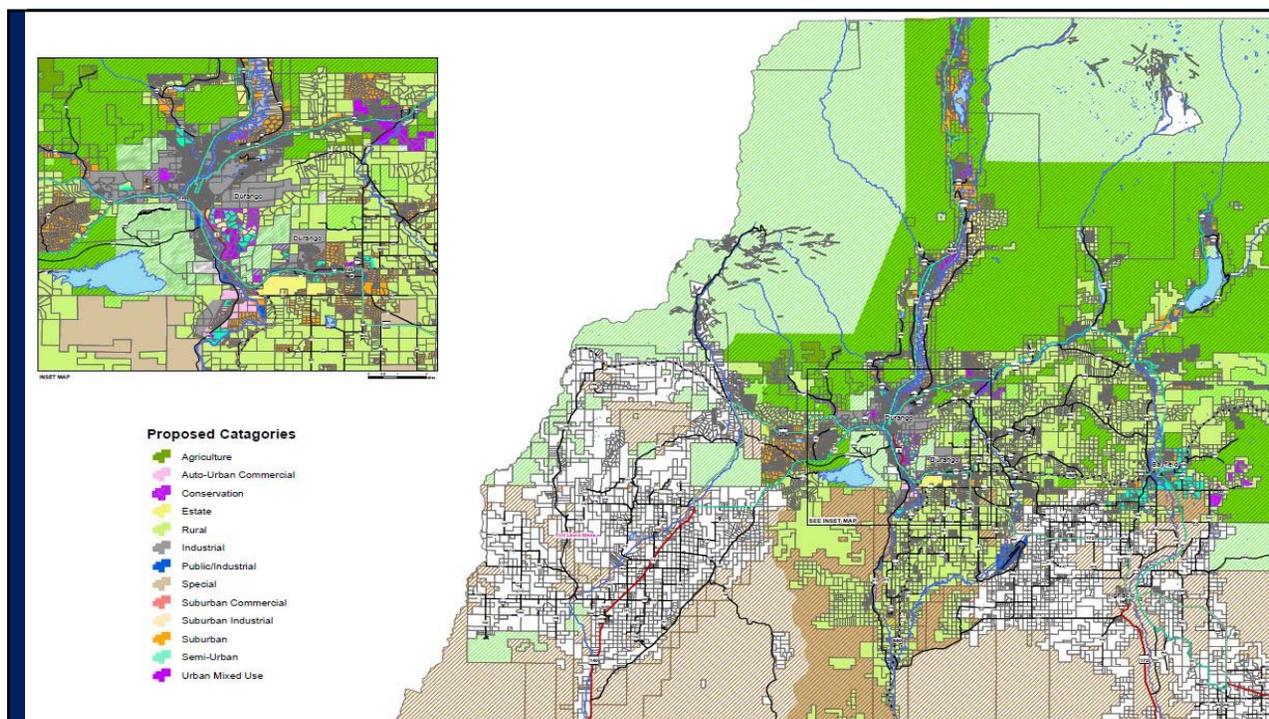














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**Planning Districts and Land Uses**  
(Shown from least intensive to most intensive use)

	Animas Valley	Bayfield	Crowbar Creek	Durango District	Florida Mesa	Florida Road	Junction Creek	La Posta Road Area	North County	Vallecito	West Durango
Conservation Open Space											
Wildlife Protection Corridor											
Park and Recreation											
Public/Quasi Public											
Agricultural											
Ag / Timber / Recreation											
Ag / Timber / Public Recreation											
Rural											
Rural (1 DU per 35 Acres, Minimum)											
Ag / Residential 35											
Ag / Rural Residential											
15 Acre Single Family											
10 Acre Single Family											
Residential 10											
Rural Estates ( 1 DU per 10 Acres, Minimum)											
5 Acre Single Family											
Residential (3-6 acres)											
Large Lot Residential											

Within the district plans, there are **70 districts**, many are similar or very comparable to one another

**Recommendation:** Consolidate and simplify districts, and create more by-right development options



### Rural Land Use Code (RLUC)

**70 districts consolidated to 13 districts**, with by-right development options to accomplish the intent of the current districts

Proposed Districts	Current Districts
Conservation (CN)	<ul style="list-style-type: none"> <li>Conservation / Open Space (DD)</li> </ul>
Agriculture (AG)	<ul style="list-style-type: none"> <li>Ag/Timber/Recreation (BA, FR, JC, NC, VA, ND)</li> <li>Ag/Timber/Public Recreation (NC)</li> <li>Country Tourist Dude Ranch (NC)</li> <li>Country Tourist Dude Ranch Agriculture (VA)</li> <li>Tourist Agricultural Dude Ranch (FR, VA, WD)</li> </ul>
Rural (RR)	<ul style="list-style-type: none"> <li>Rural (LP)</li> <li>Rural (1/35 ac.) (DD)</li> <li>Ag / Residential 35 (DD)</li> <li>Ag / Rural Residential (BA, FM, FR, JC, NC, VA, WD)</li> </ul>
Estate (ER)	<ul style="list-style-type: none"> <li>15 ac. Single Family (AV)</li> <li>10 ac. Single Family (AV)</li> <li>Residential 10 (WD)</li> <li>Rural Estates (1/10 ac. Min.) (DD)</li> </ul>
Suburban (SR)	<ul style="list-style-type: none"> <li>5 ac. Single Family (AV)</li> <li>Residential (3-6 ac.) (JC)</li> <li>Large Lot Residential (BA, FM, LP, HC, VA, WD)</li> <li>Large Lot Residential (1-3 ac.) (DD)</li> <li>Residential 3 (WD)</li> <li>3 ac. Single Family (AV)</li> <li>3 ac. Single Family Residential Restricted (AV)</li> <li>2 ac. Single Family (AV)</li> </ul>

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**70 districts consolidated to 13 districts**, with by-right development options to accomplish the intent of the current districts

Proposed Districts	Current Districts
Suburban cont'd	<ul style="list-style-type: none"> <li>Rural Residential (LP)</li> <li>Rural Residential (1/3 ac., min) (DD)</li> <li>Suburban Density Residential (BA, FR, NC, VA, WD)</li> </ul>
Semi-Urban (SU)	<ul style="list-style-type: none"> <li>1 ac. Single Family Residential (AV)</li> <li>1 ac. Single Family Residential Restricted (AV)</li> <li>Low Density Residential (LP)</li> <li>Low Density Residential (1-4.99 DU's per ac.) (DD)</li> <li>Medium Density Residential (FM, WD)</li> <li>Medium Density Residential (LP)</li> <li>Medium Density Residential (5-11.99 DU's per ac.) (DD)</li> <li>City Adjacent Residential (JC)</li> <li>Perimeter Residential (BA)</li> <li>Small Lot Residential (FM)</li> </ul>
Urban Mixed Use (UR)	<ul style="list-style-type: none"> <li>Mixed Residential</li> <li>Mixed Residential Accommodations (VA)</li> <li>High Density (NC)</li> <li>High Density Residential (LP)</li> <li>High Density Residential (12-24 DU's per acre) (DD)</li> <li>High Density Single Family (PUD) (AV)</li> <li>PUD (FR)</li> <li>Multi-Family Residential (AV)</li> <li>CB Mixed Use (up to 24 DU's per ac.) (DD)</li> <li>Multiple Use (DD)</li> </ul>

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### Rural Land Use Code (RLUC)

**70 districts consolidated to 13 districts**, with by-right development options to accomplish the intent of the current districts

Proposed Districts	Current Districts
<b>Suburban Commercial (SC)</b>	<ul style="list-style-type: none"> <li>Local Commercial (BA, FM, FR, VA)</li> <li>Neighborhood Commercial (AV)</li> <li>Suburban Density Residential (BA, FR, NC, VA, WD)</li> </ul>
<b>Auto-Urban Commercial (AC)</b>	<ul style="list-style-type: none"> <li>Commercial (DD)</li> <li>General Commercial (AV)</li> <li>Mixed Commercial / Light Industrial (LP)</li> <li>Mixed Commercial / Industrial (DD)</li> <li>Medium Density Residential (LP)</li> <li>Medium Density Residential (5-11.99 DU's per ac.) (DD)</li> <li>City Adjacent Residential (JC)</li> <li>Perimeter Residential (BA)</li> <li>Small Lot Residential (FM)</li> </ul>
<b>Suburban Industrial (SI)</b>	<ul style="list-style-type: none"> <li>Office / Light Industrial (FM)</li> <li>Business Park (DD)</li> </ul>
<b>Auto-Urban Industrial (AI)</b>	<ul style="list-style-type: none"> <li>Industrial (AV, DD, FM, LP, VA)</li> </ul>
<b>Public / Institutional (PI)</b>	<ul style="list-style-type: none"> <li>Public / Quasi-Public (DD)</li> <li>Parks and Recreation (DD)</li> <li>Campground / Accommodations (VA)</li> </ul>
<b>Special (SU)</b>	<ul style="list-style-type: none"> <li>Tribal (BA)</li> <li>Lake (NC)</li> <li>River Corridor (AV)</li> </ul>

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### Rural Land Use Code (RLUC)

**Recommendation:** Consolidate districts according to their intended development character, which will reduce the total number of districts and necessary map amendments and hence unnecessary process.

**Four Options v. Districts**

Land Use Plan	Current Districts	Rural Land Use Code		
Land Use Designation	Current Zoning	Proposed Zoning	Development Options	Utility Requirements
Estate	15 ac. Single Family (AV)	Estate	Acreage	On-site Well / Septic
	10 ac. Single Family (AV) Residential 10 (WD) Rural Estates (1/10 ac.) (DD)		Estate	On-site Well / Septic
	5 ac. Single Family (AV)		Conservation	On-site Well / Septic
	3 ac. Single Family (AV, LP, DD)		Preservation	Community System

**1:1 Relationship**

Permitted By-Right



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**Recommendation:** Consolidate districts according to their intended development character, which will reduce the total number of districts and necessary map amendments and hence unnecessary process.

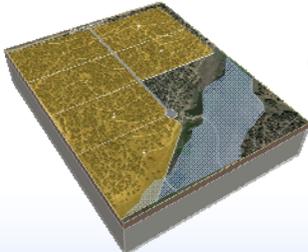
Land Use Plan	Current Districts	Rural Land Use Code (Illustrative Only)			
Land Use/Zoning Designation	Current Zoning	Development Options	Open Space	Density	Units on 130 ac.
Estate	15 ac. Single Family (AV)	Acreage	20%	0.05	6
	10 ac. Single Family (AV) Residential 10 (WD) Rural Estates (1/10 ac.) (DD)	Estate	30%	0.07 <b>40%</b>	9
	5 ac. Single Family (AV)	Conservation	40%	0.11 <b>120%</b>	15
	3 ac. Single Family (AV, LP, DD)	Preservation	50%	0.15 <b>200%</b>	21



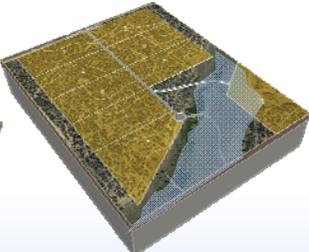
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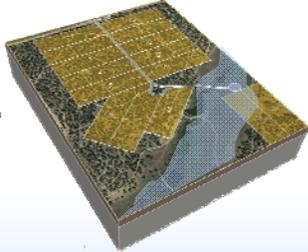
## On the ground



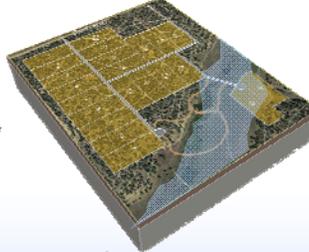
**Acreage**  
Units: 6  
Size: 15 ac.  
OSR: 20%



**Estate**  
Units: 9  
Size: 10 ac.  
OSR: 30%



**Conservation**  
Units: 15  
Size: 5 ac.  
OSR: 40%



**Preservation**  
Units: 21  
Size: 3 ac.  
OSR: 50%





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**Recommendation:** Build a consistent use matrix for all districts

**Planning Districts**

- Currently: Broad use categories in lieu of descriptive use types, e.g., residential, office / light industrial, local commercial, etc.
  - Offers flexibility and perceived leniency of use types
  - Creates unnecessary uncertainty and adds "process"
- Use Matrix
  - Use matrix for all districts / uses (each defined)
    - Permitted: allowed by-right
    - Limited: allowed by-right, subject to written standards
    - Conditional: allowed subject to public hearing approval
    - Accessory Uses: allowed subject to standards
    - Temporary: allowed in certain locations for certain lengths of time
  - Establishes predictability

Residential Uses						
Land Use	Standards Reference	Districts				
		Mixed Use		Nonresidential		
		MU	SC	AC	SI	IN
<b>Legend: A = Allowed L = Limited C= Conditional P = Prohibited</b>						
Commercial Retail and Service Uses						
Commercial Retail	§ 25.02.180	A	P	A	A	P
Office, General	§ 25.02.180	A	A	A	A	P
Restaurant, Drive-In		A	P	A	A	P
Veterinary Services	§ 25.02.180	L	P	A	A	A
Industrial Uses						
Office Warehouse	§ 25.02.180	P	P	P	A	A
Manufacturing	-	P	P	P	P	A

Pop-up definitions for all land uses

Hyperlinked cross-references



Rural Land Use Code (RLUC)

**Recommendation:** Build a consistent use matrix for all districts

**Use Matrix cont'd**

- Criteria for interpreting unlisted uses
  - Administrative interpretation
  - Planning Commission determination, if needed
- Class I Permits
  - Applies to Permitted, Limited, and Accessory Uses
  - Includes "development not requiring a land use permit"
  - Handled administratively
  - No Planning Commission review or Board call-up necessary
  - No pre-application conference
- Class II Permits
  - Move current land uses to Permitted or Limited, e.g. multi-family, commercial, and industrial development
  - Remaining uses handled as Conditional Uses, including some Accessory uses
  - Pre-application conference, as needed or required

**Key Recommendation**

- Limit conditional uses in favor of permitted / limited uses

Residential Uses						
Land Use	Standards Reference	Districts				
		Mixed Use		Nonresidential		
		MU	SC	AC	SI	IN
<b>Legend: A = Allowed L = Limited C= Conditional P = Prohibited</b>						
Commercial Retail and Service Uses						
Commercial Retail	§ 25.02.180		P	A	A	P
Office, General	§ 25.02.180		A	A	A	P
Restaurant, Drive-In		A	P	A	A	P
Veterinary Services	§ 25.02.180	L	P	A	A	A
Industrial Uses						
Office Warehouse	§ 25.02.180	P	P	P	A	A
Manufacturing	-	P	P	P	P	A

Pop-up definitions for all land uses

Hyperlinked cross-references



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**Recommendation:** Establish compatibility standards in lieu of a discretionary assessment/ review

**Compatibility Assessment**

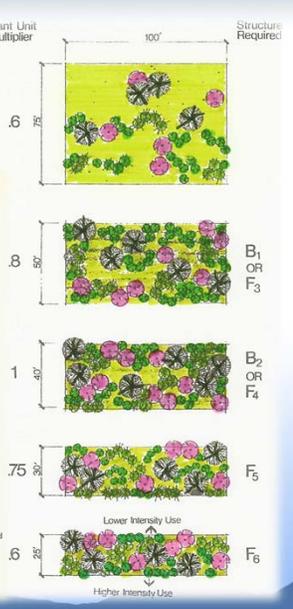
- Requires 3 or 4 levels of review unnecessarily extending timing of approval
- Compatibility standards are subjective and non-quantifiable
- Neighborhood meetings are not necessary unless for a public hearing to change a district or for a Conditional Use (Class II)

**Compatibility Standards**

- Separations via clustering
- Variable bufferyards
  - Distance
  - Landform
  - Structure
  - Landscaping
- Perimeter development standards
- View protection




Plant Unit Multiplier	Structure Required
6	
8	B <sub>1</sub> OR F <sub>3</sub>
1	B <sub>2</sub> OR F <sub>4</sub>
75	F <sub>5</sub>
6	F <sub>6</sub>





Rural Land Use Code (RLUC)

**Recommendation:** Update spacing requirements in oil and gas regulations; consider editing for organization and brevity

- COGCC's current rules require **wider setbacks** than County rules; County rules should be updated to reflect changes in COGCC setback rules
- Oil and gas regulations should be reorganized to move definitions and procedures to other sections where definitions and procedures are consolidated for the entire RLUC
- Oil and gas regulations would benefit from stylistic edits to simplify language without changing underlying substantive rules
- No material changes in statutes or case law since 2013 would require amendments to the County's oil and gas regulations if County has already determined that current regulatory language does not create unlawful operational conflicts



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**Recommendation:** Resolve policy questions regarding water supply to new development and update RLUC accordingly

- Current state law and County code allows water hauling to existing uses and to new uses that do not require a development permit (including exempt subdivisions), provided that water consumption is less than 17,500 gpd
- Subdivisions with 49 or fewer units could potentially rely on hauled water under current County Code, but if there's a disagreement between County and State Engineer regarding adequacy, developer must record notice to purchasers
- County is authorized to impose further restrictions; e.g., New class I and II uses are not allowed to rely on hauled water
- Uniformity of physical construction of water (and wastewater) lines and facilities would be useful for future systems integration; but prior to codification of new standards, County should coordinate with providers
- Conservation should be promoted by RLUC
- RLUC should allow for water docks in certain zones
- WAC recommendations regarding water quality and well reliability are matters that could be addressed by general regulations outside of the RLUC



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**policy clarification**  
- economic development  
via procedural reform

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**Recommendation:** Streamline intradepartmental and inter-agency project review procedures

**Application Intake**

- Create a Development Guidebook that includes:
  - Description of general and application specific procedures
  - Project checklists
  - Application forms
- Establish "Green-Light" procedures for Permitted / Limited Uses (Class I)
- Establish a front-counter "completeness review" process
- Distribute application materials and plans
  - Intradepartmental review team
  - Interagency review team

**Project Review**

- Establish bi-weekly project review meetings
  - All comments submitted before or at the meeting
  - Administrator assembles and provides to applicant
  - Plans resubmitted, if necessary

Welcome to the My City Application Upload Site. Beginning with input of the project information on this page, you will be prompted to advance through the application submittal process. You will receive email receipts with completion of each step and links to the next application process. Upon submittal completion, you may check your application status to review progress. We hope you find ease in this process as it strives to promote efficiency and convenience for all applicants.

**Project Profile**

<b>Project Information</b>		<b>Applicant Information</b>	
Project Name*	LaPlatina Place	Name*	[last Keat]
Address* or General Location	1415 Highway 6 South, Suite D1	Applicant is: <input type="radio"/> Owner <input checked="" type="radio"/> Purchaser	<input checked="" type="radio"/> Agent (Contractor, Developer, Attorney, Etc.)
City*	CO	Company*	Super Land Realty Group
Address*	1415 Highway 6 South, Suite D1	City*	Decorah
Acres*	10	State*	IA
Building Code	10000	sq. ft.	1145
Floor Area*		Work Phone*	515-342-2166
Current Zoning*	<input checked="" type="checkbox"/> SU <input type="checkbox"/> S1 <input type="checkbox"/> SF <input type="checkbox"/> NC.1 <input type="checkbox"/> NC.2 <input type="checkbox"/> NC.3 <input type="checkbox"/> NC.4 <input type="checkbox"/> SV	Cell Phone*	
	<input type="checkbox"/> TC <input type="checkbox"/> LP <input type="checkbox"/> AC <input type="checkbox"/> EP <input type="checkbox"/> IN	Email*	keat@slr.com
		Verify Email*	keat@slr.com
<input type="checkbox"/> I'm not a robot 			
<input type="button" value="Proceed"/>			

**Online Application Submittal**

- ✓ Paperless filing
- ✓ Automatic distribution to plan reviewers
- ✓ Application status reporting and email receipts



*La Plata County*  
Colorado

Rural Land Use Code (RLUC)

**Recommendation:** Develop clear standards for compatibility in lieu of a Compatibility Assessment

- Process is unnecessary with improved, more articulate, and quantitative (vs. qualitative) standards
  - District buffer matrix establishes required distance, vegetation, and/or natural features to transition adjacent or abutting land uses
  - Greater variations in district / use intensities require greater mitigation measures
- Clearer definition as to type, scale, and density of districts and uses mitigates the need to evaluate compatibility
- Administrative review subject to standards are used in lieu of neighborhood meeting(s) and Planning Commission hearing



La Plata County  
Colorado

Rural Land Use Code (RLUC)

**Recommendation:** Establish district development options and densities for each in lieu of conducting a highly discretionary density review

- Current process offers maximum flexibility as to project design relative to lot sizes; however, there is little certainty or predictability as to plan acceptance
  - Currently required BOCC review and determination – requires added time and expense
  - May require redesign thereby further delaying an application and adding design costs
- The same end may be reached as follows:
  - Provide by-right development options within each district (flexibility)
  - Codify the lot sizes, densities, and dimensional standards warranting only administrative review subject to the standards
- The development function on each lot is assured through selection of development option and applicable lot standards
- Compatibility of density review is no longer necessary as the densities and required compatibility is integrated in the RLUC



La Plata County  
Colorado

Rural Land Use Code (RLUC)

policy clarification  
- water



La Plata County  
Colorado

Rural Land Use Code (RLUC)

The Facts:

- Water
  - “A landowner must comply with all county as well as state subdivision requirements.” (Shoptaugh v. Bd. of County Comm’rs, 543 P.2d 524 (Colo. App. 1975))
  - Subdivision cannot be approved without “**evidence to establish that definite provision has been made for a water supply that is sufficient in terms of quantity, dependability, and quality to provide an appropriate supply of water for the type of subdivision proposed**”. C.R.S. § 30-28-133(6)(a)
  - Under State law, proof of water is required for subdivisions of 50 or more units or subdivisions that create the same demand. **The “adequacy” determination is in the County’s sole discretion**, and the County may be more stringent than the state statute. C.R.S. § 29-20-305
  - Evidence may include, but is not limited to:
    - Evidence of ownership or right of acquisition of or use of existing and proposed water rights;
    - Historic use and estimated yield of claimed water rights;
    - Amenability of existing rights to a change in use;
    - Evidence that public or private water owners can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to that area; and
    - Evidence concerning the potability of the proposed water supply for the subdivision.



La Plata County  
Colorado

Rural Land Use Code (RLUC)

The Facts:

- Water
  - Referral to State Engineer required for subdivisions; State Engineer opines as to likely material injuries to decreed water rights, and adequacy of proposed water supply. C.R.S. § 30-28-136(1)(h)
  - Generally, no presumption of non-injury as to wells that are proposed as the water supply for a new subdivision. C.R.S. § 30-28-136(3)(b)(III)
  - State Engineer policy memos are helpful with regard to wells, but offer no guidance with regard to water hauling
  - County’s Water Advisory Commission (WAC) has worked on supply issues and policies to address water supplies for new development
- On-site Wastewater Treatment Systems
  - Administered by San Juan Basin Health Department

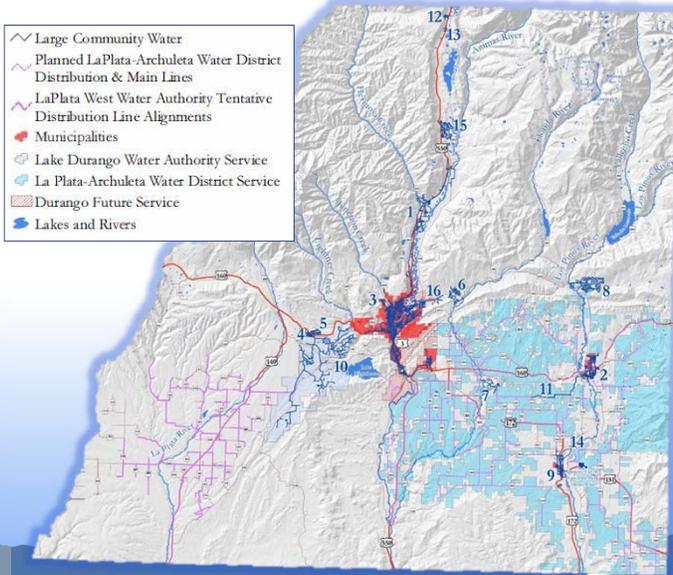


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Colorado

### Rural Land Use Code (RLUC)

- Water, Our Understanding in Brief
  - Alternatives
    - Central water system
      - o Most reliable; expensive
    - "Domestic water system"
      - o Unregulated (applies to 40% of residents)
      - o Unable to interconnect
      - o Lack long-term viability
      - o Not built to uniform standards
      - o Small and micro systems problematic
    - Water wells (8,900 in 2014)
      - o One-third of existing wells dry / contaminated \*
      - o Hydrological report required
      - o Monitoring wells may be required
    - Within water company / district service area
      - o Developer pass-through tap fees

\* Colorado Division of Water Resources

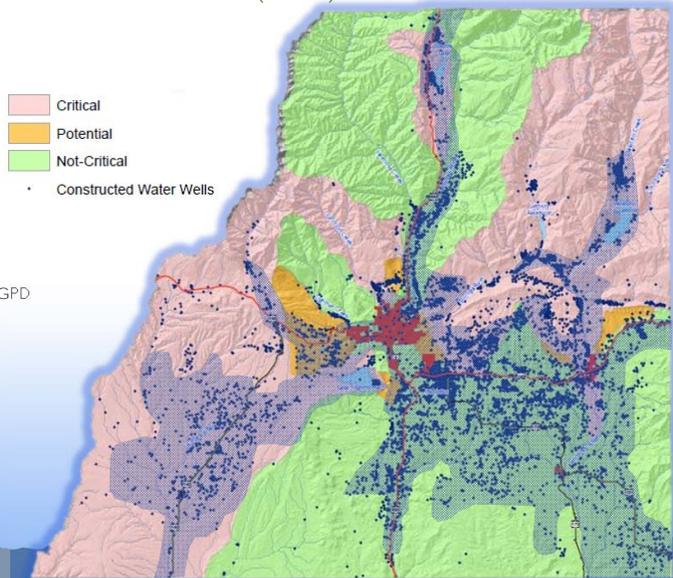




*La Plata County*  
Colorado

### Rural Land Use Code (RLUC)

- Water
  - Water Advisory Committee (WAC)
    - Water hauling allowed
      - o Existing uses
      - o Uses not requiring a land use permit
        - 35 acre subdivisions
        - Single family residences on vacant lots
      - o Commercial uses?
      - o Three or fewer lots (minor exempt subdivisions)
      - o New uses other than a subdivision provided < 7,500 GPD
    - Water hauling not allowed
      - o Subdivisions < 35 acre lots
      - o Development with 49+ parcels (> 7,500 GPD)
      - o Class I or II land use permits
    - Water Docks
      - o Bayfield, Durango, Mancos, Southern Ute
      - o No long-term contracts, i.e. reliability
      - o Most expensive for homeowners / business owners





La Plata County  
Colorado

Rural Land Use Code (RLUC)

- *Water*
  - Policy Points
    - Water hauling “not a viable long-term solution for residents” – Water Advisory Committee
      - Continue to allow for nonresidential uses?
        - Adequate fire flows?
        - Unsuitable locations of use?
      - Create standards for type, size, height, and location of tank/cistern?
      - Reference National Fire Protection Association (NFPA) standards for required water supplies?
        - Formulas for exposure (min. 2000 gal) / non-exposure hazards (min. 3000 gal)
        - Accounts for automatic sprinkler systems and water delivery rate
      - Create standards for inspections / testing per NFPA 25?
    - Option to require site plan approval?
      - Otherwise exempt 35-acre lots if:
        - Takes access to a County roadway?
        - Abut land zoned agriculture, conservation or land subject to 1041 powers?
        - Encumbered by certain easements?



La Plata County  
Colorado

Rural Land Use Code (RLUC)

- *Water*
  - Policy Points
    - Subdivisions
      - Water prove-up – Requires evidence to establish that definite provision has been made for a sufficient water supply
        - Develop specific standards in concert with State Engineer to define “evidence” and “sufficient”, as well as quality, quantity, dependability and availability?
        - Cite NFPA formulas for determining adequate water supply?
      - Subdivision designations for purpose of delineating standards?
        - Minor exempt (< 3 lots)
        - Minor (< 49 lots and < 7,500 GPD) – Require notice to potential purchasers
        - Major (50+ lots and > 7,500 GPD)
      - Purpose of subdivision designations
        - Streamline (shorten) State Engineers’ Office review and ruling
        - Exempt submission of applications to the State?
    - Water quality
      - Require, as a condition of approval, that all haulers have CHPHE-issued public water system identification number?
      - Negotiate IGAs with water providers to require?



Rural Land Use Code (RLUC)

- *Water*
  - Policy Points
    - Water Infrastructure
      - Approach in the interim of water system development (25+ years)?
      - Role of infrastructure to meet current domestic needs and/or to facilitate development?
      - Infrastructure plans coordinated with suitable areas of development, e.g. cities and rural growth hubs?
        - Influence on growth patterns
        - Impacts on adequate provision of services and facilities, e.g. fire service, roads, etc.
        - Patterns of development influence on ability to interconnect water systems
      - Required connection within 400' of domestic water systems
        - Mirrors State law for sewer connections
        - Extend beyond 400'?
        - Major (50+ lots and > 7,500 GPD)
      - Establishment of standards via an Engineering Construction Standards and Design Specifications Manual?
        - Streamline (shorten) State Engineers' Office review and ruling
        - Exempt (or expedite) submission of applications to the State?
    - Subdivision Standards
      - Require water systems designed to minimum standards and interconnectivity?
      - Establish adequate public facilities standards?



Rural Land Use Code (RLUC)

- *Water*
  - Policy Points
    - Resolving inefficiencies
      - Define "domestic water system" in the RLUC
      - Prohibit or establish minimum standards for micro systems (< 15 connections)?
      - Require minimum standards and interconnectivity of small systems (< 100 connections)?
      - Require POAs with mandatory infrastructure maintenance dues?
    - Development Standards (refer to Land Use)
      - Establish by-right development options within districts (e.g., 15, 10 and 5 acre lots with increasing open space)
      - Require clustering and open space ratios to manage development character (rural, suburban, urban)
      - Large acreages may utilize well / septic or hauling(?)
      - Smaller lots and higher densities require water/wastewater systems subject to established standards
        - Threshold?
      - Density bonuses
        - Used to incentivize clustered, compact development, resource protection, and preservation of open space
        - Create added value to offset cost of required infrastructure improvements



La Plata County  
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Rural Land Use Code (RLUC)

- *Water*
  - Policy Points
    - Use of 1041 Powers
      - Site selection and construction of major new domestic water and sewage treatment systems and major extension of existing domestic water and sewage treatment systems?
      - Efficient utilization of municipal and industrial water projects?
  - Proof of Water (Confirm policies)
    - Establish as a pre-application requirement?
    - More stringent for major projects and Class II projects/subdivisions
    - Paper Water: No necessary changes to “proof of paper water”?



La Plata County  
Colorado

Rural Land Use Code (RLUC)

- *Water*
  - Wet Water:
    - Require 8-hr pump test prior to permit issuance?
    - Require a safe yield analysis for all Class II projects and subdivisions
  - Water Quality:
    - Upfront contaminant test for wells?
    - Upon property sale, require Maximum Contaminant Levels (MCLs) text – How to administer?
    - Annual MCL tests for Class II projects and subdivisions or, at a minimum, at time of property sale
    - Projects subject to CDPHE regulations must meet State standards upon construction
  - Operations and Maintenance: Require a system operations and maintenance plan in lieu of requiring a legal entity
  - Conservation:
    - Achieve, in part, through RLUC district structure (e.g. clustering) and standards (e.g., xeriscaping)
    - Major subdivisions required to have metered taps and a conservation plan?



# policy clarification - coordinated growth

Rural Land Use Code (RLUC)



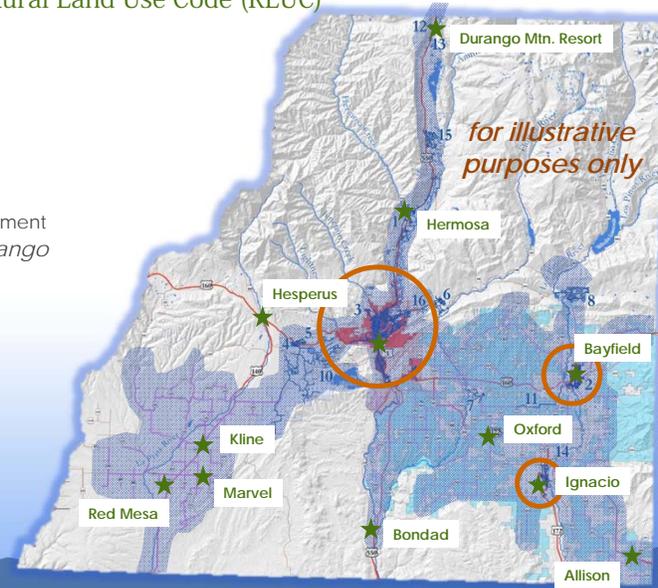
## Coordinated Growth

Rural Land Use Code (RLUC)

*for illustrative purposes only*

**Background**

- *Municipal Service Areas (3 miles)*
  - Bayfield, Durango, and Ignacio
  - Areas of future annexation and urban services
  - Future growth hubs – concentrate urban development
- *Intergovernmental agreement (IGA) with Durango*
  - Joint Planning Area, applicable to:
    - Durango District
    - La Posta Road Area District
  - Joint land use planning
    - Land use plan consistency
    - Rural / urban transitional area standards
    - Joint application review
  - Incorporations (e.g., Vallecito?)
  - Other IGAs?





La Plata County  
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Rural Land Use Code (RLUC)

## Coordinated Growth

### Achieving Fiscal Sustainability

- Growth capacity is largely a question of fiscal sustainability
  - Challenges
    - Upgrading roads to address current deficiencies
    - Providing water infrastructure
    - Bringing roads to suburban standards to support development
  - Difficult to reconcile the ethic of fiscal responsibility with the approval of scattered rural developments
- The Bottom Line
  - Not enough money available to extend water infrastructure and upgrade rural roads
  - Scattered development worsens the problem as it places increased burden on the County
  - Therefore, existing and new residents pay the price of poor, underfunded infrastructure
  - Growth can pay its own way if it is compact and appropriately located
  - Planning objective is to use existing infrastructure and have a critical mass of development in a compact area to achieve economies of scale



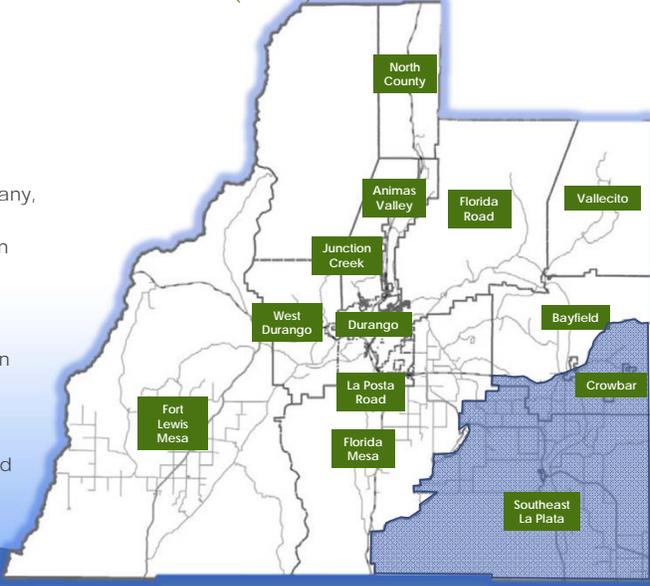
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Rural Land Use Code (RLUC)

## Coordinated Growth

### Planning Districts

- Established per C.R.S. 30-28-119
  - 13 districts; 11 plans
  - Prepared on an area-by-area basis with limited, if any, County-wide or neighboring area context
  - Principally land use rather than infrastructure driven
  - 2015 Plan and RLUC first efforts to consolidate and reconcile land use plans, districts and densities
- Existing Planning Districts
  - Developing a County-wide land use plan based on district plans
  - Opportunity to revisit district plans subsequent to Comprehensive Plan Update
  - Consolidating and reconciling land use districts and densities into a County-wide land use system





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## Rural Land Use Code (RLUC)

- **Growth Control**
  - Growth trajectory of 5% annually; 38,000 new residents by 2040
  - Rate control, e.g. Boulder County
  - Limit growth to lesser annual percentage (housing study = 2.1%)
  - Cap annual building permits
  - Establish preferred locations of development
  - Limits economic development
- **Adequate Facilities Requirements**
  - Requires access to adequate infrastructure (e.g. roads, water, sewer)
  - First-come, first-serve basis OR proportionally allocated by traffic or utility sheds
  - Ties scale and location of growth to areas with requisite facilities and improvements
  - Creates more compact patterns around towns and corridors
- **Zoning**
  - Zone areas commensurate with capacity to support growth
  - Apply site capacity analysis for site development, e.g. resource protection
  - Use Agricultural district to determine timing and patterns of development
  - Zone new areas as infrastructure capacity becomes available
  - Non-zoned areas managed by performance standards
- **Growth Management**
  - Composite approach to manage location, timing, and character of development
  - Use capital infrastructure plan to guide development decisions
  - Direct development to urban areas and rural growth hubs (hamlets)
  - Intent to preserve rural character

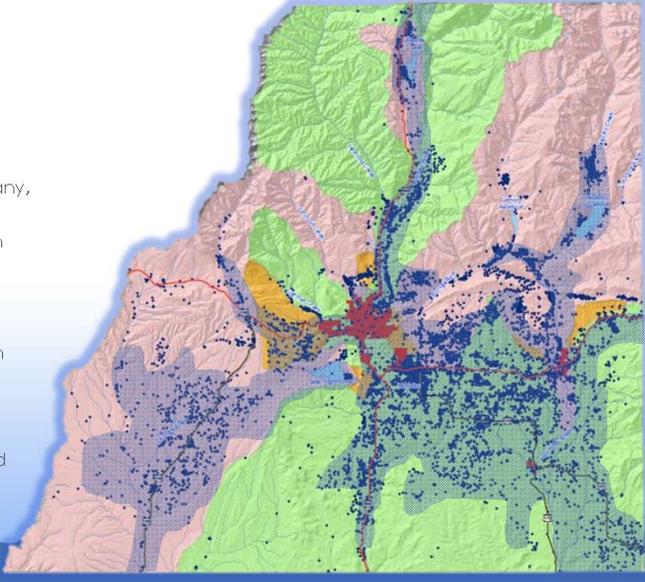


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## Rural Land Use Code (RLUC)

### Coordinated Growth

- **Planning Districts**
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Rural Land Use Code (RLUC)

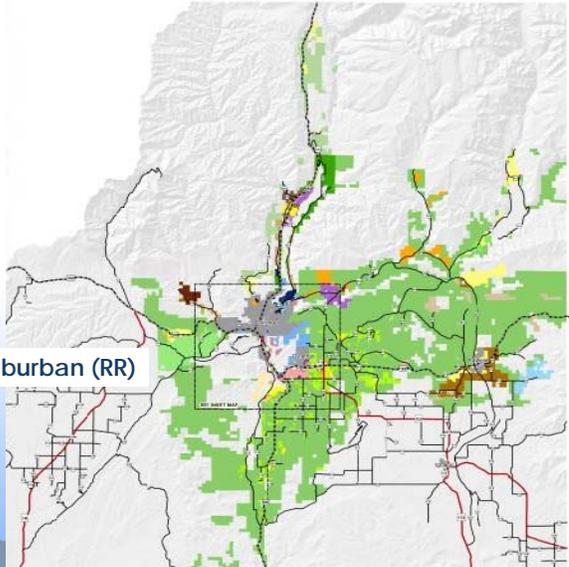
## Coordinated Growth

▪ *Planning Districts*

- Residential districts include:
  - 15 ac. Single Family (AV)
  - 10 ac. Single Family (AV)
  - Residential 10 (WD)
  - Rural Estates (1/10 ac. Min.) (DD)
  - 5 ac. Single Family (AV)
  - Residential (3-6 ac.) (JC)
  - Large Lot Residential (BA, FM, LP, HC, VA, WD)
  - Large Lot Residential (1-3 ac.) (DD)
  - Residential 3 (WD)
  - 3 ac. Single Family (AV)
  - 3 ac. Single Family Residential Restricted (AV)
  - 2 ac. Single Family (AV)
  - Rural Residential (LP)
  - Rural Residential (1/3 ac., min) (DD)
  - Suburban Density Residential (BA, FR, NC, VA, WD)

**Estate (ER)**

**Suburban (RR)**





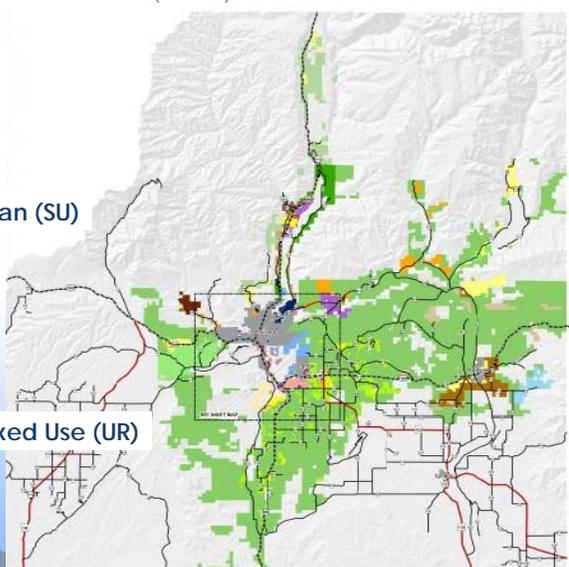
Rural Land Use Code (RLUC)

## Coordinated Growth

- Residential districts include:
  - 1 ac. Single Family Residential (AV)
  - 1 ac. Single Family Residential Restricted (AV)
  - Low Density Residential (LP)
  - Low Density Residential (1-4.99 DU's per ac.) (DD)
  - Medium Density Residential (FM, WD)
  - Medium Density Residential (LP)
  - Medium Density Residential (5-11.99 DU's per ac.) (DD)
  - City Adjacent Residential (JC)
  - Perimeter Residential (BA)
  - Small Lot Residential (FM)
  - Mixed Residential
  - Mixed Residential Accommodations (VA)
  - High Density (NC)
  - High Density Residential (LP)
  - High Density Residential (12-24 DU's per acre) (DD)
  - High Density Single Family (PUD) (AV)
  - PUD (FR)
  - Multi-Family Residential (AV)
  - CB Mixed Use (up to 24 DU's per ac.) (DD)
  - Multiple Use (DD)

**Semi-Urban (SU)**

**Urban Mixed Use (UR)**



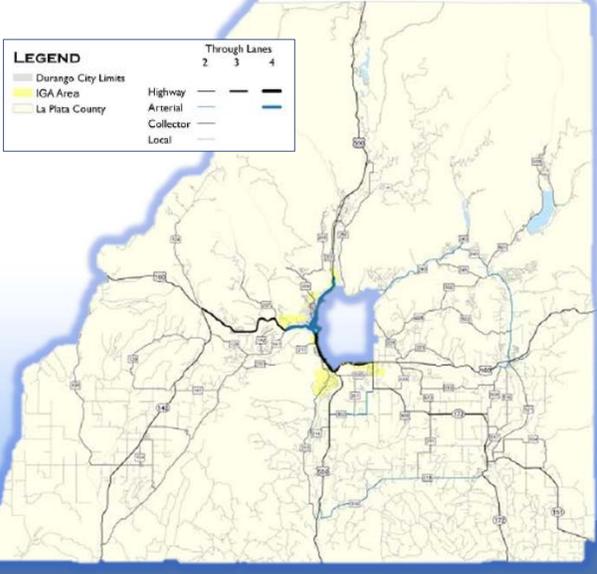


Rural Land Use Code (RLUC)

## Coordinated Growth

- *2030 Transportation Integrated Plan (TRIP)*
  - Functional Class
    - Majority of County is 2-lane, unpaved local roads
      - Design capacities by class and level of service (LOS)
      - Safety issues (surface, shoulders, intersections)
      - Capacity thresholds to support development
      - Improved surface @ 400 VPD (recommnd 200 VPD)
      - Costs \$100,000 to \$1,000,000 per mile

	A	B	C
<b>Major Arterial (Daily Capacity Per Lane - 9,000)</b>			
2 Lane	9,200	12,100	14,200
4 Lane	18,400	24,100	28,400
6 Lane	27,500	36,200	42,700
<b>Minor Arterial (Daily Capacity Per Lane - 7,000)</b>			
2 Lane	7,100	9,400	11,100
4 Lane	14,300	18,800	22,100
<b>Collector (Daily Capacity Per Lane - 6,000)</b>			
2 Lane	6,100	8,000	9,500
4 Lane	12,200	16,100	19,000





Rural Land Use Code (RLUC)

## Coordinated Growth

- *Adequate Facilities*
  - Approaches
    - Adequate Facilities Ordinance (AFO)
      - Demonstration of adequate roadway capacity
      - Development allowed up to design capacity of adjacent roadways
      - Additional capacity requires improvements, e.g. PID?
    - Traffic sheds
      - Road capacity is proportionally allocated to landowners within the shed
        - Shed defined by road access within a certain distance of proposed development
        - Shed analysis submitted with application
      - Fair share allocation of road capacity
      - Allocations may be purchased



*2030 County Road Paving (TRIP)*



# policy clarification

## - ag preservation / resource protection

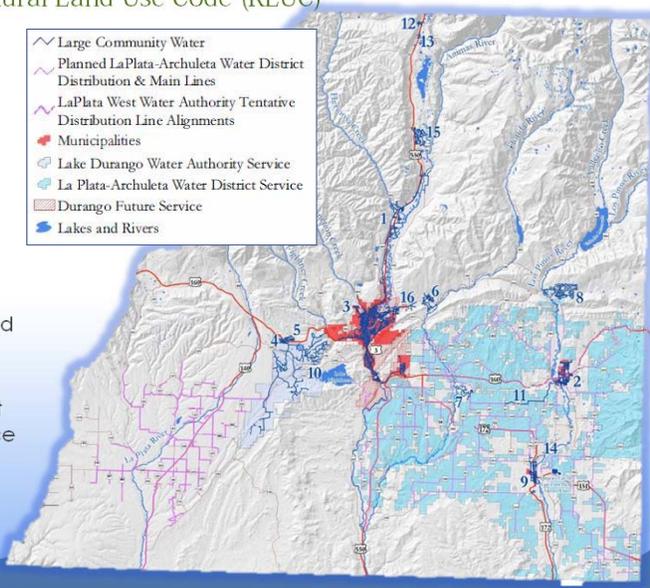
Rural Land Use Code (RLUC)



### Setting the Context

- **Right to Farm**
  - Protects Agricultural Interests from being deemed a public or private nuisance if:
    - If the agricultural operation employs methods or practices **associated with agricultural production**
    - Private Nuisance:
      - Unreasonable interference of use and enjoyment of property
    - Public Nuisance
      - Doing or failure to do something that creates annoyance or inconvenience to the public

Rural Land Use Code (RLUC)



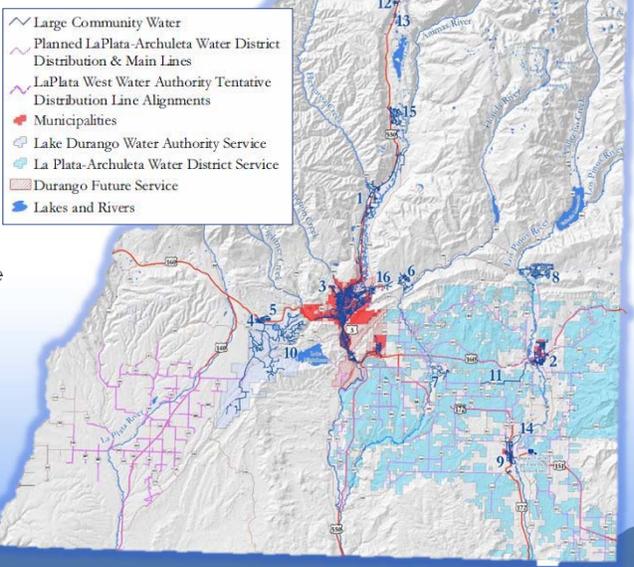


La Plata County  
Colorado

Rural Land Use Code (RLUC)

## Setting the Context

- **Right to Farm**
  - Local government may adopt an ordinance or resolution providing additional protection
    - **Right to Farm protections under state law are limited.**
    - Should additional measures be either necessary or preferred the Rural Land Use Code will have to address these issues.
    - Zoning, while a regulation, does provide a form of protection for agricultural interests that is **not protected under the State's Right to Farm statute.**



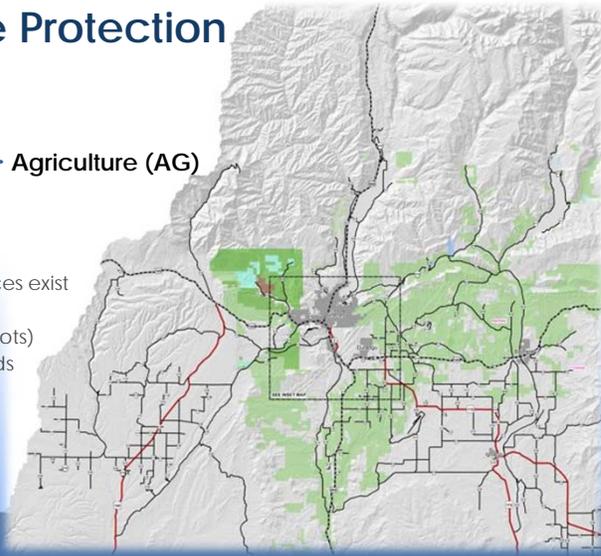


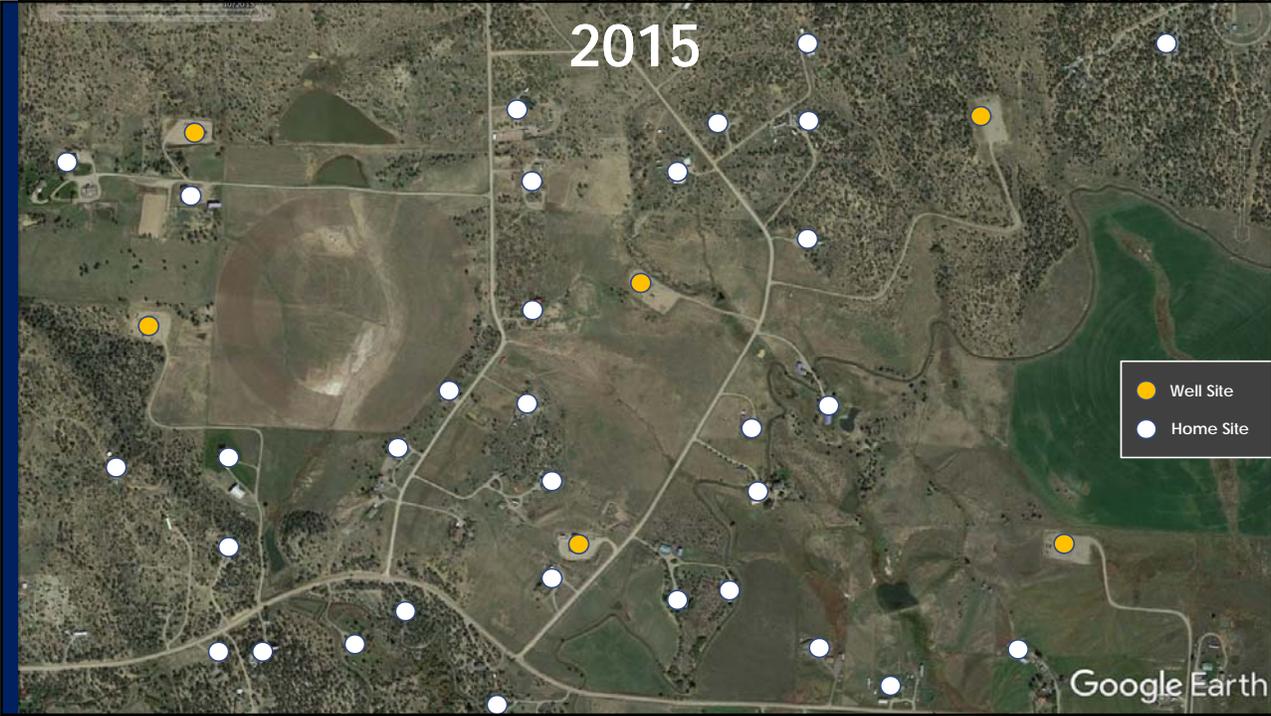
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Rural Land Use Code (RLUC)

## Ag Preservation / Resource Protection

- Planning Districts include:
  - Ag / Timber/Recreation (BA, FR, JC, NC, VA, ND)
  - Ag / Timber / Public Recreation (NC)
  - Country Tourist Dude Ranch (NC)
  - Country Tourist Dude Ranch Agriculture (VA)
  - Tourist Agricultural Dude Ranch (FR, VA, WD)
- Policies of district plans include:
  - **Clustering** denser development where central services exist
  - Encouraging **conservation** easements
  - **Agriculture residential** subdivision standards (10 ac. lots)
  - Ease addition of **second and third homes** on ag lands
  - Discourage **infrastructure** in agricultural areas
  - Maximize preservation of **open space**
  - Require large **setbacks and bufferyards**
  - Avoid scattered, **haphazard development**







*La Plata County*  
Colorado

Rural Land Use Code (RLUC)

## Ag Preservation / Resource Protection

- Options for consideration?
  - Increase the minimum acreage per dwelling unit from 35 to 80 (or larger), e.g., Weld County?
  - Establish provisions allowing second / third homes on large ag tracts
  - Adopt a right-to-farm resolution of County Policy (e.g. Larimer County)
    - Require notification of County policy at time of subdivision"
    - Request policy statement be disclosed to purchasers of real property
    - Mail to all property owners with annual tax bill (e.g. Butte County)
    - Integrate into Durango IGA
  - Integrate ordinance provisions into the RLUC including ag-related definitions, findings, ag operations, and nuisances
  - Tie density bonuses to County planning objectives, e.g. community utility system, road capacity, conservation, view protection, etc.
  - Eliminate Public Benefit Criteria in favor of definitive standards
  - Establish conservation standards for critical lands, e.g. steep slopes, floodplain, riparian areas, etc.
  - Employ site capacity standards to protect on-site resources during site development



*La Plata County*  
Colorado

Rural Land Use Code (RLUC)

## Ag Preservation / Resource Protection

- Property Outside of a Planning District or Without a Plan
  - Statistics
    - Between 1960 and 1990, exurban and rural ranchettes grew three times faster than the population growth rate
    - 2 million acres of ag land was lost to 35+ acre lots (1972 – 2000)
    - For every tax dollar of rural large lot development, infrastructure costs are \$1.65
    - Average real estate cost of ag land rose 16% between 1999 and 2003 (County Perspectives, Aug. 2006)
    - Land values exceeding ag production value by 30 – 100 times (American Farmland Trust)
  - County approaches in Colorado
    - Density zoning (60 to 160 acres) (Adams, Custer, Elbert, Jackson, Morgan, Pitkin, Rio Blanco, Summit and Weld Counties)
    - Require acquisition of a development right; 80 ac. exempt (Pitkin County)
    - Cap square footage permitted (Pitkin County)
    - Clustering with open land placed in a conservation easement or a protective covenant
    - Conservation easements (LPOSC has 30,000 ac. in 173 easements)
    - Transfer of Development Rights (TDR) (Adams, Boulder, Larimer, Mesa, Pitkin, and Summit)
    - 1041 Powers used for areas of state interest (Eagle and Pitkin)
    - Site plan review process – position how and where buildings are places (Boulder)
    - Rural Design Overlay district over agricultural district (Lincoln)
    - Conditional use permit (with zoning) (Jackson)
    - Voluntary submission for expedited review, bonuses, and lot size flexibility (Gunnison)

**Easements per county**

Note: The data refers to the primary county of each easement based on the area of its site.



La Plata County  
Colorado

Rural Land Use Code (RLUC)

## Ag Preservation / Resource Protection

- Property Outside of a Planning District or Without a Plan
  - Resource Protection Standards
    - Avoidance strategy
    - Identify protection levels for individual resources
    - Used in conjunction with open space ratios (residential) or landscape surface ratio (nonresidential)
    - Cluster development to maximize density / floor area

**Table 7-3:  
Resource Protection Standards**

Resource	Agriculture	Forestry	Countryside	Estate	All non residential; expansion areas; and Megasite
Open Water	1.00	1.00	1.00	1.00	1.00
Wetlands	1.00	1.00	1.00	1.00	1.00
Floodplains	1.00	1.00	1.00	1.00	1.00
Forest, Mature	0.85	0.85	0.75	0.70	0.40
Forest, Young	0.50	0.80	0.65	0.60	0.30
Threatened Natural Communities	1.00	1.00	1.00	1.00	1.00
Steep Slopes > 12%	0.40	0.75	0.60	0.60	0.50



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# policy clarification

- affordable housing

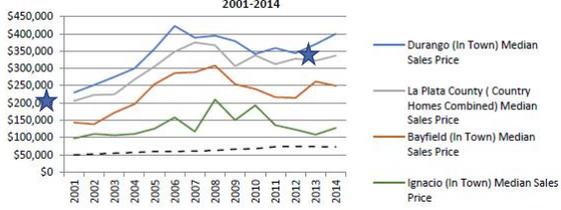
Rural Land Use Code (RLUC)



## Setting the Context, Demands

- Housing Affordability
  - La Plata County Housing Demand Forecast
    - 15,700 additional units by 2035 (790 / yr.)
    - Since 2001, 63% increase in home price; 48% increase in median family income
    - Shifting demographics: Millennials (35-54) = 10,000 new residents; Retirees (80+) = 3,900 new residents
  - Unaffordable Housing
    - Renters 46%
    - Owners 31%
  - Recommendations
    - Non-discretionary development regulations
    - Compact development in growth hubs
    - Supply of developable land in suitable locations
    - Provide affordable and workforce housing

**Chart 4. Median Family Income and Median Residential Sales Price 2001-2014**



**Table 3. Historical Trend Scenarios Demand of New Dwelling Units by Structure Type La Plata County, 2015-2035**

		Low-Range (1.6% Average Annual Population Growth Rate)		Mid-Range (2.1% Average Annual Population Growth Rate)		High-Range (2.6% Average Annual Population Growth Rate)	
		Total	Annual	Total	Annual	Total	Annual
Single-Family- Rural	28%	3,160	160	4,400	220	5,630	280
Single-Family- Urban	30%	3,390	170	4,710	230	6,030	300
Duplex	2%	230	10	310	20	400	20
Townhome	6%	680	30	940	50	1,210	60
Multi-Family/Condo	18%	2,030	100	2,830	140	3,620	180
Manufactured/Modular	16%	1,810	90	2,510	130	3,210	160
<b>Total</b>		<b>11,300</b>	<b>560</b>	<b>15,700</b>	<b>790</b>	<b>20,100</b>	<b>1,000</b>

2.1% vs. 6% since 2000



## Housing within the RLUC

- Housing within the RLUC
  - Greatly simplify the district structure
    - **35 districts consolidated to four districts**
    - Districts based on character rather than use (rural, suburban, urban)
    - Character may accommodate different types and forms of development to honor environmental resources and reflect market demands and design flexibility
    - By-right development options within each district including:
      - o Definitive lot size
      - o Minimum required open space
      - o Density
      - o Utility requirement
  - Definition of use districts: Residential
    - Single family detached
    - Single family attached
      - Duplex
      - Twin home
    - Manufactured home
    - Live-work unit
    - Townhome
    - Apartment






### Lot and Building Standards

By-right options

District and Neighborhood Type	Minimum						Maximum	
	Lot Dimension		Setbacks				Building	
	Area	Width	Front	Interior Side <sup>4</sup>	Street Side	Rear	Height	Coverage Ratio
<b>Agricultural (AG)</b>								
Standard (Farm)	20 ac.	600'	50'	75'	50'	75'	45'	5%
<b>Rural Residential (RR)</b>								
Standard (Acreage)	10 ac.	500'	50'	50'	50'	75'	45'	5%
Cluster (Ranchette)	2 ac.	175'	50'	15'	30'	75'	45'	10%
Planned (Homesite)	1 ac.	125'	50'	12'	30'	75'	35'	15%
<b>Suburban (SR)</b>								
Standard	2 ac.	175'	50'	15'	30'	75'	45'	5%
Cluster <sup>1</sup>	31,000 sq. ft.	110'	50'	10'	20'	75'	35'	30%
Planned <sup>1</sup>	6,000 sq. ft.	50'	25'	6'	15'	25'	35'	40%

Lot areas defined

Building heights and areas

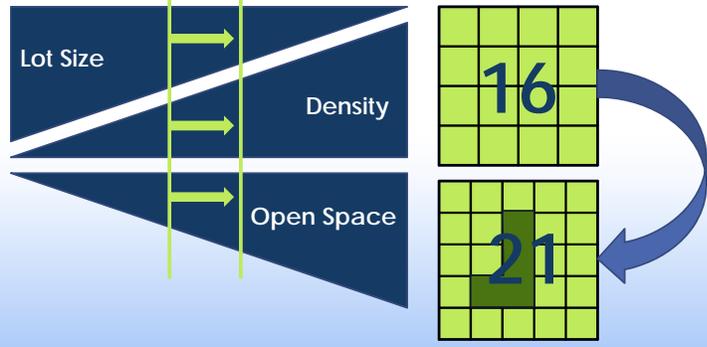
Dimensional standards for all districts consolidated into a single table

Setbacks defined



### Rural Land Use Code (RLUC)

#### Bonuses Available



Value increment captured through a density bonus must be used to write-down the lot and infrastructure costs to deliver affordable units



**Rural Land Use Code (RLUC)**



Average rather than minimum lots may be used

**Purposes:**

1. Variety of house plans / prices
2. Affordable housing
3. Design flexibility

**Mixed Use Residential / Hamlet**




**Thank you**

La Plata County, Colorado  
Rural Land Use Code

January 12, 2017