



## Request for Comments

Case Name: Regulation Amendments

Project Number: PLN2017-00022

June 2, 2017

Adams County Community and Economic Development Department is requesting comments on the following request:

**Text amendments to certain sections of the County's Development Standards and regulations, including correcting errors, updating certain requirements to be consistent with other local, stated, and federal regulations.**

For detailed redline mark-ups of the Development Standards and Regulations, please visit the County's website at <http://www.adcogov.org/planning/currentcases>

This request is located at: **County wide development code text amendment**

Applicant Information: **Adams County  
Community & Economic Development Department  
4430 S Adams County Pkwy  
1<sup>st</sup> Floor Suite W2000A  
Brighton, CO 80601**

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or by phone at 720.523.6855 by **Friday, June 23, 2017** so that your comments can be considered in the review of this case. If you would like your comments included verbatim, please send your response by way of email to [CLaRue@adcogov.org](mailto:CLaRue@adcogov.org) or [LAdams@adcogov.org](mailto:LAdams@adcogov.org) This referral can also be found online at <https://www.adcogov.org/planning/currentcases>.

The Community and Economic Development Department will also be hosting an information session regarding this Development Regulation text amendment on June 16, 2017 from 10:00 am to 1:00 pm. This information session meeting will be held in the County' Government Center Building's Conference Center's Brantner Gulch A conference room. Please feel free to stop by during this time to ask questions regarding the text amendments.

Thank you for your review of this case.

Chris LaRue and Libbie Adams

Case Managers

## **Chapter 1-Detailed Revisions**

### **Section 1-07-04, Notice:**

Change in text requiring the County to publish notice of approvals for site specific developments after approvals from the Board of County Commissioners. This change will require property owners/applicants to publish the required notice in accordance with State statutes.

## **Chapter 3- Detailed Revisions**

### **Section 3-15-15-05-01, 3-15-15-05-02, 3-15-15-05-05 (Multi-Family Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Residential-4 (R-4) zone districts.

### **Section 3-17-07-03-01, 3-17-07-03-02, 3-17-07-03-06 (Commercial Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Commercial-1 (C-1) zone districts.

### **Section 3-18-07-03-01, 3-18-07-03-02, 3-18-07-03-06 (Commercial Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Commercial-0 (C-0) zone districts.

### **Section 3-19-07-03-01, 3-19-07-03-02, 3-19-07-03-06 (Commercial Setback Requirements)**

- Decrease minimum required front setbacks for principal structure from local and collector road right-of-ways for properties in the Commercial-2 (C-2) zone district.

### **Section 3-20-07-03-01, 3-20-07-03-02, 3-20-07-03-06 (Commercial Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Commercial-3 (C-3) zone districts.

### **Section 3-21-07-03-01, 3-21-07-03-02, 3-21-07-03-06 (Commercial Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Commercial-4 (C-4) zone districts.

### **Section 3-22-07-03-01, 3-22-07-03-02, 3-22-07-03-06 (Commercial Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Commercial-5 (C-5) zone districts.

### **Section 3-23-07-03-01, 3-23-07-03-02, 3-23-07-03-06 (Industrial Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Industrial-1 (I-1) zone districts.

### **Section 3-24-07-03-01, 3-24-07-03-02, 3-24-07-03-06 (Industrial Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Industrial-2 (I-2) zone districts.

### **Section 3-25-07-03-01, 3-25-07-03-02, 3-25-07-03-06 (Industrial Setback Requirements)**

- Decrease minimum required front setbacks for principal structures from local and collector road right-of-ways for properties in the Industrial-3 (I-3) zone districts.

## **Chapter 4- Detailed Revisions**

### **Section 4-02-02-03 (Dumpsters in Front Yard)**

- Allow roll off dumpsters during for construction work to be in front yards for a maximum of 14 days. This change does not include regular trash containers.

### **Section 4-03-01-03 (Accessory Structures)**

- Correct conflict between the International Residential Code (IRC) and International Building Code (IBC) and County regulations for size of accessory structures that require a building permit.

### **Section 4-03-03-02-12 (Storage of Vehicles):**

- Remove ambiguity requirements and performance standards for storing commercial vehicles over 7,000lbs on residentially or agriculturally zoned properties.

### **Section 4-04-02-02 (Temporary Construction and Sales Trailers):**

- Create administrative approvals for temporary construction and sales trailer with applicable performance standards.

### **Section 4-08-01-02-02-01 (Fencing on Institutionally Used Properties):**

- Correct an error in the Development Standards to allow no more than 4 strands of barbed wire on fencing on institutionally used properties.

### **Section 4-10-02-06-07 (Reference):**

- Correct an error in referencing a Section in the Development Standards and Regulations.

### **Section 4-12-04-10 (Required Parking Spaces):**

- Correct an error of omission in the required number of handicap parking spaces table.

### **Section 4-14-06-05-02 (Sign Regulations):**

- Remove ambiguity in specifying allowed locations for wall signs on buildings.

## **Chapter 8 -Detailed Revisions**

### **Section 8-01-03 (non-residential connectivity)**

- Requiring proposed non-residential developments to provide connectivity to adjoining non-residential properties. .

### **Section 8-01-03 (Access onto Adams County Roadways)**

- Requiring permit approval for new and modified driveway accesses on properties, and for such driveways to conform to state and local requirements.

### **Section 8-01-05 (Number of Curb Openings)**

- Require site plans for permit applications for additional access points on properties.

### **Section 8-01-06 Table 8.6 (Criteria for Curb Openings and Driveways)**

- Established maximum driveway widths to provide traffic safety and stormwater drainage on rural roadways.

### **Section 8-01-06 Table 8.7 (Driveway Width)**

- Specifying percentage of property frontage that can be used for driveways.

## **Chapter 9- Detailed Revisions**

### **Section 9-01-07-01 (Construction Materials)**

- Require water tight joints for all structures and pipe joints for storm sewer design to prevent ground water issues.

### **Section 9-01-12-04-01-02 (Detention Pond Freeboard)**

- Specify requirements for freeboard design for detention ponds.

### **Section 9-01-12-04-03-01 (Underground Detention)**

- Specify requirements for porosity for soils proposed to be used for backfilling detention facilities.

### **Stormwater Regulations:**

This is an overhaul of the County's stormwater regulations to conform to current State and Federal requirements. The lists of requirements to be amended are below:

#### **Section 9-01**

Water rights pond certification requirements

Master Drainage Plan implementation of regional program

Low Impact Development (LID) standard

Total Maximum Daily Load (TMDL) requirement for regulated stream segments.

Drainage structures ownership and delineation between public and private

Placement of storm drainage system related to other pollution sources

Vertical storm sewer pipe alignment, minimum separation with other utilities

Horizontal storm sewer pipe alignment, minimum separation with other utilities

Private connections to the public drainage system

Private storm manhole cover design/label

Private storm inlet grate design/label

Detention basin: emergency spill way, maintenance access, easement

Elimination of parking lot detention

Underground detention: easement

Retention basin allowed only if it drains within 72 hours or there are water rights.

Retention: maintenance access

#### **Section 9-02**

Stormwater quality regulations authority, delegation to Transportation Department

Stormwater quality definitions to be moved to Chapter 11. Department and Director definition to remain in Chapter 9.

Stormwater Quality Regulations: general information and history was removed, purpose and intent was summarized.

Adoption of general county-wide construction requirements to protect stormwater.

Adoption of CDOT's construction stormwater pollution prevention BMPs in addition to UDFCD's BMPs

Stormwater Quality (SWQ) permit applicability list

SWQ permit exemption list

Clean-up SWQ permit application requirements

Removed Oil & Gas SWQ Permit exemption

Removed SWQ Permit exemption for Adams County CIP

A reference to CDPHE inspection frequency, retention of records, scope of inspection was added to the SWQ Permit to be able to keep up with regulatory changes.

Ability to waive SWQ permit fees for Adams County CIP

Surety requirements for SWQ Permit

SWQ Permit Close-out instructions and requirements were simplified.

ESCP/SWMP requirements

TMDL requirement under SWQ permit

Adams County stormwater inspection performed by staff were removed from the regulations and addressed under Standard Procedures.

Right of entry reference in Chapter 1

Enforcement policies were revised

Reference to Chapter 1 were added to the Penalties section.

All construction enforcement tools were listed under Penalties section.

Enforcement table was removed and this is an internal procedure.

### **Section 9-11**

The purpose of post-construction regulations was clarified.

Post-construction applicability requirements and exemption list was updated according to new MS4 permit requirements.

Post-construction general requirements was added.

Minimum post-construction standards were added according to new MS4 permit requirements.

Minimum post-construction standards for constrained redevelopment sites were added according to new MS4 permit requirements.

Source control BMPs section was added.

Section was added to clarify situations when the post-construction BMP is constructed outside the MS4 area

Post construction BMP site plan requirements were added

Post construction BMP ownership was addressed.

Post construction BMP inspection requirement was added.

Maintenance for Post construction BMP (county-wide)

Easement for Post construction BMP (county-wide)

Recording of O&M plan for Post construction BMP (county-wide)

Reference to Chapter 1 was added to the Right of Entry for Post construction section.

All post-construction enforcement tools were listed under Penalties section.

### **Section 9-12**

County-wide illicit discharge regulations

The Appeals section was removed per Attorneys advice. Appeals process for interpretation of the regulations is already in Chapter 1. Appeals for enforcement procedures are not required since the issue can be discussed in front of the judge directly.

For all questions relating specifically to the stormwater requirements, please contact the County's stormwater coordinator, Ms. Juliana Archuleta, at 720-523-6869

### **Chapter 11-Detailed Revisions**

To include the following definitions in the County's Development Standards and Regulations:

- Cornice/sill of buildings
- Accessory dwelling units
- Vehicle
- Private Club