Detailed Proposed Text Amendments – PLN2019-00014

Chapter 1

1-03: Removed Director of Long Range Strategic Planning and added those powers and duties to the Director of Community and Economic Development.

1-05: Added Director of Community and Economic Development and Director of Community Safety and Wellbeing to the Enforcement Authority section.

1-05-06: Clarified civil penalties for violations.

Chapter 2

2-01-06-01: Changed the requirement for written notices to be mailed from 10 days prior to public hearing to 15 days prior to public hearing.

2-02(2.), 2-02-02: Added an Administrative Review Permit process for telecommunications towers.

2-02-03: Removed building permit requirement for oil and gas wells; these have their own land use permit. Added a requirement for contractor registration for building permits. Changed the extension for a building permit that may be granted by the Chief Building Official to be 180 days.

2-06-02: Changed the duration of valid registration for electrical and plumbing contractors from one year to three years.

2-02-09-07: Added "accessory outdoor storage" to Conditional Use Permit development applications.

2-02-15-05: Modified language to clarify the County's authority in adding conditions on rezoning requests.

Chapter 3

3-06: Added Medical Marijuana and Retail Marijuana Hospitality Establishments under Marijuana Establishments.

3-07 (Use Chart):

- Moving "Auto towing and storage yards" from Light Industry to Heavy Retail and Heavy Services and making it not permitted in the Agricultural, C-5, and I-1 zone districts.
- Adding a use category of "Event Center" and removing "Auditoriums" and "Assembly halls".
- Allowing solar energy systems within large, Agricultural zone districts, as well as Commercial and Industrial districts, while keeping them as conditional uses in Residential zone districts.
- Adding "Heavy logistics center" as a use in Heavy Industry
- Changing the permitted, conditional, and prohibited uses for the Industrial-I and Industrial-2 zone districts, focused on changes to the Industrial Uses category.
- Making many heavy industrial land uses no longer conditionally permitted in the Agriculture-2 zone district.

- Adding “Hemp Manufacturing and Extraction” as a use under Moderate Manufacturing or Processing.
- Adding “Marijuana Hospitality Establishment” to the use chart.

3-08: Adding small and medium-scale solar energy systems to permitted conditional industrial uses in the **Agricultural-1 (A-1)** zone district.

3-09: Adding small-scale solar energy systems to permitted principal industrial uses in the **Agricultural-2 (A-2)** zone district; adding medium and large-scale solar energy systems to permitted conditional industrial uses.

3-10: Adding small and medium-scale solar energy systems to permitted principal industrial uses in the **Agricultural-3 (A-3)** zone district; adding large-scale solar energy systems to permitted conditional industrial uses

3-11: Adding small and medium-scale solar energy systems to permitted conditional industrial uses in the **Residential Estate (RE)** zone district.

3-13: Adding small-scale solar energy systems to permitted conditional industrial uses in the **Residential-1-C (R-1-C)** zone district.

3-14: Adding small-scale solar energy systems to permitted conditional industrial uses in the **Residential-2 (R-2)** zone district.

3-15: Adding small-scale solar energy systems to permitted conditional industrial uses in the **Residential-3 (R-3)** zone district.

3-16: Adding small-scale solar energy systems to permitted conditional industrial uses in the **Residential-4 (R-4)** zone district.

3-17: Adding small-scale solar energy systems to permitted conditional industrial uses in the **Mobile Home (MH)** zone district.

3-18: Adding small-scale solar energy systems to permitted conditional industrial uses in the **Commercial-0 (C-0)** zone district.

3-19: Adding small-scale solar energy systems to permitted conditional industrial uses in the **Commercial-1 (C-1)** zone district

3-20: Adding small and medium-scale solar energy systems to permitted conditional industrial uses in the **Commercial-2 (C-2)** zone district

3-21: Adding Medical and Retail Marijuana Hospitality Establishments as permitted in the **Commercial-3 (C-3)** zone district; adding small and medium-scale solar energy systems to permitted conditional industrial uses.

3-22: Adding Medical and Retail Marijuana Hospitality Establishments as permitted in the **Commercial-4 (C-4)** zone district; adding small and medium-scale solar energy systems to permitted principal industrial uses; adding large-scale solar energy systems to permitted conditional industrial uses.

3-23: Adding Medical and Retail Marijuana Hospitality Establishments as permitted in the **Commercial-5 (C-5)** zone district; adding small and medium-scale solar energy systems to permitted principal industrial uses; adding large-scale solar energy systems to permitted conditional industrial uses.

3-24: Removing accessory outdoor storage, bulk fuel storage and sale, landscape storage yards, and lumber mills as a principally permitted industrial uses in the **Industrial-1 (I-1)** zone district; adding Medical and Retail Marijuana Hospitality Establishments as permitted adding small and medium-scale solar energy systems to permitted principal industrial uses; adding large-scale solar energy systems to permitted conditional industrial uses; adding accessory outdoor storage, cement and concrete manufacturing, and landscape storage yards to permitted conditional industrial uses.

3-25: Excepting auto towing and storage yards from principally permitted commercial uses in the **Industrial-2 (I-2)** zone district; adding Medical and Retail Marijuana Hospitality Establishments as permitted; adding small and medium-scale solar energy systems to permitted principal industrial uses; adding large-scale solar energy systems to permitted conditional industrial uses; adding auto towing and storage yards to permitted conditional uses; adding asphalt and concrete manufacturing, salvage yards, sawmills, and storage and disassembly of vehicles and the re-assembly of various parts to permitted conditional industrial uses.

3-26: Adding Medical and Retail Marijuana Hospitality Establishments as permitted in the **Industrial-3 (I-3)** zone district; adding small and medium-scale solar energy systems to permitted principal industrial uses; adding large-scale solar energy systems to permitted conditional industrial uses.

Table 3-26-A: Removing "trucking" from "trucking and general warehousing, including mini-storage.

3-29: Adding small-scale solar energy systems to permitted conditional industrial uses in the **Public Lands, Parks, Open Space, and Facilities (PL)** zone district; adding medium and large-scale solar energy systems to permitted conditional uses.

3-30: Changing Front Range Airport to Colorado Air and Space Port.

3-31: Adding solar energy facilities as a principal permitted use in the **Aviation (AV)** zone district.

3-32: Adding solar energy facilities as a principal permitted use in the **Denver International Airport (DIA)** zone district.

3-34: Changing Front Range Airport to Colorado Air and Space Port.

Chapter 4

4-03-03-02-10: Adding requirements and performance standards for "Solar energy system, Accessory".

4-03-04-02-01: Clarifying how to calculate the size for an "Accessory Dwelling Unit".

4-06-01-02-01-03: Changing the threshold for a retaining wall to require a building permit from two feet to four feet, in accordance with the International Building Code.

4-07-01-02-02-01: Clarifying that all fences more than 42 inches in height require a building permit.

4-07-01-02-02-02: Changing the threshold for a retaining wall to require a building permit from two feet to four feet, in accordance with the International Building Code.

4-08-01-02-02-09: Changing the threshold for a retaining wall to require a building permit from two feet to four feet, in accordance with the International Building Code.

4-09-01-04-12: Changing the threshold for a retaining wall to require a building permit from two feet to four feet, in accordance with the International Building Code.

4-09-02-07: Modifying performance standards for telecommunications towers and adding standards for 5G.

4-09-02-12-03: Adding performance standards for "Event Center" and removing those for "Auditoriums" and "Assembly halls".

4-10-01-03-12: Changing the threshold for a retaining wall to require a building permit from three feet to four feet, in accordance with the International Building Code.

4-10-02-05-08: Adding requirements and performance standards for solar energy systems.

4-12-03-05: Adding a performance standard for residential parking surfaces.

4-12-04-03: Changing the parking requirements for Auditoriums, assembly halls, theaters to requirements for Event Center.

4-14: Changes to the On-Premise Sign development standards, including reducing the height of on-premise signs and making one category of temporary signs.

4-15: Changes to wording with the Off-Premise Sign development standards.

4-18: Adding requirements and performance standards for "Marijuana Hospitality Establishments"; changing "house of worship" to "place of worship" in order to be consistent in wording.

Chapter 5

- *No longer being considered in this text amendment.*

Chapter 11

- Adding definitions for:
    - Auto Towing and Storage Yard
    - Heavy Logistics Center
    - Hemp Manufacturing and Extraction
    - Salvage Yard
    - Solar Energy System
    - Solar Energy System, Large-Scale
    - Solar Energy System, Medium-Scale
    - Solar Energy System, Small Scale
    - Transportation Services
    - Utility Production or Processing Facility