

DEVELOPMENT STANDARDS OVERHAUL(DSO) – OVERVIEW

AC-REP

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Department



ADAMS COUNTY
COLORADO

February 4th 2025



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Development Standards and Regulations (DSR)

The DSR is Adams County's land use and development code:

- Zoning and Land Use
- Subdivision of Land
- Building and Site Design
- Review Bodies and Procedures
- Nonconformities
- Enforcement
- Definitions

DSO Overview

Phase 1 – Preliminary Engagement

Complete (September 2023 – April 2024)

- Website launch
- Stakeholder notifications
- Stakeholder Topic Preference Survey
- Community wide survey
- Three (3) Neighborhood Meetings
- Five (5) Professional Stakeholder Workshops
- Engagement Summary Report

→ Laying the foundation for Phase 2

Phase 2 – Technical Amendments

Current (May 2024 – January 2026)

- Code Assessment & Annotated Outline
- Modules:
 - 1) Residential and Subdivision Standards
 - Land Dedication Standards
 - 2) Commercial and Industrial Standards
 - 3) Environment and Sustainability Standards
 - 4) Process and Governance Standards
- Additional Public Engagement
- Public Hearing & Adoption

Phase 1 - Engagement



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Professional Stakeholders

Over 1000+:

- Housing organizations
- Housing developers
- Adams County business registration list
- Economic development partners
- Community partners
- Environment and sustainability organizations and businesses
- Government partners
- Industrial businesses
- Neighborhood groups
- Adams County Land Use Case Technical Representatives

Professional Stakeholder Workshops

| MEETING | DATE AND TIME | LOCATION | NUMBER OF ATTENDEES |
|--|----------------------------------|----------|---------------------|
| Residential and Subdivision Standards | February 6, 2024 9 am - 12 pm | Virtual | 16 |
| Environment and Sustainability Standards | February 7, 2024 1 pm – 4 pm | Virtual | 17 |
| Commercial and Industrial Standards | February 8, 2024 9 am – 12 pm | Virtual | 22 |
| Process and Governance Improvements | February 15, 2024 1 pm - 4 pm | Virtual | 4 |
| Open Conversation | February 16 9 am - 12 pm | Virtual | 6 |
| <i>Total participant count</i> | | | 65 |

RESIDENTIAL AND SUBDIVISION STANDARDS

DENSITY

- Refine setbacks.
- Examine water availability and density related requirements.
- Review subdivision regulations.
- Update use-by-right provisions to optimize property use.

MIXED-USE ZONING

- Evaluate the effectiveness of the mixed-use zone.
- Develop more mixed-use zones and horizontal use exceptions.
- Consider vertical use requirements for context sensitivity.
- Provide density bonuses for affordable housing.
- Ensure housing diversity needs are met in urban areas.

TRANSIT-ORIENTED DEVELOPMENT (TOD)

- Consider alternative unit density in TOD areas.
- Review parking standards in TOD areas.
- Add electric vehicle charging requirements.

AGRICULTURAL USES

- Review conditionally permitted uses in A1.
- Increase the emphasis on protecting and preserving small agricultural heritage areas
- Maintain A-1 zoned areas to protect the lifestyle associated with these properties.
- Identify the discrepancies between the A-1 zones and the transitions to RE-zoned properties.

| ENVIRONMENT AND SUSTAINABILITY STANDARDS | |
|--|--|
| <i>DESIGN INCENTIVES</i> | |
| <ul style="list-style-type: none"> • Require new buildings to incorporate at least one green design feature. • Implement a sustainability point system. • Incorporate economically viable solutions into the code (cost-benefit analyses). • Require a third-party Social Impact Study to assess non-financial impacts/benefits. • Require low use water/native plant species. • Prioritize the restoration and protection of native plants. • Address environmental injustices in new regulations. • Align with state (e.g. Colorado State Wildlife Action Plan, Natural Resources Department). | |
| <i>MULTI-MODAL TRANSPORTATION</i> | |
| <ul style="list-style-type: none"> • Improve community engagement, especially for marginalized communities. • Improve connectivity for biking and pedestrian infrastructure in new developments. | |
| <i>STORMWATER MANAGEMENT</i> | |
| <ul style="list-style-type: none"> • Strengthen stormwater management requirements • Incorporate low-impact development techniques. • Ensure regulations are cost-effective and provide meaningful benefits. • Consider appropriate maintenance requirements. • Increase coordination between local and federal government agencies. • Account for the long-term impacts on the environment and humans. | |

COMMERCIAL AND INDUSTRIAL STANDARDS/PROCESS & GOVERNANCE

PERMITTED USES

- Avoid additional restrictions on outdoor storage.
- Add manager's residence as a permitted use in the industrial zoning category.
- Explore cost-effective screening to enhance esthetics of industrial properties.
- Site outdoor storage in specific areas of the property (vs. the front).
- Improve enforcement of existing regulations rather than introducing new ones.

PERFORMANCE STANDARDS

- Evaluate projects based on their individual merit vs. blanket regulations.
- Consider the specific context of each project location.
- Balance regulation with practical needs of industrial businesses and economic impacts.
- Prioritize enforcement of existing regulations rather than introducing more regulations.
- Conduct more staff site visits to inform decision-making.
- Incorporate flexibility to allow for exceptions or alternatives to variances.

PERMITS

- Regulate solar energy facilities through performance standards vs. conditional use permits
- Align the permit process with the lifecycle of buildings and contracts to reduce risks of violations and costs to developers.

Neighborhood Meetings

01/10/2024 - Bennett Community Center

01/14/2024 - Virtual

03/12/2024 – Adams County Government Center

Community Survey

Early January – mid March 2024



Topics

- Housing Diversity and Affordability
- Urban Design and Aesthetics
- Green Design
- Sustainability
- Landscaping
- Water Conservation
- Permitted Uses
- Home-Based Businesses
- Parking
- Agriculture



Phase 2 – Technical Amendments



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Project Team



Phase 2 Overview and Timeline



Code Analysis

Deep dive by KKC Team to read and consider every rule and regulation.

BoCC and PC Feedback

Incorporate feedback and areas of concern.

DSR Advisory Committee, Citizen Committee, Focus Groups

Ongoing insight on policy priorities and practical considerations.

Plan Matrix

KKC Team tracking DSR-related goals in Advancing Adams and other plans.

Document Review

Analysis of County variance data; Director interpretations.

Phase 1 Input

Public feedback events and survey results; extensive staff input



INPUTS

DSR Assessment Priorities

1. Align Updated DSR with Comprehensive & Other Plan Policies
2. Address Regulatory Barriers to Affordable Housing
3. Clarify Land Uses and Update Use Regulations
4. Strengthen Development and Design Standards
5. Implement Sustainability Objectives
6. Streamline Development Review Procedures
7. Examine How the Zone Districts Function
8. Create a User-Friendly and Legally Compliant Code

Module 1 Approach

- Align DSR with Advancing Adams Comprehensive Plan goals, including creating opportunities for **more housing types** on smaller lots with more open space.
- Make **common sense fixes** to lot and setback standards in existing districts.
- **Maintain existing residential zoning** and low-density character in most zones.
- **Remove regulatory barriers** to affordable housing
- **Comply with new state laws** regarding Transit Oriented Communities; Reduced parking requirement
- Expand list of permitted housing types in some zones to include townhouses, 3- to 4-unit multiplexes, mixed-residential areas, mixed residential.
- Established and illustrated examples of all permitted housing types (user-friendly)

Land Dedication Standards

- Updates to the fees and methodology
- Meetings with school districts and parks districts
- Student demographic data analysis
- Land Dedications Standards Technical Analysis Memo (*currently underway*)
- Engagement with Development Community stakeholders on proposed changes
- Final report with recommended fee structure and methodology presented to the Commissioners

Next Steps

- Present Module 1 to BoCC (February 25)
- Present Module 1 to Planning Commission (February 27)
- Present land dedications technical standards memo finding to BoCC (February 25)
- **Community Open House (February 26, Exhibit Hall, Riverdale Regional Park, 3-7 pm)**
- Module 2 (Non-residential standards) – *upcoming*

Engagement Opportunities

- **Community Open Houses** corresponding to each module
 - July 2024, October 2024 (complete)
 - **February 26, 3-7 pm, Exhibit Hall, Riverdale Regional Park (Module 1)**
 - Module 2, 3, 4 – (Spring – Fall 2025)
- **Technical Advisory Committee** (professional stakeholders)
- **Community Advisory Committee** (unincorporated Adams County residents)
- Development Community Meeting (land dedication standards)
- **Community Events** (e.g. Welby Days, Adams County Fair, Latino Days, Strasburg Hometown days, etc.)
- Public Input (publicinput/landusecodeupdate) – please subscribe 😊

Thank you!



publicinput/landusecodeupdate
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