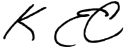


Agenda Item

Date:**To:** Douglas County Board of County Commissioners**Through:** Douglas J. DeBord, County Manager**From:** Kati Carter, AICP, Director of Community Development **CC:** Trevor Bedford, AICP, Senior Planner
Lauren Pulver, Planning Manager
Steven E. Koster, AICP, Deputy Director of Community Development**Subject:** **Proposed Douglas County Zoning Resolution Amendment – Wildfire Resiliency Code Reference**

SUMMARY

Douglas County recently adopted a Wildfire Resiliency Code that contains requirements for development in the Wildland-Urban Interface that are separate from the Douglas County Zoning Resolution (DCZR) and the County's building and fire codes. Individual fire districts are also required to adopt and enforce a Wildfire Resiliency Code within their jurisdictions. This amendment to the DCZR would add a reference to the Wildfire Resiliency Code in the Intent statement for each zone district to inform the public that these additional regulations may apply. No new regulations would be imposed by this DCZR amendment.

NEXT STEPS

Staff is prepared to discuss the proposed DCZR amendment and next steps with the Board.

ATTACHMENTS

Draft Amendments to DCZR Sections 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 14A, 14B, 14C, 14D, 15, and 16

301 Intent (Amended 8/11/09)

To provide areas for a wide range of farming, ranching, or tree farming activities and the preservation of such land for its open rural character providing a physical and visual separation between urban centers.

Urban development within this district is strongly discouraged. Agricultural land use can be an efficient means of conserving natural resources, constituting an important physical, environmental, social, aesthetic, and economic asset to both the urban and rural residents of the County. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The A-1 zone district is characterized by large-acreage farms, ranches, open areas, farm houses, units for agricultural workers and their families, and other uses allowed which enhance and promote the openness and general rural nature characteristic of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

302 Principal Uses

On parcels of 35 acres or greater, the following uses shall be allowed by right: *(Parcels smaller than 35 acres are limited to the principal uses allowed in the residential zone district to which the parcel conforms in size.)* (Amended 5/14/03)

302.01 Agricultural recreational activities

302.02 Agriculture (Amended 1/28/14)

302.03 Agritourism Center *(Site Improvement Plan required per Section 27)*
(Amended 5/12/26)

302.04 Animals – *(refer to Section 24)*

302.05 Community Uses:

- Church – maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station – no on-site training *(Site Improvement Plan required per Section 27)*

401 Intent (Amended 8/11/09)

To provide areas for large-lot residential uses with limited farming, ranching, or tree farming activities and the preservation of such land as open rural area. The density range is from one dwelling per 34.9 acres to one (1) dwelling per 10 acres.

Urban development within this district is strongly discouraged. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Large residential sites with limited agricultural uses may be appropriate when located outside the highway corridor viewsheds depicted on the Douglas County Open Lands Opportunity Map and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The LRR zone district is characterized by residential sites with limited agricultural uses and open areas, which enhance and promote the openness and general rural character of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

402 Principal Uses

On lots of 9 acres or greater in area, the following uses shall be allowed by right: *(Lots smaller than 9 acres are limited to the principal allowed in the residential zone district to which the lot conforms in size.)* (Amended 5/14/03)

402.01 Agricultural recreational activities

402.02 Agriculture (Amended 1/28/14)

402.03 Animals - (refer to Section 24)

402.04 Community Uses:

- Church - maximum seating capacity of 350 in main worship area (*Site Improvement Plan required per Section 27*)
- Fire station - no on-site training (*Site Improvement Plan required per Section 27*)
- Library (*Site Improvement Plan required per Section 27*)
- Open space/trails
- Park/playground

501 Intent (Amended 8/11/09)

To provide areas for large-lot residential homesites, on land that has minimal farming or ranching value, that create country living in a rural atmosphere while preserving the vegetation, significant geological features, wildlife habitat/corridors, views and privacy, and provide an appropriate transition from urban development to agricultural areas. The density range is from one dwelling per 9.9 acres to one dwelling per 5 acres.

Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Large-lot residential homesites may be appropriate when located outside the highway corridor viewsheds, depicted on the Douglas County Open Lands Opportunity Map, and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

Development within this district should provide road connections between developments allowing adequate response time for sheriff/fire protection, and medical support, and more efficient service delivery such as school busing. Extension of water resources may be extended to large-lot development in accordance with the County Comprehensive Master Plan, as amended.

The RR zone district is characterized by large-lot residential homesites and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, neighborhood recreational facilities, and open space. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

502 Principal Uses

On lots of 4.5 acres or greater in area, the following uses shall be allowed by right: *(Lots smaller than 4.5 acres are limited to the principal uses allowed in the residential zone district to which the lot conforms in size.)* (Amended 5/14/03)

502.01 Community Uses:

- Church - maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station - no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*

601 Intent (Amended 8/11/09)

To provide areas for medium low-density residential homesites, on land that has minimal farming or ranching value, that create country living in a rural atmosphere while preserving the vegetation, significant geological features, wildlife habitat/corridors, views and privacy, and provide an appropriate transition from urban development to large-lot residential or agricultural areas. The density range is from one dwelling per 4.9 acres to one dwelling per 2.5 acres. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve these areas.

Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Medium low-density residential homesites may be appropriate when located outside the highway corridor viewsheds, depicted on the Douglas County Open Lands Opportunity Map, and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

Development within this district should provide road connections, between developments, that provide adequate response time for sheriff/fire protection and medical support, and more efficient service delivery such as school busing.

The ER zone district is characterized by residential homesites and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, neighborhood recreational facilities, and open space. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

602 Principal Uses

On lots of 2.3 acres or greater in area, the following uses shall be allowed by right: *(Lots smaller than 2.3 acres are limited to the principal uses allowed in the residential zone district to which the lot conforms in size.)* (Amended 5/14/03)

602.01 Community Uses:

- Church - maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station - no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*

701 Intent (Amended 8/11/09)

To provide areas for a variety of housing types, designed in a manner to create livable space in the urban setting, that is protected from incompatible land uses and hazardous conditions, and buffered from commercial/industrial uses. The density shall not exceed 4.36 dwellings per acre. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve these areas. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district should be designed to create neighborhoods in terms of scale and identity and as service units with adequate schools, parks, and convenience retail; pedestrian, bicycle, and automobile circulation that includes connections between neighborhoods and community facilities; and to preserve open space and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The SR zone district is characterized by a variety of housing types within a range of affordability, including housing for the elderly, handicapped and other special populations, and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, playgrounds, and neighborhood recreational facilities. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

702 Principal Uses

On lots that conform to the minimum lot area, the following uses are allowed by right:
(Amended 5/14/03)

702.1 Community Uses:

- Church - maximum seating capacity of 350 in main worship area (*Site Improvement Plan required per Section 27*)
- Fire station - no on-site training (*Site Improvement Plan required per Section 27*)
- Library - (*Site Improvement Plan required per Section 27*)
- Open space/trails
- Park/playground
- Recreation facility - neighborhood (*Site Improvement Plan required per Section 27*)
- Recreation facility - private (*Site Improvement Plan required per Section 27*) (Amended 9/9/08)

801 Intent (Amended 8/11/09)

To provide areas for high-density residential development, designed in a manner to create livable space in the urban setting, conveniently and efficiently located to reduce unnecessary commuting and automobile emissions. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve these areas. Growth should occur in a phased manner to save on the costly, premature extension of basic infrastructure.

Development within this district should be located in proximity to employment centers; activity centers, such as shopping, recreational, and community centers; health care facilities; and public transit in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended. These areas should be protected from incompatible land uses and hazardous conditions, and buffered from major commercial/industrial uses.

The MF zone district is characterized by multifamily residential complexes in a landscaped setting with landscaped off-street parking areas. Site improvements including landscaping, and recreational and support amenities commensurate to the size of the complex, shall be provided and designed to minimize the impact on adjacent residential uses. A site improvement plan is required prior to construction. Typical structures include townhouses, condominiums, apartments, and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, playgrounds, and neighborhood recreational facilities. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

802 Principal Uses

The following uses are allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution. (Amended 5/14/03)

802.01 Community Uses:

- Church - maximum seating capacity of 350 in main worship area
- Fire station - no on-site training
- Library
- Open space/trails
- Park/playground
- Recreation facility - neighborhood
- Recreation facility - private (Amended 9/9/08)
- School - public/private kindergarten through 12th grade
- Sheriff substation - no training or detention

901 Intent (Amended 8/11/09)

To provide areas for high-density residential development, designed in a manner to create livable space in the urban setting, conveniently and efficiently located to reduce unnecessary commuting and automobile emissions. These areas should be protected from incompatible land uses and hazardous conditions, and buffered from major commercial/industrial uses. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve these areas. Development within this district should be located in proximity to employment centers; activity centers, such as shopping, recreational, and community centers; health care facilities; and public transit; in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The MH zone district is characterized by single-family, mobile home parks in a landscaped setting with landscaped off-street parking areas. Site improvements including landscaping shall be provided and designed to minimize the impact on adjacent residential uses. A site improvement plan is required prior to development. Typical structures include single-family mobile homes, and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, playgrounds, and neighborhood recreational facilities. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

902 Principal Uses

The following uses are permitted upon the approval of, and in accordance with, a Site Improvement Plan, in accordance with 906 herein and Section 27 Site Improvement Plan of this Resolution. (Amended 05/14/03)

902.01 Community Uses:

- Church - maximum seating capacity of 350 in main worship area
- Fire station - no on-site training
- Open space/trails
- Park/playground
- Recreation facility – neighborhood
- Recreation facility – private (Amended 9-9-08)
- School - public/private kindergarten through 12th grade

902.02 Construction office - temporary (refer to Section 22)

902.03 Residence

1101 Intent (Amended 8/11/09)

To provide areas for retail business uses in balance with residential development as an integral part of the community providing essential services and employment opportunities that are conveniently and efficiently located to reduce unnecessary commuting, protect air quality and facilitate the cost-effective provision of services. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district is encouraged in compact centers rather than in extended strips of development along roadways so as to provide for orderly development, minimized traffic congestion, and provide for safe pedestrian movement. Business centers shall be located so as to minimize conflicts with residential and agricultural uses, wildlife habitats/corridors, and environmentally and visually sensitive areas in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended. Offices may serve as a transition between urban residential and major commercial or industrial areas.

The B zone district is characterized by retail business buildings situated in a landscaped setting with landscaped off-street parking areas. Site improvements including landscaping shall be provided and designed to minimize the impact on adjacent residential uses and maintain the appearance and visual quality of the County. A site improvement plan is required prior to the use of the lot for any purpose. Typical uses include drug stores, flower shops, book stores and other general merchandise stores, offices, banks, private clubs, and public recreational areas. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1102 Principal Uses (Amended 6/22/05)

The following uses shall be allowed upon the approval of, and in accordance with, a Site Improvement Plan in accordance with Section 27 of this Resolution, and shall be conducted entirely within an enclosed building, unless exempted by the Director. The Director may determine other similar uses as appropriate.

- 1102.01 Automobile service station with gasoline pumps
- 1102.02 Bank/financial institution *(including drive-up facility)*
- 1102.03 Bar/lounge
- 1102.04 Club/country club

1201 Intent (Amended 8/11/09)

To provide for a full range of retail, commercial, and service uses in balance with residential development as an integral part of the community providing essential services and commercial opportunities and employment opportunities that are conveniently and efficiently located to reduce unnecessary commuting and protect air quality. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district is encouraged in centers that are planned as a unit rather than in extended strips along roadways so as to provide for orderly development, minimize traffic congestion, and provide for safe pedestrian movement. Commercial centers shall be located so as to minimize conflicts with residential and agricultural uses, wildlife habitats/corridors, and environmentally and visually sensitive areas in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended. Offices may serve as a transition between urban residential, and major commercial or industrial areas. Minimal assembly or manufacturing activities shall be allowed.

The C zone district is characterized by commercial buildings situated in a landscaped setting with landscaped off-street parking areas. Site improvements including landscaping shall be provided and designed to minimize the impact on adjacent residential uses. A site improvement plan is required prior to the use of the lot for any purpose. Typical uses include all the retail-oriented uses listed in the business zone district plus recreation, car sales, mini warehouses, small equipment rental and wholesale activities. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1202 Principal Uses

The following uses shall be allowed upon the approval of, and in accordance with, a Site Improvement Plan in accordance with Section 27 of this Resolution. The Director may determine other similar uses as appropriate. (Amended 10/14/02)

1202.01 All principal uses in the B – Business District

1202.02 Equipment rental – small

1202.03 Mini warehouse – no storage of dangerous/flammable materials, and no sales or services from any unit

1202.04 Motorized vehicle/equipment – sales/service

1301 Intent (Amended 8/11/09)

To provide areas for office, research, warehousing, small product assembly and manufacturing and distribution located to efficiently utilize public investment in infrastructure and to exercise economies of scale. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district shall be designed to provide for such uses in a low-intensity manner on well-landscaped sites such that they can be located in proximity to business, commercial and residential uses in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended. High performance standards are set forth for this district that will assure that development is compatible with adjoining land uses.

The LI zone district is characterized by office, warehousing, assembly, and distribution. Uses allowed within this district shall operate with minimal dust, fumes, odors, refuse, smoke, vapor, noise, lights, and vibrations. Such impacts shall be mitigated in accordance with applicable County, State, and federal regulations. Any other impacts shall be mitigated to the maximum extent possible. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1302 Principal Uses (Amended 6/22/05)

The following uses shall be allowed upon the approval of, and in accordance with, a Site Improvement Plan in accordance with Section 27 of this Resolution. The Director may determine other similar uses as appropriate.

- 1302.01 Automobile service station with gasoline pumps
- 1302.02 Bank/financial institution *(including drive-up facility)*
- 1302.03 Bar/lounge
- 1302.04 Building materials – wholesale/retail
- 1302.05 Club/country club
- 1302.06 Commercial storage area *(Amended 3/26/24)*
- 1302.07 Community uses:

1401 Intent (Amended 8/11/09)

To provide areas for office, research, warehousing, and product assembly, manufacturing and distribution facilities located to efficiently utilize public investment in infrastructure and to exercise economies of scale. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district is intended for use by the largest manufacturing operations, heavy equipment, construction and fuel yards, major transportation terminals and other basic industrial activities required in an urban economy, in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The GI zone district is characterized by office, warehousing, assembly, and distribution. By their very nature these uses may emit more noise, dust, fumes, odors, refuse, smoke, vapor, lights, and vibration and other environmental pollutants than permitted in the light industrial district; however, all such impacts shall be mitigated in accordance with applicable County, State, and federal regulations. Any other impacts shall be mitigated to the maximum extent possible. Traffic to and from the district may be intensive. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s). Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1402 Principal Uses (Amended 7/8/08)

The following uses shall be allowed upon the approval of, and in accordance with, a Site Improvement Plan in accordance with Section 27 of this Resolution. The Director may determine other similar uses as appropriate.

1402.01 All principal uses in the LI district

1402.02 Utility – major facility

1403 Accessory Use (Amended 7/8/08)

The following shall be allowed only when a principal use has been established on the lot:

1403.01 Accessory uses and buildings (Amended 3/26/24)

1403.02 Residence – single or multifamily for management or employee/s only

1403.03 Antenna

1401A Intent

To provide for a variety of residential uses in balance with neighboring and possible on-site commercial retail and business uses providing services and employment opportunities that are conveniently and efficiently located to serve residents, reduce unnecessary commuting, protect air quality, and facilitate the cost-effective provision of services. Adequate facilities, such as roads, water and sanitation, fire protection, emergency services, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to avoid the costly, premature extension of basic infrastructure.

Development within this District shall support a walkable community, contribute to a neighborhood scale, and be located so as to minimize conflicts with agricultural uses, wildlife habitats and corridors, and environmentally and visually sensitive areas in accordance with the intent of the Douglas County Comprehensive Master Plan.

The CMTY district is characterized by residential mixed with business and commercial uses. Site improvements, including landscaping, shall be provided and designed to enhance the appearance and visual quality of the community. Retail, commercial, and residential uses shall be located in close proximity or integrated in shared buildings. Portions of Douglas County are also subject to the Wildfire Resiliency Code (“WRC”). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1402A Principal Uses *(Amended 08/28/18)*

The following uses shall be allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution, unless otherwise noted. The following uses shall be conducted entirely within an enclosed building, unless otherwise approved by the Director or designee. The Director or designee may determine other similar uses as appropriate. A building or portion thereof may contain two (2) or more uses, residential, non-residential, or a combination of both.

1402A.01 Community Uses

- Church – maximum seating capacity 350
- Cultural Facility
- Fire Station *(with or without training facilities)*
- Library
- Museum
- Open Space, Trails, or both *(Site Improvement Plan not required)*
- Park, Playground, or both
- Post Office
- School – private or public K-12
- Sheriff Station *(with or without training, or with or without detention)*

1401B Intent

To provide for small-scale retail, restaurant, and business uses in balance with residential and civic uses integral to the heart of the community, providing services and employment opportunities that are conveniently and efficiently located to serve residents and visitors, reduce unnecessary commuting, protect air quality, and facilitate the cost-effective provision of services. Adequate facilities, such as roads, water and sanitation, fire protection, emergency services, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to avoid the costly premature extension of basic infrastructure.

Development within this District is encouraged in compact configurations with active street frontages that provide windows and other features so as to engage the public along the street and avoid blank, windowless walls without architectural detailing. Structures will strongly define the street edge with clear build-to lines. Primary entrances to private and civic buildings will be oriented to the street and directly connected to the public right-of-way. Surface parking lots and structures that lack street-level interest will be hidden from direct public view or lined with active uses. Development should be located so as to minimize conflicts with agricultural uses, wildlife habitats and corridors, and environmentally and visually sensitive areas in accordance with the Douglas County Comprehensive Master Plan.

The D District is characterized by businesses, restaurants, and shops mixed with residential and civic buildings. Site improvements, including landscaping, shall be provided and designed to enhance the appearance and visual quality of the community. Mixed-use development contributes to a vibrant and engaging downtown. Retail, commercial, and residential uses shall be located in close proximity or integrated in shared buildings. Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1402B Principal Uses *(Amended 08/28/18)*

The following uses shall be allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution, unless otherwise noted. The following uses shall be conducted entirely within an enclosed building, unless otherwise approved by the Director or designee. The Director or designee may determine other similar uses as appropriate. A building or portion thereof may contain two (2) or more uses, residential, non-residential, or a combination of both.

1402B.01 Community Uses

- Church – maximum seating capacity 350
 - Cultural Facility
 - Fire Station *(with or without training facilities)*

1401C Intent

To provide for a full range of visitor-serving retail and commercial uses as an integral part of the community, providing services and employment opportunities that are conveniently and efficiently located to reduce unnecessary commuting and protect air quality. Adequate facilities, such as roads, water and sanitation, fire protection, emergency services, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this District shall be located so as to minimize conflicts with agricultural uses, wildlife habitats and corridors, and environmentally and visually sensitive areas in accordance with the intent of the Douglas County Comprehensive Master Plan.

The HC District is characterized by commercial and mixed-use buildings oriented to a major U.S. highway corridor. The uses provided in this zone are meant to serve local and regional residents, as well as visitors passing by and through. Site improvements including landscaping shall be provided and designed to minimize the impacts of roadside development. Due to the exposure to regional traffic, high appearance standards are important. Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1402C Principal Uses

The following uses shall be allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution, unless otherwise noted. The Director or designee may determine other similar uses as appropriate. A building or portion thereof may contain two (2) or more uses, residential, non-residential, or a combination of both.

1402C.01 Community Uses

- Church – maximum seating capacity 350
- Cultural Facility
- Fire Station (*with or without training facilities*)
- Library
- Open Space, Trails, or both (*Site Improvement Plan not required*)
- Post Office
- Sheriff Station (*with or without training or with or without detention*)

1402C.02 Bank or Financial Institution (*with or without drive-up facility*)

1402C.03 Bar or Lounge

1402C.04 Bed and Breakfast

1401D Intent

To provide areas for a full range of retail business, commercial, services, office, research, warehousing, small product assembly, manufacturing, distribution, and residential uses located to efficiently utilize public investment in infrastructure and to exercise economies of scale. Adequate facilities, such as roads, water and sanitation, fire protection, emergency services, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to avoid the costly, premature extension of basic infrastructure.

Development within this District shall be designed to provide for such uses on well-landscaped sites such that they can be located in proximity to other business, commercial and residential uses in accordance with the intent of the Douglas County Comprehensive Master Plan. High performance standards are set forth for this District to assure that development is compatible with adjoining land uses.

The MI District is characterized by a full range of commercial and light industrial uses with residential and mixed-use development. Uses allowed within this District shall operate with minimal dust, fumes, odors, refuse, smoke, vapor, noise, lights, and vibrations. Such impacts shall be mitigated in accordance with applicable County, State, and federal regulations. Any other impacts shall be mitigated to the maximum extent possible. Development, or use of land, in this District is permitted only in accordance with the provisions herein. Heavy freight operations (railroad or multi-modal transfer) are not in keeping with the character of the District; new freight rail sidings are discouraged on private lots. Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1402D Principal Uses *(Amended 08/28/18)*

The following uses shall be allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution, unless otherwise noted. The Director or designee may determine other similar uses as appropriate. A building or portion thereof may contain two (2) or more uses, residential, non-residential, or a combination of both.

1402D.01 Community Uses

- Church – maximum seating capacity 350
- College or University extension office
- Cultural Facility
- Fire Station *(with or without training facilities)*
- Library
- Museum
- Open Space, Trails, or both *(Site Improvement Plan not required)*
- Park, Playground, or both
- Post Office

1501 Intent

To encourage innovative and creative design and to facilitate a mix of use in the development of a balanced community including residential, business, commercial, recreational, open space, and other selected secondary uses, in accordance with Section 24-67-101, et. seq., C.R.S. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district should be designed to:

- ensure that provision is made for ample open space;
- ensure that environmentally and visually sensitive areas are preserved;
- promote layout, design and construction of residential development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area;
- provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit;
- ensure the adequacy of public facilities to accommodate population growth;
- promote balanced developments of mixed housing types;
- encourage the provision of dwellings with a range of affordability; and
- otherwise implement the stated purpose and intent of this Resolution and the Douglas County Comprehensive Master Plan.

Development in this district is permitted only in accordance with a Development Plan prepared and approved in accordance with the provisions herein.

The PD zone district is characterized by neighborhoods balanced in terms of scale and identity and as a complete community with adequate schools, parks, employment opportunities, convenience retail, health services, and public transit. Pedestrian, bicycle, and automobile circulation should include connections between neighborhoods, community facilities, employment centers, and shopping centers. Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1502 General Requirements (Amended 9/27/22)

Planned Developments may be controlled by one or more owners and shall be developed under unified control or by a unified plan. The owners, successors, heirs, or assigns shall be bound by the approved Development Plan, including any amendments thereto approved by the Planning Director or Board of County Commissioners.

- 1502.01 In order to provide uniform administrative procedures and quality development standards, Planned Developments shall conform to the following sections of this Resolution, as amended:

1601 Intent (Amended 8/11/09)

To provide for areas intentionally left free from development, for the preservation of wildlife corridors/habitats; scenic viewsheds; cultural, historical and archaeological areas/structures; landmarks and natural resources including forest lands, range lands, agricultural lands, aquifer recharge areas, and areas of unique biological, physical, topographical or botanical character. These areas will provide buffers to developed areas in order to maintain a separate identity for the Towns and the County. The most intensive uses of these areas will normally be for outdoor recreation activities or passive uses not requiring significant infrastructure such as roads or utility services. Land disturbance activities may require permit(s).

These areas may represent diverse types of land and possess varied physical and geographical conditions and are an important resource which should be protected. Open space constitutes an important physical, environmental, social, aesthetic, and economic asset to both the urban and rural residents of the County. The preservation of a balanced system of open space will complement the regional parks and trails and provide a visual relief to development. Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.

1602 Principal Uses

The following uses shall be allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution.

- 1602.01 Agricultural use limited to cultivation of crops and grazing of animals. Existing structures may remain and may be restored, as necessary.
- 1602.02 Cemetery.
- 1602.03 Environmental educational centers/historical museum for the purpose of providing an area to display items relevant to the site.
- 1602.04 Nature center/picnic area/trail head.
- 1602.05 Open Space/trails.
- 1602.06 Similar uses as determined by the Director to be in accordance with the intent of this district.
- 1602.07 Use permitted in a conservation easement agreement or similar document approved by Douglas County. (Amended 6/14/06)

1603 Accessory Uses