



Eva J. Henry - District #1  
Charles "Chaz" Tedesco - District #2  
Emma Pinter - District #3  
Steve O'Dorisio - District #4  
Mary Hodge - District #5

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**STUDY SESSION AGENDA  
TUESDAY  
July 16, 2019**

*ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE*

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<b>11:30 A.M.</b>	<b>ATTENDEE(S):</b>	<b>Jill Jennings Golich / Jen Rutter / Katie Keefe / Keith Huck / Christine Fitch</b>
	<b>ITEM:</b>	<b>Oil &amp; Gas Regulation Amendments</b>
<b>12:30 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Adam Burg / Eliza Schultz / Elisabeth Rosen</b>
	<b>ITEM:</b>	<b>State Lobbyists Update</b>
<b>1:00 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Herb Covey / Sue Bozinovski / Eric Bettinger</b>
	<b>ITEM:</b>	<b>Community Support Services Update</b>
<b>1:30 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Raymond Gonzales</b>
	<b>ITEM:</b>	<b>Administrative Item Review / Commissioners Communication</b>

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

\*\*\*AGENDA IS SUBJECT TO CHANGE\*\*\*



## STUDY SESSION AGENDA ITEM

<b>DATE:</b>	July 16, 2019
<b>SUBJECT:</b>	Oil & Gas Regulation Amendments
<b>FROM:</b>	Jill Jennings Golich, Director
<b>AGENCY/DEPARTMENT:</b>	Community & Economic Development
<b>ATTENDEES:</b>	Katie Keefe, Jen Rutter, Keith Huck, Christy Fitch
<b>PURPOSE OF ITEM:</b>	Update on oil and gas regulation amendments resulting from SB19-181.
<b>STAFF RECOMMENDATION:</b>	That Staff continue to work on the regulation amendments and perform public and stakeholder outreach.

### **BACKGROUND:**

On March 1, 2019, Senate Bill 181 was introduced, which clarifies, reinforces, and establishes the regulatory authority of local governments over the surface impacts of oil and gas development. The Adams County Board of County Commissioners approved a six-month moratorium on all new oil and gas facility applications within unincorporated areas on March 20, 2019. Governor Polis signed SB-181 into law on April 16, 2019.

Staff is working to develop draft regulations that implement the broader authority over oil and gas surface impacts afforded by SB-181. Stakeholder meetings were held during the last two weeks in June to obtain feedback on the draft regulations. Staff met with groups such as Emergency Management and Fire Districts, School Districts, Oil & Gas Operators, Developers, Adjacent Local Governments, and resident organizations. With the input from the stakeholders, staff and the outside legal counsel for oil and gas have developed a preliminary draft of the regulations. A final draft will be brought before the Planning Commission and the Board of County Commissioners in a public hearing.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

County Attorney  
Elizabeth Paranhos, Outside counsel for oil and gas issues

### **ATTACHED DOCUMENTS:**

PowerPoint  
Draft Regulations

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

**Additional Note:****APPROVAL SIGNATURES:**

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Raymond H. Gonzales, County Manager

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Alisha Reis, Deputy County Manager

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Bryan Ostler, Deputy County Manager

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Chris Kline, Deputy County Manager**APPROVAL OF FISCAL IMPACT:**

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Budget



# Oil & Gas Regulation Update

**Community and Economic Development Department**

**County Attorney's Office**

**July 16, 2019**



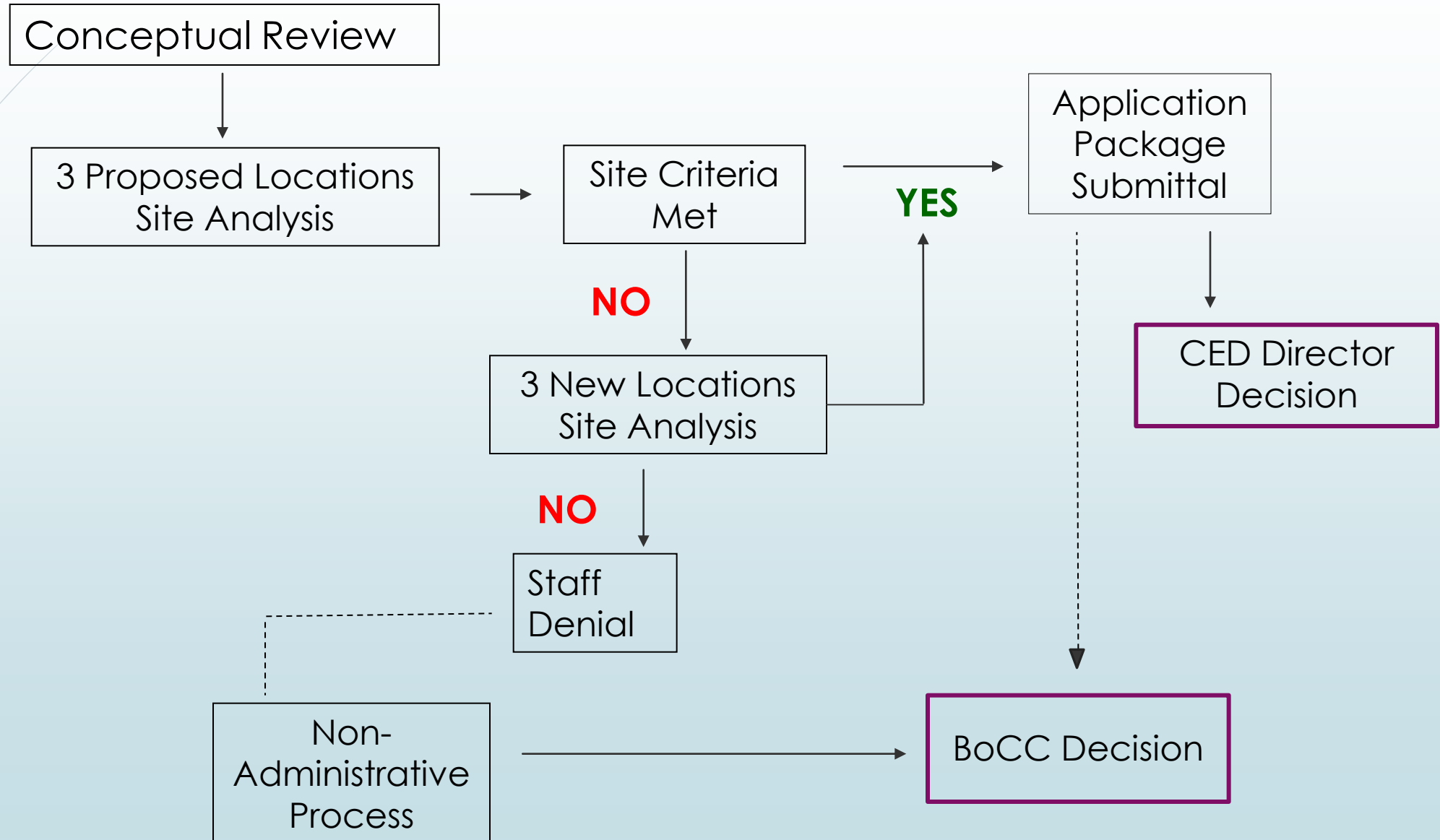
# Summary

- Stakeholder Outreach
- Permit Process Overview
- Proposed Regulations
- Recommended Timeline

# Stakeholder Meetings

Date	Group
6/19/19	COGCC Staff
6/20/19	First Responders & OEM
	Local Governments
6/21/19	Operators and Industry Groups
	<i>School Districts</i>
6/25/19	Homebuilders Association; AGC-CO
	Front Range Residents for Environmental Safety & Health
	Adams County Communities for Drilling Accountability Now
6/27/19	Tri-County Health Department
7/3/19	LOGIC with Earth Justice
7/9/19	Protegete and Conservation Colorado

# Oil and Gas Facility (OGF) Permit Process






# Waiver or Modification

- Applicant has option to seek waiver or modification at public hearing before the BOCC
  - When locations proposed to CED staff are not accepted and CED recommends denial of application
  - In order to operate facility in a zoned district not designated for oil and gas development
  - In order to obtain waivers or modifications to safety or operational performance standards for specific site



# Chapter 3: Allowed Zone Districts



Not Permitted	Permitted
A-1	A-2
Residential	A-3
Mobile Home	Commercial
Conservation	Industrial
Public Lands	
Transportation Oriented Development	



# Chapter 4: Proposed Regulations

## **Performance Standards**

- Safety Management Plan / Safety Management System
- Spill Prevention and Containment
- Emergency Response Plan
- Chemical Inventory and Waste Management
- Location and Siting
- Water Quality Supply Plan
- LDAR program
- Monitoring: water resource quality, air quality, noise

## **Operational Standards**

- Equipment requirements, protective systems and emission controls
- Incident, Leak, Spill Response
- Incident Reporting
- Leak and emissions reporting
- Current chemical inventory, MSDS
- Decommissioning
- Reclamation



# Oil & Gas Facility Regulations: Recommended Timeline

- July 16 – BoCC study session on proposed regulations
- July 30 – August 1– Regulations posted for public comment
- August 22 – Planning Commission Public Hearing
- September 3 – Board of County Commissioners Public Hearing

**2-02-12-07 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Director of Community and Economic Development, the Director of Community and Economic Development shall issue a temporary use permit. The temporary use permit shall describe in detail the temporary use allowed by the permit, include all specific conditions applied by the permit issuing authority, and be accompanied by an official site plan modified by the applicant to reflect the conditions of the permit.

**2-02-12-08 EFFECT OF APPROVAL**

Issuance of a temporary use permit shall be deemed to authorize only the particular use and activity for which it is issued. The temporary use permit is nontransferable. The applicant shall be subject to all other permits required by these standards and regulations to use the land in accordance with the temporary use permit.

**2-02-14**

**OIL AND GAS FACILITY (OGF) PERMIT**

**2-02-14-01 PURPOSE**

The purpose of the oil and gas facility regulation is to allow for reasonable development of oil and gas in unincorporated Adams County while ensuring that facilities are sited in appropriate areas and utilize best practices to protect the health, safety, and welfare of our residents.

The purpose of an OGF Permit is to regulate the surface land use of oil and gas production in order to protect the public safety, health, welfare and the environment of Adams County and its residents by ensuring that facilities are constructed and operated in accordance with best practices, to provide for sound environmental practices to protect the County's natural resources, to provide for the orderly siting and development of oil and gas operations, as well as to prevent damage to County roads and bridges.

The Colorado Oil and Gas Conservation Commission (COGCC) and the federal government have authority to regulate certain aspects of oil and gas mineral extraction. Requirements contained in this section shall not exempt the owner or operator of an oil and gas facility from compliance with the requirements of the COGCC or any other regulatory authority.

The provisions of these standards and regulations shall apply to the construction, installation, alteration, repair, erection, location, maintenance, and abandonment

of all new or substantially modified oil and gas facilities within the unincorporated areas of the County.

**2-02-14-02      APPLICABILITY**

All uses that require an OGF must be processed in accordance with this Section. The Director of Community and Economic Development is the permit issuing authority for OGF Permits that do not require any waiver from approval criteria or performance standards. OGF Permits requiring waivers from approval criteria or performance standards must be approved by the Board of County Commissioners through the designated Waiver process.

**2-02-14-03      WHO CAN INITIATE AN OGF PERMIT**

An OGF Permit may be requested, without limitation, by any owner of, or person demonstrating a legal interest in property on which the OGF use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

**2-02-14-04      OGF PERMIT REVIEW PROCEDURES**

An OGF Permit may be approved by the Director of Community and Economic Development if the application does not require waiver or modification from any approval criteria or performance standards. An OGF Permit requiring a waiver or modification from any of the approval criteria or performance standards must be approved by the Board of County Commissioners and requires a public hearing. The Director of Community and Economic Development or the Board of County Commissioners shall approve, approve with conditions, or deny the OGF Permit based on consideration of the staff report, the evidence from the public hearing (if applicable), and compliance with the criteria for approval.

**2-02-14-05      OGF PERMIT REVIEW STEPS**

The processing of a proposed OGF permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures (although not necessarily conducted in the following order) as follows:

1. Conceptual review. Operator shall identify three proposed locations for the oil and gas facility for the Alternative Site Analysis process outlined below. For each location, operator shall identify the following items that are located within a half-mile radius of the parcel boundary of the proposed facility: existing or platted residences, occupied buildings, parks, open space, schools, state licensed daycares, known

areas of environmental contamination such as superfund sites, hospitals, water bodies, floodplains, floodways, existing active and decommissioned wells, and roadways. Proposed access routes to the site should also be provided. This information must be submitted to Community and Economic Development for review. Following that, a conceptual review meeting shall be held with the operator. Operators are encouraged to schedule a conceptual review prior to entering into any surface use agreements.

- a. **Alternative Site Analysis:** Prior to submittal of any spacing application or Form 2 or 2A to the COGCC and during the conceptual review, the applicant must consult with the County on an Alternative Site Analysis as outlined below:

1. In General. The County seeks to site OGFs in areas that have the least off-site impact possible in order to protect the health, safety, and welfare of its residents and to protect the environment and wildlife. In order to determine whether proposed siting is appropriate, CED staff must evaluate alternative sites.
2. Description of potential sites. Applicant must submit descriptions of at least three (3) potential sites for the OGF that were considered by applicant. Description must include description of site locations considered, whether mineral extraction is possible and reasonable from those sites, the off-site impacts associated with those sites, and why a particular site is proposed, if any.
3. Evaluation materials. CED staff will evaluate the potential sites to determine which site is likely to have the least off-site impacts. The CED Director will determine whether applicant is required to provide traffic impact studies, engineering studies, environmental assessment, or other evaluation tools in order to adequately evaluate site options. If not required by CED Director as part of alternative site analysis, these site-specific evaluation tools can be submitted by applicant after site selection has occurred.
4. Evaluation criteria. In determining which sites are likely to have the least off-site impact, CED may consider the following:

- i. Proximity to residences, schools, daycares, active open spaces, environmentally sensitive areas, or other areas likely to be adversely impacted;
  - ii. Traffic impacts and impact to roads, bridges, and other infrastructure;
  - iii. Access to water and other operational necessities;
  - iv. Whether the site allows for utilization of impact mitigation, such as use of proximate pipelines;
  - v. The impact on the surrounding land
  - vi. The impact on wildlife
5. Site Selection. The county shall review all proposed locations in order to determine which location(s) best protects public health, safety, welfare, and the environment and will choose the location that best satisfies this goal. The Director of Community and Economic Development will determine if any proposed sites meet this goal. If no location satisfies this goal, Operator shall submit three new proposed locations. Alternatively, the County may suggest alternative location(s) or may recommend denial of the OGF Permit if it does not believe that any of the proposed sites meet the siting goal.
2. Neighborhood Meeting: Applicable, unless waived by the Director of Community and Economic Development. Director of Community and Economic Development will determine whether neighborhood meetings are required for all or some of the proposed alternative sites. At the neighborhood meeting, the applicant shall provide an overview of its proposed oil and gas operation and allow those in attendance to provide input as to the proposed operation, including, but not limited to, issues that arise from application of these regulations to the proposed operation, and suggested mitigation to adequately ensure compliance with these regulations.
3. Development Application Submittal: Community and Economic Development has developed a check list of required submittals for OGF Permits that may change from time to time. At a minimum, the following items are required as part of an OGF application submittal:
  - a. **Application Form**: a completed OGF Permit application form.
  - b. **Application Fee**: OGF application fee
  - c. **Operations Plan**:
    1. Plan Format: Two hard copies of all plans shall be provided and one copy of the plans shall be provided in digital format, on either a thumb drive or CD. No plans

shall contain copyright restrictions or public use restrictions.

2. Cover Sheet: The cover sheet shall have a title block with the reference to an Administrative Use by Special Review, project name, and location by section, township and range. The cover sheet shall also include a legal description of the area, date of the drawing, existing zoning of the site, a sheet key, a vicinity map with north arrow (scale of 1" = 2,000' preferred) with an emphasis on the major roadway network within two (2) miles of the proposal, and all applicable County notes, an approval signature block and a block to insert the COGCC Permit number when approved. Upon approval, the first sheet will be signed by the Director.
3. Impact Area Map: The second sheet shall contain an Impact Area Map that shows the proposed location of the Oil and Gas Facility, locations of all existing oil and gas wells within the one-mile impact area, locations of all producing, closed, abandoned, and shut-in wells and other oil and gas operations within one (1) mile of the site, locations of all water wells within ½ mile of the proposed Oil and Gas Operation, Existing improvements within 1,500 feet of the location on which the operation is proposed, and all existing and proposed roads within the one-mile impact area.
4. Drilling Operations Plan: The third sheet shall provide a site plan of drilling operations with drilling equipment with existing and proposed finished-grade topography at two-foot (2') contours or less tied to a datum acceptable to the County. The applicant shall verify current information regarding what datum is acceptable to the County, prior to submitting the application for the Administrative Use by Special Review. The layout of the drilling equipment may be shown as a typical plan, if the County deems it appropriate for the extent of development of the proposed Oil and Gas Facility.
5. Production Plan: The fourth sheet shall provide a site plan of production operations with production equipment such as tanks and compressor stations with existing and proposed finished-grade topography at two-foot (2') contours or less tied to a datum acceptable to the County. The production plan shall also identify proposed drilling and completion schedules. A seed



mix shall be provided for reseeding the well pad. Equipment layout may be a typical plan appropriate to the degree of development for the Oil and Gas Facility, if the County deems it appropriate for the extent of development of the proposed Oil and Gas Facility.

6. Signage Plan/Sign Detail: A dimensioned Signage Plan or Sign Detail shall be included on one of the sheets describing and illustrating the appearance, size, location, type, color, material, and illumination of all signs. Directional signs for emergency responders and inspectors shall be included, along with a 24-hour, 7-days per week contact information to deal with all noise complaints.
  7. Final Plan: Once the review process is complete and staff has determined that all outstanding issues have been resolved, staff will request a final copy of the Oil and Gas Operations Plan. The final copy of the Plan shall be paper. The final Oil and Gas Operations Plan shall contain the information listed above unless otherwise specified by the County staff.
- d. **Emergency Preparedness and Response:** in accordance with the Emergency Preparedness and Response requirements in Section 4-10-02-03-03-03(8).
1. Emergency Service Providers: The applicant must provide a commitment to serve (“will serve”) letter from the authority having jurisdiction for providing emergency services (fire protection and emergency medical services) for that facility, or, where no authority has jurisdiction, from an emergency services provider with the ability to provide such emergency services.
- e. **Engineering Documents:** The following technical Engineering documents are required by the CED staff unless otherwise waived:
1. Construction Plans: If applicable, Construction Plans for the proposed Oil and Gas Operation’s public improvements including road plan and profile sheets, storm drainage improvements plans and other public improvements, prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 9).

2. Pavement Design Report: If applicable, a Pavement Design Report prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 7).
3. Grading Erosion and Sediment Control: If applicable, a Grading, Erosion, Sediment Control Report and Plan as defined in the latest version of the Adams County Development Standards and Regulations (Chapter 9).
4. Transportation, roads, access standards, and fees:
  - a. The applicant's transportation plan must be designed and implemented to ensure public safety and maintain quality of life for other users of the county transportation system, adjacent residents, and affected property owners.
  - b. Where available, existing private roads shall be used to minimize land disturbance unless traffic safety, visual or noise concerns, or other adverse surface impacts clearly dictate otherwise.
  - c. Access roads on the site and access points to public roads as identified in the application materials shall be reviewed by the CED department and shall be built and maintained in accordance with the engineering specifications and access road standards defined in the Adams County Development Standards and Regulations (Chapter 8).
  - d. All applicable transportation fees shall be paid prior to issuance of a development plan review construction permit, including without limitation:
    - i. Access permit fees
    - ii. Oversize/overweight permit fees
    - iii. Right of way construction permit fees; and
    - iv. Traffic impact and road maintenance fees.
  - e. Oil and gas operations must minimize impacts to the physical infrastructure of the county transportation system. Any costs to improve county transportation system infrastructure

necessitated by the proposed oil and gas operation shall be the responsibility of the Applicant. All transportation system infrastructure improvements and associated costs shall be determined by the CED department. The County shall perform the work or arrange for it to be performed. If the Applicant disagrees with the infrastructure improvements or associated costs as assessed by CED, it may request that the department approve a different route for its proposed oil and gas operation that avoids the need for such improvements. Alternatively, the Applicant may engage a licensed civil engineering firm to perform a traffic impact study in accordance with Chapter 8 of the Development Standards and Regulations to independently evaluate county transportation system infrastructure improvements necessitated by the proposed oil and gas operation.

- f. Drainage study/technical drainage letter/plan: If applicable, a Drainage Study/Technical Drainage Letter/Plan prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 9).
- g. Floodplain Use Permit: The applicant must obtain a Floodplain Use Permit, in accordance with the latest version of the Adams County Development Standards and Regulations, if the proposed Oil and Gas construction disturbance or operation encroaches into the 100-year floodplain, or the access is crossing a major drainage way, as defined by the latest version of the Adams County Development Standards and Regulations (Chapter 9).
- f. **Water Supply:** the applicant must provide proof of adequate water supply.
- g. **Surface Owner Documentation:** Documentation as to whether the surface owner and others with interest in the property have authorized the proposed OGF.
- h. **Additional Information:** Community and Economic Development will develop an application check list that may

require additional information to process an OGF Permit application. In addition to the items required on the check list, the Director of Community and Economic Development may require additional information deemed necessary to evaluate particular applications.

4. Determination of Sufficiency: Applicable. No application shall be processed if taxes due on the requested property(ies) are not paid, if inspection fees are not paid, or if fines assessed against the applicant have not been paid.
5. Staff Report: Applicable.
6. Notice: Applicable, except notice shall be sent by the applicant to all property owners and current residents within a half mile at a minimum, or greater, as determined by the Director of Community and Economic Development. The Notice shall meet the format prescribed by the County. The notice shall contain a statement informing the recipients of the notice that they may request written notification by the Applicant of the commencement of construction and commencement of drilling operations. The applicant shall provide written notification by U.S. Mail, which shall include an offer to consult, to any municipality or county whose boundaries are within ½ mile of the proposed parcel where an application for an Oil and Gas Facility has been filed with the County.
7. Public Hearing: Applicable if the OGF Permit requires waiver from any approval criteria or performance standards. In cases requiring a waiver, a public hearing shall be held in front of the Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Director of Community and Economic Development in approving a permit for an OGF may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure the compatibility with adjacent uses. Conditions may include a requirement of an Access Permit or Oversize Load Permit prior to development of the Oil and Gas Facility, a Floodplain Use Permit prior to any work within the floodplain, or a building permit prior to construction of certain structures within the Oil and Gas Facility. In addition, the approving authority shall specify the term of the OGF Permit. An OGF Permit may be renewed following the same procedure used in granting the initial permit.
10. Amendments: Applicable.

**2-02-14-06      CRITERIA FOR APPROVAL**

The Board of County Commissioners or Director of Community and Economic Development, in approving an OGF Permit, shall consider:

1. The OGF is consistent with the purposes of these standards and regulations.
2. The OGF will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards, unless specifically waived or modified by the Board of County Commissioners after public hearing.
3. The siting of the OGF, after evaluation of alternative sites, is the most compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, welfare, the environment and wildlife of the County.
4. The siting of the OGF does not create any site specific conditions that present significant or material impacts to nearby land uses.
5. The OGF has addressed off-site impacts and complies with all applicable performance standards, unless specifically waived or modified by the Board of County Commissioners after public hearing.
6. The site is suitable for the use, including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed use will provide adequate parking, traffic circulation, fencing, screening, and landscaping.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the OGF as designed and proposed.
9. Cultural and Historical Resources: the OGF does not cause significant degradation of cultural, historic, or archaeological sites eligible for County landmarking, or the National Historic Register.
10. Water Bodies and Water Quality: the OGF does not, cause adverse impacts to surface or ground waters within Adams County. The operator shall comply with all applicable water quality standards.
11. Emergency Preparedness and Response: the oil and gas facility does not cause unreasonable risks of emergency situations such as

explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.

## **2-02-14-07 OIL AND GAS FACILITY PERMIT WAIVER**

### **2-02-14-07-01 PURPOSE**

The purpose of this section is to establish criteria and detail the steps whereby the Board of County Commissioners, at public meeting, may grant waivers or modifications from approval criteria or performance standards normally required for OGF Permits, allow the OGF use in an area not zoned for OGFs, or allow applicant to develop an OGF site not selected by Community and Economic Development.

### **2-02-14-07-02 APPLICABILITY**

If the OGF permit application is denied based on noncompliance with the approval criteria or performance standards, if the applicant seeks to develop in an area not zoned for OGF development, or if an applicant seeks to develop on a site not approved by CED staff, an applicant may apply for an Oil and Gas Facility Permit Waiver.

### **2-02-14-07-03 WHO CAN INITIATE A WAIVER**

A waiver may be proposed by any applicant that may apply for an OGF.

The applicant has the burden of proof to demonstrate that the waiver or proposed site selection meets the criteria for approval.

### **2-02-14-07-04 WAIVER REVIEW PROCEDURES**

Any waiver shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). Waiver applications will be heard by the Board of County Commissioners at a public hearing. At such public hearing, the Board of County Commissioners may waive or modify specific regulations or standards requested by the applicant and approve the application, may approve with conditions, or may deny the application.

Applicants may only seek a waiver after submitting a complete application for an OGF Permit and participating in a conceptual review meeting with Community and Economic Development staff. If applicant is unable to meet all approval criteria and comply with all performance standards required for an OGF Permit, applicant may choose to seek a waiver from the Board of County Commissioners. The processing of a waiver shall be according to, in compliance with, and subject

to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Must be completed prior to application for waiver as part of OGF Permit process.
2. Neighborhood Meeting: Director of Community and Economic Development will determine whether neighborhood meetings are required after evaluating steps taken as part of OGF process.
3. Development Application Submittal: In addition to all requirements for an OGF Permit, applicant must provide a request for waiver that articulates the specific waivers sought and explains why waivers are necessary.
4. Determination of Sufficiency: Applicable. No application shall be processed if taxes due on the requested property(ies) are not paid, if inspection fees are not paid, or if fines assessed against the applicant have not been paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners. Any requested waiver shall be reviewed and acted upon by the Board of County Commissioners prior to issuance of an OGF Permit. The Board of County Commissioners may take testimony from the public at the public meeting.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners, in approving a waiver for an OGF Permit, may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure the compatibility with adjacent uses.
10. Amendments: Applicable.

**2-02-14-07-05      *CRITERIA FOR APPROVAL***

The Board of County Commissioners, in approving a waiver, shall find:

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations
2. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
3. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

**2-02-14-07-06      *ADDITIONAL CRITERIA FOR A ZONE DISTRICT WAIVER***

The Board of County Commissioners, in approving zone district waiver, in addition to the criteria outlined above, shall find:

1. The proposed Oil and Gas Facility is consistent with the Adams County Comprehensive Plan.
2. The proposed Oil and Gas Facility is compatible with the surrounding area, harmonious with the character of the neighborhood, and not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, welfare or the environment of the inhabitants of the area and the County.

**2-02-15      *AMENDMENT TO TEXT OF THE STANDARDS AND REGULATIONS AND/OR ZONING MAP (REZONING) AND/OR COMPREHENSIVE PLAN***

**2-02-15-01      *PURPOSE***

The purpose of this section is to detail the steps to follow for changing the text of these standards and regulations, or the boundaries of the zone districts shown on the Zoning Map (Rezoning), or the Comprehensive Plan.

**2-02-15-02      *APPLICABILITY***

All amendments to the text of these standards and regulations and any changes to the Zoning Map or Comprehensive Plan must be processed in accordance with this section. Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution amending the text of these standards and regulations, or the Zoning Map, or the Comprehensive Plan.

**2-02-15-03      *WHO CAN INITIATE A TEXT, ZONING MAP, OR COMPREHENSIVE PLAN AMENDMENT***

**2-02-15-03-01      *AMENDMENT TO ZONING MAP (REZONING)***

An amendment to the Zoning Map may be proposed, without limitation, by the Planning Commission, the Board of County Commissioners, or the owner(s) of the property to be rezoned.

In addition, a municipality, airport authority, or other owner or operator of an aviation facility available for public use may propose an amendment to the



USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Furniture and fixtures	-	-	C	-	-	-
General building contractors	-	-	C	-	-	-
Instruments and related products	-	-	C	-	-	-
Leather and leather products, including tanning and finishing	-	-	C	-	-	-
Local and interurban passenger transit	C	C	C	-	-	-
Lumber, building materials, and wood products	-	-	C	-	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	-	C	-	-	-
Miscellaneous manufacturing industries	-	-	C	-	-	-
Paper products, except mills	-	-	C	-	-	-
Printing and publishing	-	-	C	-	-	-
Recreational vehicle storage	-	-	C	-	-	-
Special trade contractors	-	-	C	-	-	-
Special warehousing and storage	-	-	C	-	-	-
Textiles and apparel	-	-	C	-	-	-
Transportation services	-	-	C	-	-	-
Trucking and general warehousing, including mini-storage	-	-	C	-	-	-
Truck stops	C	C	C	-	-	-
Welding repair	-	-	C	-	-	-
Wholesale trade (durable and non-durable)	-	-	C	-	-	-
<b>Light Manufacturing or Processing</b>	-	-	-	-	-	-
Beverage manufacturing	-	-	-	-	-	-
Book binding	-	-	-	-	-	-
Canvas products manufacturing	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Clothing or cloth manufacturing	-	-	-	-	-	-
Office and computing machines	-	-	-	-	-	-
Electronics manufacturing	-	-	-	-	-	-
Furnace installation, repair, and cleaning	-	-	-	-	-	-
Hosiery manufacturing	-	-	-	-	-	-
Machine shops	-	-	-	-	-	-
Machine tool manufacturing	-	-	-	-	-	-
Machinery sales	-	-	-	-	-	-
Public utility storage, yards, and service installments	-	-	-	-	-	-
Shoe manufacturing	-	-	-	-	-	-
Sign manufacturing, repair, and maintenance	-	-	-	-	-	-
<b>Major Energy Facility</b>	C	C	C	C	C	C
<b>Moderate Manufacturing or Processing</b>						
Can manufacturing	-	-	-	-	-	-
Candy product manufacturing (for sale off premises)	-	-	-	-	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	-	-	-	-
Cosmetic and perfume manufacturing	-	-	-	-	-	-
Creosote manufacturing or treatment plant	-	-	-	-	-	-
Fat rendering production	-	-	-	-	-	-
Fertilizer manufacturing and processing	C	C	C	-	-	-
Forging plant and foundry	-	-	-	-	-	-
Glass or glass product manufacturing	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	-	-	-	-
Millinery manufacturing	-	-	-	-	-	-
Mobile homes manufacturing and storage	-	-	-	-	-	-
Vacation camper manufacturing	-	-	-	-	-	-
<b>Oil and Gas Facility</b>	-	O	O	-	-	-
<b>Accessory Outdoor Storage (up to 25% of the building area)*</b>	-	-	-	-	-	-
<b>Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*</b>	-	-	-	-	-	-
<b>Outdoor Storage (in excess of 100% of the building area)*</b>	-	-	-	-	-	-
<b>MARIJUANA ESTABLISHMENTS</b>						
Medical Marijuana Center	-	-	-	-	-	-
Retail Marijuana Store	-	-	-	-	-	-
Medical Marijuana Infused Products Manufacturer	-	-	-	-	-	-
Retail Marijuana Product Manufacturing Facility	-	-	-	-	-	-
Medical Marijuana Optional Premises Cultivation Operation	-	-	P	-	-	-
Retail Marijuana Cultivation Facility	-	-	P	-	-	-
Retail Marijuana Testing Facility	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
<b>AGRICULTURAL USES</b>							
<b>Agricultural Businesses and Farming Operations</b>	-	-	-	-	-	-	-
Animal farms	-	-	-	-	-	-	-
Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)	-	-	-	-	-	-	-
Aquaculture facility	-	-	-	-	-	-	-
Crop farming, excluding hemp	P	P	P	P	P	P	P
Crop farming, including hemp	-	-	-	-	-	-	-
Equestrian Arena, Commercial	-	-	-	-	-	-	-
Equestrian Arena, Personal	-	-	-	-	-	-	-
<b>Agricultural Support Businesses and Services</b>	-	-	-	-	-	-	-
Farm machinery sales and services	-	-	-	-	-	-	-
Farm supply sales	-	-	-	-	-	-	-
Grain mill	-	-	-	-	-	-	-
Grain elevators	-	-	-	-	-	-	-
Riding stables or academy	-	-	-	-	-	-	-
<b>Nurseries</b>	-	-	-	P	P	P	P
<b>Forestry and Silviculture</b>	-	-	-	-	-	-	-
Timbering and logging	-	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
<b>RESIDENTIAL USES</b>							
Accessory Dwelling Unit	P	P	-	P	P	P	P
Group Home for the Developmentally Disabled	C	C	C	-	-	-	-
Group Home for the Elderly	C	C	C	-	-	-	-
Group Living Facility (1 to 5 persons)	P	P	C	-	-	-	-
Group Living Facility (in excess of 5 persons)	C	C	C	-	-	-	-
Group Living Facility (with more than 1 registered sex offender)	C	C	C	-	-	-	-
Manufactured Home Park	C	C	C	C	C	-	-
Mobile Home Park	-	-	P	-	-	-	-
Multi-Family Dwelling	P	P	C	C	C	-	-
Single-Family Dwelling	C	C	P	C	-	-	-
Two-Family Dwelling	C	C	C	C	-	-	-
<b>INSTITUTIONAL USES</b>							
<b>Funeral Home/Mortuary*</b>	-	-	-	-	-	-	P
<b>Funeral Home/Mortuary to include Cremation*</b>	-	-	-	-	-	-	C
<b>Halfway House*</b>	-	-	-	-	-	-	-
<b>Institutional Care</b>	C	C	C	P	P	P	P
Boarding/rooming houses	C	C	C	P	P	P	P
Convalescent homes	C	C	C	P	P	P	P
Convents or monasteries	C	C	C	P	P	P	P
Foster homes	C	C	C	P	P	P	P
Hospitals/clinics	C	C	C	P	P	P	P
Nursing homes	C	C	C	P	P	P	P
Protective living facilities	C	C	C	P	P	P	P
Sanitariums	C	C	C	P	P	P	P
Sheltered care homes	C	C	C	P	P	P	P
<b>Jails and Prisons</b>	-	-	-	-	-	-	-
Jails	-	-	-	-	-	-	-
Penal institutions	-	-	-	-	-	-	-
Prisons	-	-	-	-	-	-	-
<b>Neighborhood Indoor Uses</b>	C	C	C	P	P	P	P
Branch libraries	C	C	C	P	P	P	P
Day care centers (day or nursery schools) (Adult* or Child)	C	C	C	P	P	P	P
Gymnasiums	C	C	C	P	P	P	P

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Handball	C	C	C	P	P	P	P
Handball courts	C	C	C	P	P	P	P
Indoor recreational centers	C	C	C	P	P	P	P
Indoor skating rinks (ice or roller)	C	C	C	P	P	P	P
Indoor swimming pools	C	C	C	P	P	P	P
Neighborhood community or recreational centers	C	C	C	P	P	P	P
Public or private primary and secondary schools (excluding trade schools)	C	C	C	P	P	P	P
Racquetball	C	C	C	P	P	P	P
Tennis	C	C	C	P	P	P	P
<b>Outdoor Public Uses</b>	P	P	P	P	P	P	P
Arboretums	P	P	P	P	P	P	P
Areas for hiking	P	P	P	P	P	P	P
Cemeteries, with or without caretaker residences*	-	-	-	-	-	-	P
Garden plots	P	P	P	P	P	P	P
Nature areas	P	P	P	P	P	P	P
Picnic areas	P	P	P	P	P	P	P
Public areas for active recreational activities	P	P	P	P	P	P	P
Recreation-oriented parks	P	P	P	P	P	P	P
Wildlife sanctuaries	P	P	P	P	P	P	P
<b>Places of Worship</b>	C	C	C	P	P	P	P
<b>Public Service</b>	C	C	C	C	C	C	C
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C	C
Emergency service buildings or garages	C	C	C	C	C	C	C
Government offices	C	C	C	C	C	C	C
Utility substations or transmission and distribution facilities	C	C	C	C	C	C	C
<b>Universities</b>	-	-	-	C	C	C	C
<b>COMMERCIAL USES</b>							

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
<b>Airports, Landing Strips and Heliports</b>	-	-	-	-	-	-	-
<b>Animal Hospitals</b>	-	-	-	P	P	P	P
<b>Automobile Service Stations</b>	-	-	-	P	P	P	P
Car washes	-	-	-	P	P	P	P
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	-	-	-	P	P	P	P
Gas stations	-	-	-	P	P	P	P
<b>Bed and Breakfast Establishments</b>	-	-	-	P	P	P	P
<b>Campgrounds, Commercial</b>	-	-	-	C	C	C	C
Camps	-	-	-	C	C	C	C
Campsites	-	-	-	C	C	C	C
Recreational vehicle parks	-	-	-	C	C	C	C
Tents	-	-	-	C	C	C	C
Trailer parks	-	-	-	C	C	C	C
<b>Communications Towers, Commercial</b>	-	-	-	C	C	C	C
Antenna arrays (satellite dishes)	-	-	-	C	C	C	C
Radio or TV broadcasting towers	-	-	-	C	C	C	C
Telecommunications towers	-	-	-	C	C	C	C
<b>Commercial Retail</b>	-	-	-	P	P	P	P
Apparel and accessory stores	-	-	-	P	P	P	P
Building supplies	-	-	-	P	P	P	P
Cabinet sales	-	-	-	P	P	P	P
Dry cleaners	-	-	-	P	P	P	P
Engineering and management services	-	-	-	P	P	P	P
Food stores	-	-	-	P	P	P	P
Furniture and home furnishings stores	-	-	-	P	P	P	P
General merchandise stores	-	-	-	P	P	P	P

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Greenhouses (retail) and greenhouses with garden supplies	-	-	-	P	P	P	P
Health services	-	-	-	P	P	P	P
Legal services	-	-	-	P	P	P	P
Membership organizations	-	-	-	P	P	P	P
Miscellaneous retail except fuel dealers	-	-	-	P	P	P	P
Miscellaneous services	-	-	-	P	P	P	P
Social services except care facilities	-	-	-	P	P	P	P
<b>Convenience Retail Store</b>	-	-	-	P	P	P	P
<b>Drive-In Establishments</b>	-	-	-	C	C	P	P
<b>Golf Course/Driving Range, Commercial</b>	C	C	C	C	C	P	P
<b>Heavy Retail and Heavy Services</b>	-	-	-	-	-	C	C
Auto/truck rental/leasing	-	-	-	-	-	C	C
Automobile dealers	-	-	-	C	C	P	P
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	-	-	-	-	-	C	C
Automotive services except wrecking or towing storage yards	-	-	-	-	-	C	C
Cabinet manufacturing with sales	-	-	-	-	-	C	C
Cold storage	-	-	-	-	-	C	C
Firewood sales, storage, and splitting	-	-	-	-	-	C	C
Flea market	-	-	-	-	-	C	C
Mobile home and manufactured housing dealers with mobile home sales office	-	-	-	-	-	C	C
Pawn shops	-	-	-	-	-	C	C
Radio and TV broadcasting station	-	-	-	-	-	C	C
<b>Indoor Commercial Recreation/Entertainment</b>	-	-	-	-	C	P	P

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas



USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Assembly halls	-	-	-	-	C	P	P
Auditoriums	-	-	-	-	C	P	P
Bowling alleys	-	-	-	-	C	P	P
Indoor sports arenas	-	-	-	-	C	P	P
Movie theaters	-	-	-	-	C	P	P
Physical fitness facilities	-	-	-	-	C	P	P
Pool arcades	-	-	-	-	C	P	P
Video arcades	-	-	-	-	C	P	P
<b>Kennel, Commercial</b>	-	-	-	-	C	C	C
<b>Lodging, Commercial</b>	-	-	-	C	P	P	P
Convention centers	-	-	-	C	P	P	P
Hotels	-	-	-	C	P	P	P
Motels	-	-	-	C	P	P	P
<b>Massage Business</b>	-	-	-	C	C	C	C
<b>Off-Premise Advertising Devices</b>	-	-	-	-	-	-	-
<b>Office</b>	-	-	-	P	P	P	P
Banking and other credit agencies (offices only)	-	-	-	P	P	P	P
Business services	-	-	-	P	P	P	P
Commodity brokers and services	-	-	-	P	P	P	P
Holding and other investments	-	-	-	P	P	P	P
Insurance carriers	-	-	-	P	P	P	P
Medical offices	-	-	-	P	P	P	P
Real estate	-	-	-	P	P	P	P
Security	-	-	-	P	P	P	P
<b>Outdoor Commercial Recreation</b>	-	-	-	-	C	C	C
Amusement parks	-	-	-	-	C	C	C
Archery ranges	-	-	-	-	C	C	C
Batting cages	-	-	-	-	C	C	C
Drive-in theaters	-	-	-	-	C	C	C
Go-cart establishments	-	-	-	-	C	C	C
Ice and roller skating rinks	-	-	-	-	C	C	C
Miniature golf establishments	-	-	-	-	C	C	C
Music arenas	-	-	-	-	C	C	C
Outdoor commercial amusement facilities	-	-	-	-	C	C	C

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Pistol and shooting ranges	-	-	-	-	C	C	C
Theme parks	-	-	-	-	C	C	C
Water slides	-	-	-	-	C	C	C
<b>Parking Lot, Commercial</b>	-	-	-	-	C	C	C
<b>Racing Facilities</b>	-	-	-	-	-	-	-
Automobile racing	-	-	-	-	-	-	-
Dog tracks	-	-	-	-	-	-	-
Horse racing	-	-	-	-	-	-	-
Truck racing	-	-	-	-	-	-	-
<b>Restaurants</b>	-	-	-	C	P	P	P
<b>Services</b>	-	-	-	P	P	P	P
<b>Sexually Oriented Business</b>	-	-	-	-	-	-	-
<b>Trade Schools</b>	-	-	-	-	C	C	P
<b>INDUSTRIAL USES</b>							
<b>Business Park Uses</b>	-	-	-	C	C	C	C
Apparel and other finished products made from fabrics and similar materials	-	-	-	C	C	C	C
Arrangement of transportation of freight and cargo	-	-	-	C	C	C	C
Bakeries	-	-	-	C	C	C	C
Communications	-	-	-	C	C	C	C
Development and testing services	-	-	-	C	C	C	C
Measuring, analyzing, and controlling instrument manufacturing	-	-	-	C	C	C	C
Medical and optical goods	-	-	-	C	C	C	C
Motion picture production and allied services	-	-	-	C	C	C	C
Moving companies	-	-	-	C	C	C	C
Musical instruments and sporting/athletic goods manufacturing	-	-	-	C	C	C	C
Photographic	-	-	-	C	C	C	C
Research	-	-	-	C	C	C	C

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Space research and technology	-	-	-	C	C	C	C
United states postal service	-	-	-	C	C	C	C
Watches and clocks	-	-	-	C	C	C	C
<b>Extraction or Disposal Uses</b>	C/S	C/S	C/S	C/S	C/S	C/S	C/S
<b>Heavy Industry</b>	-	-	-	-	-	-	-
Alcoholic beverage manufacturing	-	-	-	C	C	C	C
Asphalt and concrete production facilities	-	-	-	-	-	-	-
Auction yards with livestock	-	-	-	-	-	-	-
Automobile manufacturing	-	-	-	-	-	-	-
Chemical manufacturing	-	-	-	-	-	-	-
Chemicals and allied products manufacturing except drugs	-	-	-	-	-	-	-
Heavy construction contractors	-	-	-	-	-	-	-
Manufactured homes	-	-	-	-	-	-	-
Meat processing, packing, packaging, and slaughterhouses	-	-	-	-	-	-	-
Paper, pulp, or paperboard mills	-	-	-	-	-	-	-
Petroleum products manufacturing	-	-	-	-	-	-	-
Railroad transportation	-	-	-	-	-	-	-
Railroad yards	-	-	-	-	-	-	-
Rubber and miscellaneous plastics manufacturing	-	-	-	-	-	-	-
Salvage yards	-	-	-	-	-	-	-
Sawmills	-	-	-	-	-	-	-
Stone and clay products	-	-	-	-	-	-	-
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Trailer and truck manufacturing	-	-	-	-	-	-	-
Transportation equipment	-	-	-	-	-	-	-
Utility production or processing facilities	-	-	-	-	-	-	-
<b>Heavy Manufacturing or Processing</b>	-	-	-	-	-	-	-
Abrasive manufacturing	-	-	-	-	-	-	-
Acid manufacturing	-	-	-	-	-	-	-
Asbestos products manufacturing	-	-	-	-	-	-	-
Boiler or tank manufacturing	-	-	-	-	-	-	-
Bone reduction	-	-	-	-	-	-	-
Caustic soda manufacturing	-	-	-	-	-	-	-
Celluloid manufacturing	-	-	-	-	-	-	-
Coal, coke yards, or coal classifications	-	-	-	-	-	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	-	-	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	-	-	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	-	-	-	-
Dye manufacturing	-	-	-	-	-	-	-
Felt manufacturing	-	-	-	-	-	-	-
Fossil fuel manufacturing	-	-	-	-	-	-	-
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	-	C	C	C	C
Hazardous waste treatment facility	-	-	-	-	-	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	-	-	-	-
Lubrication and grease manufacturing	-	-	-	-	-	-	-
Lumber mills, planing mills, and storage of logs	-	-	-	-	-	-	-
Oil compounding	-	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Paint and enamel manufacturing	-	-	-	-	-	-	-
Pickle manufacturing	-	-	-	-	-	-	-
Recycling Facilities	-	-	-	-	-	-	-
Scrap processing or shredding yard	-	-	-	-	-	-	-
Smelting or refining of metal	-	-	-	-	-	-	-
Sugar and beet refining	-	-	-	-	-	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	-	-	-	-	-
<b>Landscape Storage Yards*</b>	-	-	-	-	-	-	-
<b>Light Industry</b>	-	-	-	-	-	-	-
Auction houses without livestock	-	-	-	-	-	-	-
Auto towing and storage yards	-	-	-	-	-	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	-	-	-	-	-	-	-
Bus repair	-	-	-	-	-	-	-
Dairy and food processing and manufacturing facilities	-	-	-	-	-	-	-
Drug manufacturing	-	-	-	-	-	-	-
Dry cleaning plants	-	-	-	-	-	-	-
Electric and electronic equipment, including electronic distribution and electrical industrial	-	-	-	-	-	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	-	-	-	-	-	-
Fuel and ice dealers	-	-	-	-	-	-	-
Furniture and fixtures	-	-	-	-	-	-	-
General building contractors	-	-	-	-	-	-	-
Instruments and related products	-	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Leather and leather products, including tanning and finishing	-	-	-	-	-	-	-
Local and interurban passenger transit	-	-	-	-	-	-	-
Lumber, building materials, and wood products	-	-	-	-	-	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	-	-	-	-	-	-
Miscellaneous manufacturing industries	-	-	-	-	-	-	-
Paper products, except mills	-	-	-	-	-	-	-
Printing and publishing	-	-	-	-	-	-	-
Recreational vehicle storage	-	-	-	-	-	-	-
Special trade contractors	-	-	-	-	-	-	-
Special warehousing and storage	-	-	-	-	-	-	-
Textiles and apparel	-	-	-	-	-	-	-
Transportation services	-	-	-	-	-	-	-
Trucking and general warehousing, including mini-storage	-	-	-	-	-	-	-
Truck stops	-	-	-	-	-	-	-
Welding repair	-	-	-	-	-	-	-
Wholesale trade (durable and non-durable)	-	-	-	-	-	-	-
<b>Light Manufacturing or Processing</b>	-	-	-	-	-	-	-
Beverage manufacturing	-	-	-	-	-	-	-
Book binding	-	-	-	-	-	-	-
Canvas products manufacturing	-	-	-	-	-	-	-
Clothing or cloth manufacturing	-	-	-	-	-	-	-
Office and computing machines	-	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Electronics manufacturing	-	-	-	-	-	-	-
Furnace installation, repair, and cleaning	-	-	-	-	-	-	-
Hosiery manufacturing	-	-	-	-	-	-	-
Machine shops	-	-	-	-	-	-	-
Machine tool manufacturing	-	-	-	-	-	-	-
Machinery sales	-	-	-	-	-	-	-
Public utility storage, yards, and service installments	-	-	-	-	-	-	-
Shoe manufacturing	-	-	-	-	-	-	-
Sign manufacturing, repair, and maintenance	-	-	-	-	-	-	-
<b>Major Energy Facility</b>	C	C	C	C	C	C	C
<b>Moderate Manufacturing or Processing</b>	-	-	-	-	-	-	-
Can manufacturing	-	-	-	-	-	-	-
Candy product manufacturing (for sale off premises)	-	-	-	-	-	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	-	-	-	-	-
Cosmetic and perfume manufacturing	-	-	-	-	-	-	-
Creosote manufacturing or treatment plant	-	-	-	-	-	-	-
Fat rendering production	-	-	-	-	-	-	-
Fertilizer manufacturing and processing	-	-	-	-	-	-	-
Forging plant and foundry	-	-	-	-	-	-	-
Glass or glass product manufacturing	-	-	-	-	-	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	-	-	-	-	-
Millinery manufacturing	-	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Mobile homes manufacturing and storage	-	-	-	-	-	-	-
Vacation camper manufacturing	-	-	-	-	-	-	-
<b>Oil and Gas Facility</b>	-	-	-	O	O	O	O
<b>Accessory Outdoor Storage (up to 25% of the building area)*</b>	-	-	-	-	-	-	P
<b>Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*</b>	-	-	-	-	-	-	-
<b>Outdoor Storage (in excess of 100% of the building area)*</b>	-	-	-	-	-	-	-
<b>MARIJUANA ESTABLISHMENTS</b>							
<b>Medical Marijuana Center</b>	-	-	-	-	-	-	P
<b>Retail Marijuana Store</b>	-	-	-	-	-	-	P
<b>Medical Marijuana Infused Products Manufacturer</b>	-	-	-	-	-	-	-
<b>Retail Marijuana Product Manufacturing Facility</b>	-	-	-	-	-	-	-
<b>Medical Marijuana Optional Premises Cultivation Operation</b>	-	-	-	-	-	-	P
<b>Retail Marijuana Cultivation Facility</b>	-	-	-	-	-	-	P
<b>Retail Marijuana Testing Facility</b>	-	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas



USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
<b>AGRICULTURAL USES</b>							
<b>Agricultural Businesses and Farming Operations</b>	-	-	-	-	-	-	-
Animal farms	-	-	-	-	-	-	-
Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)	C	P	P	P	P	-	-
Aquaculture facility	C	P	P	P	P	-	-
Crop farming, excluding hemp	P	P	P	P	P	P/C	P
Crop farming, including hemp	-	-	P	P	P	P/C	P
Equestrian Arena, Commercial	-	-	-	-	-	-	-
Equestrian Arena, Personal	-	-	-	-	-	-	-
<b>Agricultural Support Businesses and Services</b>	C	P	P	P	P	-	-
Farm machinery sales and services	C	P	P	P	P	-	-
Farm supply sales	C	P	P	P	P	-	-
Grain mill	C	P	P	P	P	-	-
Grain elevators	C	P	P	P	P	-	-
Riding stables or academy	C	P	P	P	P	-	-
<b>Nurseries</b>	P	P	P	P	P	P/C	P
<b>Forestry and Silviculture</b>	-	-	-	-	-	-	-
Timbering and logging	-	-	-	-	-	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
<b>RESIDENTIAL USES</b>							
Accessory Dwelling Unit	P	P	P	P	P	P	P
Group Home for the Developmentally Disabled	-	-	-	-	-	-	-
Group Home for the Elderly	-	-	-	-	-	-	-
Group Living Facility (1 to 5 persons)	-	-	-	-	-	-	-
Group Living Facility (in excess of 5 persons)	-	-	-	-	-	-	-
Group living facility (with more than 1 registered sex offender)	-	-	-	-	-	-	-
Manufactured Home Park	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	-	-	-	-
Single-Family Dwelling	-	-	-	-	-	C	-
Two-Family Dwelling	-	-	-	-	-	-	-
<b>INSTITUTIONAL USES</b>							
<b>Funeral Home/Mortuary*</b>	P	P	P	P	P	-	-
<b>Funeral Home/Mortuary to include Cremation*</b>	C	C	P	P	P	-	-
<b>Halfway House*</b>	-	C	C	C	C	-	C
<b>Institutional Care</b>	P	P	P	P	P	-	P
Boarding/rooming houses	P	P	P	P	P	-	P
Convalescent homes	P	P	P	P	P	-	P
Convents or monasteries	P	P	P	P	P	-	P
Foster homes	P	P	P	P	P	-	P
Hospitals/clinics	P	P	P	P	P	-	P
Nursing homes	P	P	P	P	P	-	P
Protective living facilities	P	P	P	P	P	-	P
Sanitariums	P	P	P	P	P	-	P
Sheltered care homes	P	P	P	P	P	-	P
<b>Jails and Prisons</b>	-	C	C	C	C	-	C
Jails	-	C	C	C	C	-	C
Penal institutions	-	C	C	C	C	-	C
Prisons	-	C	C	C	C	-	C
<b>Neighborhood Indoor Uses</b>	P	P	P	P	P	-	P
Branch libraries	P	P	P	P	P	-	P
Day care centers (day or nursery schools) (Adult* or Child)	P	P	P	P	P	-	P
Gymnasiums	P	P	P	P	P	-	P

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Handball	P	P	P	P	P	-	P
Handball courts	P	P	P	P	P	-	P
Indoor recreational centers	P	P	P	P	P	-	P
Indoor skating rinks (ice or roller)	P	P	P	P	P	-	P
Indoor swimming pools	P	P	P	P	P	-	P
Neighborhood community or recreational centers	P	P	P	P	P	-	P
Public or private primary and secondary schools (excluding trade schools)	P	P	P	P	P	-	P
Racquetball	P	P	P	P	P	-	P
Tennis	P	P	P	P	P	-	P
<b>Outdoor Public Uses</b>	P	P	P	P	P	P/ C	P
Arboretums	P	P	P	P	P	P/ C	P
Areas for hiking	P	P	P	P	P	P/ C	P
Cemeteries, with or without caretaker residences*	P	P	P	P	P	-	-
Garden plots	P	P	P	P	P	P/ C	P
Nature areas	P	P	P	P	P	P/ C	P
Picnic areas	P	P	P	P	P	P/ C	P
Public areas for active recreational activities	P	P	P	P	P	P/ C	P
Recreation-oriented parks	P	P	P	P	P	P/ C	P
Wildlife sanctuaries	P	P	P	P	P	P/ C	P
<b>Places of Worship</b>	P	P	P	C	C	-	-
<b>Public Service</b>	C	C	C	C	C	C	P
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C	P
Emergency service buildings or garages	C	C	C	C	C	C	P
Government offices	C	C	C	C	C	C	P
Utility substations or transmission and distribution facilities	C	C	C	C	C	C	P
<b>Universities</b>	C	C	C	C	C	-	P
<b>COMMERCIAL USES</b>							

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
<b>Airports, Landing Strips and Heliports</b>	-	-	C	C	C	-	C
<b>Animal Hospitals</b>	P	P	P	P	P	-	-
<b>Automobile Service Stations</b>	P	P	P	P	P	-	-
Car washes	P	P	P	P	P	-	-
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	P	P	P	P	P	-	-
Gas stations	P	P	P	P	P	-	-
<b>Bed and Breakfast Establishments</b>	P	P	P	P	P	-	-
<b>Campgrounds, Commercial</b>	C	C	C	C	C	-	-
Camps	C	C	C	C	C	-	-
Campsites	C	C	C	C	C	-	-
Recreational vehicle parks	C	C	C	C	C	-	-
Tents	C	C	C	C	C	-	-
Trailer parks	C	C	C	C	C	-	-
<b>Communications Towers, Commercial</b>	C	C	C	C	C	-	-
Antenna arrays (satellite dishes)	C	C	C	C	C	-	-
Radio or TV broadcasting towers	C	C	C	C	C	-	-
Telecommunications towers	C	C	C	C	C	-	-
<b>Commercial Retail</b>	P	P	P	P	P	-	-
Apparel and accessory stores	P	P	P	P	P	-	-
Building supplies	P	P	P	P	P	-	-
Cabinet sales	P	P	P	P	P	-	-
Dry cleaners	P	P	P	P	P	-	-
Engineering and management services	P	P	P	P	P	-	-
Food stores	P	P	P	P	P	-	-
Furniture and home furnishings stores	P	P	P	P	P	-	-
General merchandise stores	P	P	P	P	P	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Greenhouses (retail) and greenhouses with garden supplies	P	P	P	P	P	-	-
Health services	P	P	P	P	P	-	-
Legal services	P	P	P	P	P	-	-
Membership organizations	P	P	P	P	P	-	-
Miscellaneous retail except fuel dealers	P	P	P	P	P	-	-
Miscellaneous services	P	P	P	P	P	-	-
Social services except care facilities	P	P	P	P	P	-	-
<b>Convenience Retail Store</b>	P	P	P	P	P	-	-
<b>Drive-In Establishments</b>	P	P	P	P	P	-	-
<b>Golf Course/Driving Range, Commercial</b>	P	P	P	P	P	-	-
<b>Heavy Retail and Heavy Services</b>	C	C	P	P	P	-	-
Auto/truck rental/leasing	C	C	P	P	P	-	-
Automobile dealers	P	P	P	P	P	-	-
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	P	P	P	P	P	-	-
Automotive services except wrecking or towing storage yards	C	C	P	P	P	-	-
Cabinet manufacturing with sales	C	C	P	P	P	-	-
Cold storage	C	C	P	P	P	-	-
Firewood sales, storage, and splitting	C	C	P	P	P	-	-
Flea market	C	C	P	P	P	-	-
Mobile home and manufactured housing dealers with mobile home sales office	C	C	P	P	P	-	-
Pawn shops	C	C	P	P	P	-	-
Radio and TV broadcasting station	C	C	P	P	P	-	-
<b>Indoor Commercial Recreation/Entertainment</b>	P	P	P	P	P	-	-

(P) Permitted

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(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Assembly halls	P	P	P	P	P	-	-
Auditoriums	P	P	P	P	P	-	-
Bowling alleys	P	P	P	P	P	-	-
Indoor sports arenas	P	P	P	P	P	-	-
Movie theaters	P	P	P	P	P	-	-
Physical fitness facilities	P	P	P	P	P	-	-
Pool arcades	P	P	P	P	P	-	-
Video arcades	P	P	P	P	P	-	-
<b>Kennel, Commercial</b>	C	C	C	C	C	-	-
<b>Lodging, Commercial</b>	P	P	P	P	P	-	-
Convention centers	P	P	P	P	P	-	-
Hotels	P	P	P	P	P	-	-
Motels	P	P	P	P	P	-	-
<b>Massage Business</b>	C	C	C	C	C	-	-
<b>Off-Premise Advertising Devices</b>	-	C	C	C	C	-	-
<b>Office</b>	P	P	P	P	P	-	-
Banking and other credit agencies (offices only)	P	P	P	P	P	-	-
Business services	P	P	P	P	P	-	-
Commodity brokers and services	P	P	P	P	P	-	-
Holding and other investments	P	P	P	P	P	-	-
Insurance carriers	P	P	P	P	P	-	-
Medical offices	P	P	P	P	P	-	-
Real estate	P	P	P	P	P	-	-
Security	P	P	P	P	P	-	-
<b>Outdoor Commercial Recreation</b>	C	C	C	C	C	-	-
Amusement parks	C	C	C	C	C	-	-
Archery ranges	C	C	C	C	C	-	-
Batting cages	C	C	C	C	C	-	-
Drive-in theaters	C	C	C	C	C	-	-
Go-cart establishments	C	C	C	C	C	-	-
Ice and roller skating rinks	C	C	C	C	C	-	-
Miniature golf establishments	C	C	C	C	C	-	-
Music arenas	C	C	C	C	C	-	-
Outdoor commercial amusement facilities	C	C	C	C	C	-	-

(P) Permitted

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(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Pistol and shooting ranges	C	C	C	C	C	-	-
Theme parks	C	C	C	C	C	-	-
Water slides	C	C	C	C	C	-	-
<b>Parking Lot, Commercial</b>	P	P	P	P	P	-	-
<b>Racing Facilities</b>	C	C	C	C	C	-	-
Automobile racing	C	C	C	C	C	-	-
Dog tracks	C	C	C	C	C	-	-
Horse racing	C	C	C	C	C	-	-
Truck racing	C	C	C	C	C	-	-
<b>Restaurants</b>	P	P	P	P	P	-	-
<b>Services</b>	P	P	P	P	P	-	-
<b>Sexually Oriented Business</b>	P	P	P	P	P	-	-
<b>Trade Schools</b>	P	P	P	P	P	-	-
<b>INDUSTRIAL USES</b>							
<b>Business Park Uses</b>	P	P	P	P	P	-	-
Apparel and other finished products made from fabrics and similar materials	P	P	P	P	P	-	-
Arrangement of transportation of freight and cargo	P	P	P	P	P	-	-
Bakeries	P	P	P	P	P	-	-
Communications	P	P	P	P	P	-	-
Development and testing services	P	P	P	P	P	-	-
Measuring, analyzing, and controlling instrument manufacturing	P	P	P	P	P	-	-
Medical and optical goods	P	P	P	P	P	-	-
Motion picture production and allied services	P	P	P	P	P	-	-
Moving companies	P	P	P	P	P	-	-
Musical instruments and sporting/athletic goods manufacturing	P	P	P	P	P	-	-
Photographic	P	P	P	P	P	-	-
Research	P	P	P	P	P	-	-

(P) Permitted

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Facility Permit(S) Special Use Permit  
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(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Space research and technology	P	P	P	P	P	-	-
United states postal service	P	P	P	P	P	-	-
Watches and clocks	P	P	P	P	P	-	-
<b>Extraction or Disposal Uses</b>	C/S	C/S	C/S	C/S	C/S	-	-
<b>Heavy Industry</b>	-	-	C	P/ C	P/ C	-	-
Alcoholic beverage manufacturing	P	P	P	P	P	-	-
Asphalt and concrete production facilities	-	-	C	P	P	-	-
Auction yards with livestock	-	-	C	P	P	-	-
Automobile manufacturing	-	-	C	P	P	-	-
Chemical manufacturing	-	-	C	P	P	-	-
Chemicals and allied products manufacturing except drugs	-	-	C	P	P	-	-
Heavy construction contractors	-	-	C	P	P	-	-
Manufactured homes	-	-	C	P	P	-	-
Meat processing, packing, packaging and slaughterhouses	-	-	C	P	P	-	-
Paper, pulp, or paperboard mills	-	-	C	P	P	-	-
Petroleum products manufacturing	-	-	C	P	P	-	-
Railroad transportation	-	-	C	P	P	-	-
Railroad yard	C	P	P	P	P	-	-
Rubber and miscellaneous plastics manufacturing	-	-	C	P	P	-	-
Salvage yards	-	-	C	P	P	-	-
Sawmills	-	-	C	P	P	-	-
Stone and clay products	-	-	C	P	P	-	-
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	C	P	P	-	-

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(O) Oil and Gas



USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Trailer and truck manufacturing	-	-	C	P	P	-	-
Transportation equipment	-	-	C	P	P	-	-
Utility production or processing facilities	-	-	C	P	P	-	-
<b>Heavy Manufacturing or Processing</b>	-	-	-	C	P	-	-
Abrasive manufacturing	-	-	-	C	P	-	-
Acid manufacturing	-	-	-	C	C	-	-
Asbestos products manufacturing	-	-	-	C	C	-	-
Boiler or tank manufacturing	-	-	C	P	P	-	-
Bone reduction	-	-	-	C	C	-	-
Caustic soda manufacturing	-	-	-	C	C	-	-
Celluloid manufacturing	-	-	-	C	P	-	-
Coal, coke yards, or coal classifications	-	-	-	C	C	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	C	C	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	C	C	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	C	C	-	-
Dye manufacturing	-	-	-	C	C	-	-
Felt manufacturing	-	-	-	P	P	-	-
Fossil fuel manufacturing	-	-	-	C	C	-	-
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	P	P	P	-	-
Hazardous waste treatment facility	-	-	-	C	C	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	C	C	-	-
Lubrication and grease manufacturing	-	-	-	P	C	-	-
Lumber mills, planing mills, and storage of logs	-	-	P	P	P	-	-
Oil compounding	-	-	-	C	C	-	-

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(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Paint and enamel manufacturing	-	-	C	C	C	-	-
Pickle manufacturing	-	-	P	P	P	-	-
Recycling Facilities	-	-	C	C	C	-	--
Scrap processing or shredding yard	-	-	C	C	C	-	-
Smelting or refining of metal	-	-	C	C	C	-	-
Sugar and beet refining	-	-	P	P	P	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	C	C	C	-	-
<b>Landscape Storage Yards*</b>	-	C	P	P	P	-	-
<b>Light Industry</b>	-	C	P	P	P	-	-
Auction houses without livestock	-	C	P	P	P	-	-
Auto towing and storage yards	-	C	P	P	P	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	P	P	P	P	P	-	-
Bus repair	-	C	P	P	P	-	-
Dairy and food processing and manufacturing facilities	-	C	P	P	P	-	-
Drug manufacturing	-	C	P	P	P	-	-
Dry cleaning plants	-	C	P	P	P	-	-
Electric and electronic equipment, including electronic distribution and electrical industrial	-	C	P	P	P	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	C	P	P	P	-	-
Fuel and ice dealers	-	C	P	P	P	-	-
Furniture and fixtures	-	C	P	P	P	-	-
General building contractors	-	C	P	P	P	-	-
Instruments and related products	-	C	P	P	P	-	-

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Facility Permit(S) Special Use Permit  
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(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Leather and leather products, including tanning and finishing	-	C	P	P	P	-	-
Local and interurban passenger transit	-	C	P	P	P	-	-
Lumber, building materials, and wood products	-	C	P	P	P	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	C	P	P	P	-	-
Miscellaneous manufacturing industries	-	C	P	P	P	-	-
Paper products, except mills	-	C	P	P	P	-	-
Printing and publishing	-	C	P	P	P	-	-
Recreational vehicle storage	-	C	P	P	P	-	-
Special trade contractors	-	C	P	P	P	-	-
Special warehousing and storage	-	C	P	P	P	-	-
Textiles and apparel	-	C	P	P	P	-	-
Transportation services	-	C	P	P	P	-	-
Trucking and general warehousing, including mini-storage	-	C	P	P	P	-	-
Truck stops	C	P	P	P	P	-	-
Welding repair	-	C	P	P	P	-	-
Wholesale trade (durable and non-durable)	-	C	P	P	P	-	-
<b>Light Manufacturing or Processing</b>	-	C	P	P	P	-	-
Beverage manufacturing	-	C	P	P	P	-	-
Book binding	-	C	P	P	P	-	-
Canvas products manufacturing	-	C	P	P	P	-	-
Clothing or cloth manufacturing	-	C	P	P	P	-	-
Office and computing machines	-	C	P	P	P	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Electronics manufacturing	-	C	P	P	P	-	-
Furnace installation, repair, and cleaning	-	C	P	P	P	-	-
Hosiery manufacturing	-	C	P	P	P	-	-
Machine shops	-	C	P	P	P	-	-
Machine tool manufacturing	-	C	P	P	P	-	-
Machinery sales	-	C	P	P	P	-	-
Public utility storage, yards, and service installments	-	C	P	P	P	-	-
Shoe manufacturing	-	C	P	P	P	-	-
Sign manufacturing, repair, and maintenance	-	C	P	P	P	-	-
<b>Major Energy Facility</b>	C	C	C	C	C	C	-
<b>Moderate Manufacturing or Processing</b>	-	-	P	P	P	-	-
Can manufacturing	-	-	P	P	P	-	-
Candy product manufacturing (for sale off premises)	-	C	P	P	P	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	P	P	P	-	-
Cosmetic and perfume manufacturing	-	-	P	P	P	-	-
Creosote manufacturing or treatment plant	-	-	C	C	C	-	-
Fat rendering production	-	-	P	P	P	-	-
Fertilizer manufacturing and processing	C	P	P	P	P	-	-
Forging plant and foundry			C	C	P	-	-
Glass or glass product manufacturing	-	-	P	P	P	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	P	P	P	-	-
Millinery manufacturing	-	-	P	P	P	-	-

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Mobile homes manufacturing and storage	-	-	C	P	P	-	-
Vacation camper manufacturing	-	-	P	P	P	-	-
<b>Oil and Gas Facility</b>	O	O	O	O	O	-	-
<b>Accessory Outdoor Storage (up to 25% of the building area)*</b>	P	P	P	P	P	-	-
<b>Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*</b>	-	C	P	P	P	-	-
<b>Outdoor Storage (in excess of 100% of the building area)*</b>	-	-	C	P/C	P/C	-	-
<b>MARIJUANA ESTABLISHMENTS</b>							
<b>Medical Marijuana Center</b>	P	P	P	P	P	-	-
<b>Retail Marijuana Store</b>	P	P	P	P	P	-	-
<b>Medical Marijuana Infused Products Manufacturer</b>	-	-	P	P	P	-	-
<b>Retail Marijuana Product Manufacturing Facility</b>	-	-	P	P	P	-	-
<b>Medical Marijuana Optional Premises Cultivation Operation</b>	P	P	P	P	P	-	-
<b>Retail Marijuana Cultivation Facility</b>	P	P	P	P	P	-	-
<b>Retail Marijuana Testing Facility</b>	-	-	P	P	P	-	-

\*Adopted by the BOCC on December 13, 2010

(P) Permitted

(C) Conditional  
Facility Permit(S) Special Use Permit  
(-) Prohibited

(O) Oil and Gas

**3-07-02 SUMMARY OF DIMENSIONAL REQUIREMENTS**

The following tables summarize the dimensional requirements in each zone district. These tables are provided for ease of comparing dimensional requirements between zone districts. Other standards or restrictions may apply within a specific zone district. The reader is advised to check the restrictions in the specific zone district section within these standards and regulations, review any restrictions within any overlay zone district which may further limit dimensional requirements, and review any performance standards applicable to the use.

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**(P) Permitted****(C) Conditional  
Facility Permit****(S) Special Use Permit  
(-) Prohibited****(O) Oil and Gas**

**Chapter 3—Zone District Regulations  
Use Chart and Dimensional Requirements**

<b>ZONE DISTRICT</b>		<b>AGRICULTURE-1 (A-1)</b>	<b>AGRICULTURE-2 (A-2)</b>	<b>AGRICULTURE-3 (A-3)</b>
<b>MINIMUM LOT SIZE</b>		2.5 acres	10 acres	35 acres
<b>MINIMUM LOT WIDTH</b>	<b>W/Well AND Individual Sewage Disposal System</b>	150 feet	425 feet	600 feet
	<b>W/Public Water OR Sewer Facilities</b>	100 feet		
<b>MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE</b>	<b>Front</b>	30 feet	50 feet	50 feet
	<b>Side Corner</b>	30 feet	50 feet	50 feet
	<b>Side</b>	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	<b>Rear</b>	20 feet	20 feet	20 feet
	<b>R.O.W.</b>	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet
<b>SETBACK FROM SECTION LINES</b> (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)		120 feet	120 feet	120 feet
<b>MINIMUM SETBACKS FOR ACCESSORY STRUCTURE OR AG. BUILDING</b>	<b>Front</b>	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less
	<b>Side</b>	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	<b>Rear</b>	10 feet	10 feet	10 feet
	<b>R.O.W.</b>	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet

ZONE DISTRICT		AGRICULTURE-1 (A-1)	AGRICULTURE-2 (A-2)	AGRICULTURE-3 (A-3)
MAXIMUM HEIGHT	Dwelling and Non-Ag. Structure	35 feet	35 feet	35 feet
	Agriculture Structure	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)
	W/Well AND Indiv. Sewage Disposal System	6% of lot area (access. bldg. n/a without a principal dwelling)	N/A (access. bldg. n/a without a principal dwelling)	N/A
MAXIMUM STRUCTURE COVERAGE	W/Public Water OR Sewer	7.5% of lot area (access. bldg. n/a without a principal dwelling)		
	W/Public Water AND Sewer	12.5% of lot area (access. bldg. n/a without a principal dwelling)		
MINIMUM FLOOR AREA OF DWELLING	Single Story Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Tri-Level Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Bi-Level Or Two Story Dwelling	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)



ZONE DISTRICT	RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)	
MINIMUM LOT SIZE	2.5 acres (well and septic) 1.0 acres (public water or sewer)	Corner Lots: 7,500 square feet	Internal Lots: 7,000 square feet
MINIMUM LOT WIDTH	W/Well AND Individual Sewage Disposal System	N/A	
	W/Public Water OR Sewer Facilities	N/A	
	Corner Lot	70 feet	
	Internal Lot	65 feet	
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	Front	20 feet	
	Side Corner	20 feet	
	Side	17 feet one side or 5 feet from attached garage, 5 feet on the other side	
	Rear	15 feet	
	R.O.W.	State Highway or Arterial: 50 feet  Local or Collector: 20 feet	
SETBACK FROM SECTION LINES  (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)	120 feet		120 feet

ZONE DISTRICT		RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE	Front	30 feet or equal to the principal dwelling, whichever is greater	At least equal to the principal dwelling or more
	Side Corner	30 feet or equal to the principal dwelling, whichever is greater	20 feet or equal to the principal dwelling, whichever is greater
	Side	20 feet	5 feet
	Rear	10 feet	5 feet
	R.O.W.	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet
MAXIMUM HEIGHT	Dwelling	35 feet	25 feet
	Accessory Structure	25 feet	16 feet
MAXIMUM STRUCTURE COVERAGE	W/Well AND Individual Sewage Disposal System	12.5% of lot area	N/A
	W/Public Water OR Sewer	12.5% of lot area	N/A
	W/Public Water AND Sewer	12.5% of lot area	N/A
	Accessory Building	In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hanger. Aircraft hangers shall meet the performance standards for aircraft hangers.	900 square feet
MINIMUM FLOOR AREA OF DWELLING		1,800 square feet	1,250 square feet

**Chapter 3—Zone District Regulations  
Use Chart and Dimensional Requirements**

ZONE DISTRICT	RESIDENTIAL TWO-FAMILY (R-2)		RESIDENTIAL MODERATE DENSITY (R-3)	RESIDENTIAL HIGH DENSITY (R-4)	MOBILE HOME DWELLING (MH)
MINIMUM LOT SIZE	Two-Family Lot: 4,500 square feet per dwelling unit		Attached Dwellings on Individual Lot: 2,500 square feet per dwellings	2 acres	5,000 square feet
	Single Family Lot	Corner Lot: 7,500 square feet			
MAXIMUM DENSITY	N/A		14 dwelling units per acre	35 dwelling units per acre	N/A
MINIMUM LOT WIDTH	Two-Family Lot		Attached Dwellings on Individual Lot: 25 feet	200 feet	Mobile Homes less than or equal to 20 feet wide: 45 feet
	Corner Lot: 50 feet	Internal Lot: 45 feet			
	Single Family Lot		Attached Dwellings on One Lot: 150 feet	25 feet	Mobile Homes more than 20 feet wide: 50 feet
	Corner Lot: 70 feet	Internal Lot: 65 feet			
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	Front	20 feet	20 feet	25 feet	20 feet
	Side Corner	20 feet	20 feet	25 feet	20 feet
	Side	17 feet one side or 5 feet from attached garage, 5 feet on the other side, 0 feet along common wall of two- family dwelling	0 feet along common walls of adjoining dwelling units, 5 feet from end unit when units are located on individual lots, 20 feet from end unit when units are located on a single lot	25 feet	17 feet one side or 5 feet when lot includes accessory structure, 5 feet on the other side
	Rear	15 feet	20 feet	20 feet	15 feet
	R.O.W.	State Highway or Arterial: 40 feet	State Highway or Arterial: 40 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 40 feet
		Local or Collector: 20 feet	Local or Collector: 20 feet	Local or Collector: 25 feet	Local or Collector: 20 feet

<b>ZONE DISTRICT</b>	<b>RESIDENTIAL TWO-FAMILY (R-2)</b>	<b>RESIDENTIAL MODERATE DENSITY (R-3)</b>	<b>RESIDENTIAL HIGH DENSITY (R-4)</b>	<b>MOBILE HOME DWELLING (MH)</b>
<b>SETBACK FROM SECTION LINES</b> (Variations may be permitted if the Dept. of Public Works determines no additional r.o.w. is required.)	100 feet	100 feet	100 feet	100 feet
<b>SETBACK FROM OTHER ZONE DISTRICT BOUNDARY LINES</b>	N/A	N/A	N/A	For All Structures: 25 feet
<b>MINIMUM SETBACKS FOR ACCESSORY STRUCTURE</b>	<b>Front</b>	20 feet	50 feet	20 feet
	<b>Side Corner</b>	20 feet	50 feet	20 feet
	<b>Side</b>	5 feet	5 feet	5 feet
	<b>Rear</b>	5 feet	5 feet	5 feet
<b>R.O.W.</b>	State Highway or Arterial: 40 feet	State Highway or Arterial: 40 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 40 feet
	Local or Collector: 20 feet	Local or Collector: 20 feet	Local or Collector: 50 feet	Local or Collector: 20 feet
<b>MAXIMUM HEIGHT</b>	<b>Dwelling</b>	25 feet	70 feet	20 feet
	<b>Accessory Structure</b>	16 feet	16 feet	10 feet
<b>MAXIMUM ACCESSORY BUILDING COVERAGE</b>	450 square feet per two-family dwelling unit, 900 square feet when used as a single- family dwelling	80 square feet per dwelling unit	80 square feet per dwelling unit	600 square feet
<b>MINIMUM FLOOR AREA OF DWELLING</b>	<b>Two-family</b>	1,000 square feet per dwelling unit	N/A	600 square feet
	<b>Single Family</b>	1,250 square feet	N/A	
	<b>Efficiency Unit</b>	N/A	450 square feet	
	<b>One Bedroom</b>	N/A	600 square feet	
	<b>Two Bedroom</b>	N/A	750 square feet	
	<b>Three Bedroom</b>	N/A	900 square feet	
	<b>Four Bedroom</b>	N/A	1,000 square feet	

<b>ZONE DISTRICT</b>	<b>COMMERCIAL-0 &amp; COMMERCIAL-1 (C-0 and C-1)</b>	<b>COMMERCIAL-2 &amp; COMMERCIAL-3 (C-2 and C-3)</b>	<b>COMMERCIAL-4 &amp; COMMERCIAL-5 (C-4 and C-5)</b>
<b>MINIMUM LOT SIZE</b>	N/A	N/A	N/A
<b>MINIMUM LOT WIDTH</b>	75 feet	75 feet	100 feet
<b>Front</b>	25 feet	25 feet	25 feet
<b>Side Corner</b>	25 feet	25 feet	25 feet
<b>MINIMUM SETBACKS FOR A STRUCTURE</b>	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
<b>Rear</b>	15 feet	15 feet	15 feet
<b>R.O.W.</b>	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet
	Local or Collector: 25 feet	Local or Collector: 25 feet	Local or Collector: 25 feet
<b>SETBACK FROM SECTION LINES</b> (Variations may be permitted if the Dept. of Public Works determines no additional right-of-way is required.)	100 feet	100 feet	100 feet
<b>MAXIMUM HEIGHT</b>	25 feet	35 feet	35 feet
<b>MAXIMUM FLOOR AREA PER COMMERCIAL USE</b>	2,000 square feet	10,000 square feet	N/A
<b>HOURS OF OPERATION</b>	7:00 a.m. to 10:00 p.m.	7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property	N/A

ZONE DISTRICTS		INDUSTRIAL-1 (I-1)	INDUSTRIAL-2 (I-2)	INDUSTRIAL-3 (I-3)
MINIMUM LOT SIZE		1 acre	2 acres	2 acres
MINIMUM LOT WIDTH		100 feet	125 feet	125 feet
MINIMUM SETBACKS FOR A STRUCTURE	Front	25 feet	25 feet	25 feet
	Side Corner	25 feet	25 feet	25 feet
	Side	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
	Rear	15 feet	15 feet	15 feet
	R.O.W.	State Highway or Arterial: 75 feet  Local or Collector: 25 feet	State Highway or Arterial: 75 feet  Local or Collector: 25 feet	State Highway or Arterial: 75 feet  Local or Collector: 25 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)		145 feet	145 feet	145 feet
MAXIMUM HEIGHT		60 feet	75 feet	90 feet

## **3-08 AGRICULTURAL-1 DISTRICT (A-1)**

### **3-08-01 PURPOSE**

The purpose of the Agricultural-1 District is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner's use. This district is primarily designed for the utilization and enjoyment of the County's rural environment.

### **3-08-02 PERMITTED PRINCIPAL USES**

The following uses are permitted uses in an Agricultural-1 District, subject to building permit review and approval. Only one principal use shall be permitted per lot.

#### **3-08-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in an Agricultural-1 District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Equestrian Arena, Personal

#### **3-08-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES**

The following principal residential uses are permitted in an Agricultural-1 District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

#### **3-08-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in an Agricultural-1 District as noted above:

1. Funeral Home/Mortuary \*Adopted by the BoCC on December 13, 2010

- d. Truck Washing: All trucks shall be washed at least once a week with a detergent and disinfectant to minimize nuisance conditions, unless spills or leaks are detected which must be disinfected immediately. All wash water shall be properly controlled to prevent runoff.
  - e. Waste Incineration: Infectious waste incineration facilities shall be permitted to burn infectious waste only. Incineration of waste paper, contraband, or other materials is not permitted unless specifically approved as part of the wastestream.
7. *Hazardous Waste Disposal Site and Facility Standards:* All hazardous waste disposal sites and facilities shall meet the standards established by State and Federal regulatory requirements.

## 4-10-02-03-03

**OIL AND GAS FACILITY**

## 4-10-02-03-03-01

**Purpose**

This Section is enacted to protect and promote the health, safety, values, convenience, order, prosperity and general welfare of the current and future residents of the County. It is the County's intent by enacting this Section to facilitate the development of oil and gas resources within the unincorporated area of the County while avoiding or mitigating potential land use conflicts between such development and existing, as well as planned, land uses. It is recognized that under state law the surface and mineral estates are separate and distinct interests in land and that one may be severed from the other. Owners of subsurface mineral interests have certain legal rights and privileges, including the right to use that part of the surface estate reasonably required to extract and develop their subsurface mineral interests from a consenting surface owner, subject to compliance with the provisions of this Section and any other applicable statutory and regulatory requirements. Similarly, owners of the surface estate have certain legal rights and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse impacts upon their property, associated with the development of the mineral estate, avoided or mitigated through compliance with this Section.

## 4-10-02-03-03-02

**Definitions**

Oil and Gas Facilities:

1. The site and associated equipment used for the production, treatment, and/or storage of oil and gas and waste products; or
2. An individual well pad built with one or more wells and operated to produce liquid petroleum and/or natural gas, including associated equipment required for such production; or



3. Temporary storage and construction staging of oil and gas; or
4. Any other oil and gas operation which may cause significant degradation.

For any other definition not listed in this section, the definitions listed in Chapter 11 of the Adams County Development Standards and Regulations and the Colorado Oil and Gas Conservation Commission's regulations shall govern. If there is a conflict between the definitions in Chapter 11 and the COGCC's definitions, the COGCC's definitions shall prevail. If the term is not found in the COGCC's definitions or in Chapter 11, the term shall have its common meaning along with the spirit and intent of the Development Standards and Regulations and may be subject to interpretation by the Director of Community and Economic Development or his or her designee.

4-10-02-03-03

**General Provisions**

1. Access: Oil and gas well installation shall be located to provide convenient access, shall accommodate the traffic and equipment related to the oil and gas operations and emergency vehicles, and shall comply with COGCC rules and Adams County Development Standards and Regulations. Oil and gas operations must avoid or minimize impacts to the physical infrastructure of the county transportation system.
2. Building Permit Required: For all new or substantially modified wells, a building permit is required for the installation of permanent electrical, pumps, tank batteries, and all other above-ground structures as well as any other applicable permits including, but not limited to, culvert permits, oversized-load permits, and floodplain use permit.
3. Fees and Permits: All applicable County fees adopted by the County, including postage fees and inspection fees, must be paid at time of application and prior to issuance of a building permit, including for all applicable permits required by the Adams County Development Standards and Regulations.
4. Oil and Gas Road Impact and Maintenance Fees:
  - a. Operators must pay oil and gas road impact and maintenance fees, as approved by the Board of County Commissioners, for all proposed oil and gas wells and pads. This fee shall be paid at the time of issuance of an Oil and Gas Facilities Permit. Any person or entity required to pay the oil and gas road impact fee may elect to submit an independent study and fee calculation to demonstrate that the nature, timing, or location of the proposed oil and gas development is likely to generate impacts costing less to mitigate than the amount of the fee that would be generated by the use of the fee schedule. Any independent fee study for oil and gas development shall generally follow the methodology established in the Adams County Oil & Gas Traffic Impact Study.

- i. The preparation of the independent fee calculation study shall be the sole responsibility of the electing party.
- ii. Any person or entity who requests to perform an independent fee calculation study shall pay an application fee for administrative review. An administrative decision related to the independent study may be appealed to the Board of County Commissioners. The appeal shall be filed within 14 days of staff decision and shall follow the appeal process established for OGF Permit Waivers .

5. Safety Standards:

- a. Operator shall implement a safety management plan and maintain a safety management system applicable to all covered processes at the facility. The safety management system shall provide for employees and systems to oversee implementation and periodic revision of the plan. The plan shall include the following elements and describe the manner in which each of the following elements will be applied to the covered processes:
  - i. Process safety information. Compilation of written process safety information needed to conduct process hazard analysis. Process safety information shall include information pertaining to hazards of substances and chemicals used by the process, information pertaining to the technology of the process, information pertaining to the equipment used in the process, and information pertaining to the hazards of the substances or chemicals in the process. Documentation that equipment used in the process complies with recognized and generally accepted good engineering practices;
  - ii. Operating procedures. Written operating procedures that provide clear instructions for safely conducting activities involved in each covered process consistent with the process safety information, and at least annual review of operating procedures to ensure they reflect current operating practices;
  - iii. Employee participation. Plan for ensuring employee participation in conduct and development of process hazards analysis and access to process hazards analysis;
  - iv. Training. Written procedures detailing initial and refresher employee training requirements and documentation of employee training;
  - v. Mechanical integrity. Written procedures designed to maintain the on-going integrity of process equipment, ensure employees

- involved in maintenance are properly trained to ensure the ongoing integrity of process equipment, ensure that process equipment is tested and inspected in accordance with manufacturer specifications, correct deficiencies in equipment in a safe and timely manner, and ensure that new equipment is installed or constructed properly;
- vi. Management of change. Written procedures to manage changes to covered processes, technologies, equipment and procedures;
  - vii. Pre-startup reviews. Written procedures regarding pre-startup safety reviews;
  - viii. Compliance audits. Written procedures requiring an audit every three years to verify compliance with the procedures and practices developed under the safety management plan, and procedures requiring correction of any deficiencies identified in audit; operator will make results of audit available to inspector upon request;
  - ix. Incident investigation. Written procedures requiring investigations of all near-misses and incidents, including root cause analysis of all incidents resulting in fatalities or serious environmental harm, establishing a system to promptly address and resolve the incident, and requiring that all employees and contractors whose job tasks are relevant to the investigation of the near miss or incident review the investigation report.
  - x. Hot work. The facility shall ensure that all hot work complies with city and state fire prevention and protection requirements.
  - xi. Contractors. Written procedures describing how operator screens, oversees, shares process safety and emergency response and preparedness information with contractors;
  - xii. Process hazard analysis. Process hazard analysis for each covered process;
  - xiii. Incident history. List of all incidents that have occurred at the operator's facilities within the last ten years, along with any investigation reports, root cause analysis and operational or process changes that resulted from the investigation of the accident;
  - xiv. Safety culture assessment. Written procedures requiring operator periodically review safety culture, and at a minimum conduct such review after each major accident; and
  - xv. Inherently safer systems analysis. Require analysis at least every 5 years, whenever a change is proposed at the facility that could result in an incident, after an incident if

recommended by the investigation report or root cause analysis, and during the design of new processes, equipment or facilities.

- xvi. Operator shall make available safety management plan to Adams County at the County's request. Adams County may retain outside consultants to review safety management plan and may request modifications to safety management plan based on its review. Operator must reimburse County for any costs associated with retaining outside consultants.
- b. Automatic safety protective systems and surface safety valves. Operator is required to install automated safety system prior to commencement of production. Automated safety system shall include the installation, monitoring and remote control of a subsurface safety valve and shall be able to remotely shut in wells on demand. Subsurface safety valve shall be equipped to operate remotely via the automated safety protective system. Operator shall test automated safety system quarterly to ensure functionality and provide results of testing to County quarterly.
- c. Incident and accident reporting.
  - i. Incidents. Within a week of any safety incident, operator shall submit a report to the County including the following, to the extent available:
    - 1. Fuel source, location, proximity to residences and other occupied buildings, cause, duration, intensity, volume, specifics and degree of damage to properties, if any beyond the facility, injuries to persons, emergency response, and remedial and preventative measures to be taken within a specified amount of time.
  - ii. County may require operator to conduct root cause analysis of any incidents or Grade 1 gas leaks, as defined by the COGCC.
  - iii. Operator shall keep a daily incident log that shall be made available to Adams County upon request. Any spill or release that is reportable to the COGCC shall be simultaneously reported to the County's LGD and applicable fire district.
  - iv. Notification to the County's LGD of all spills of a gallon or more that leaves the facility, all spills of any material on permeable ground at the facility that has a reportable spill quantity under any law and copies of any self-reporting submissions that operator provides to the COGCC.
- 6. Spill Prevention and Containment. Oil and gas operations shall be in compliance with COGCC safety and spill and release requirements.

- a. Requirements for reporting of spills and releases and rules to minimize liquid spills and releases include the following:
  - i. Berms or other secondary containment devices around crude oil, condensate, and produced water storage tanks enclosing an area sufficient to contain and provide secondary containment for 150% of the largest single tank.
  - ii. Berms or other secondary containment devices shall be sufficiently impervious to contain any spilled or released material.
  - iii. Inspection of all berms and containment devices at regular intervals, but not less than monthly.
  - iv. Maintenance of all berms and containment devices in good condition.
  - v. A prohibition on the storage of ignition sources inside the secondary containment area unless the containment area encloses a fired vessel.
  - vi. Construction of containment berms using steel rings, designed and installed to prevent leakage and resist degradation from erosion or routine operation.
  - vii. Construction of secondary containment areas with a synthetic or engineered liner that contains all primary containment vessels and flowlines and is mechanically connected to the steel ring to prevent leakage.
  - viii. A prohibition on more than two crude oil or condensate storage tanks within a single berm.
  - ix. For locations within 500 feet and upgradient of a surface water body, tertiary containment, such as an earthen berm, around oil and gas facilities.
  - x. Discharge valves shall be secured, inaccessible to the public and located within the secondary containment area. Open-ended discharge valves shall be placed within the interior of the tank secondary containment.
- b. Anchoring. Anchoring is required within floodplain or geological hazard areas, as needed to resist flotation, collapse, lateral movement, sinking, or subsidence, and in compliance with Federal Emergency Management Agency (FEMA). All guy line anchors left buried for future use shall be identified by a marker of bright color not less than four feet in height and not greater than one foot east of the guy line anchor.

## 7. Chemical Handling and Requirements

- a. The owner or operator of any installation that is required to prepare or have available a material safety data sheet for a hazardous chemical under the Occupational Safety and Health Act of 1970, 29 U.S.C. 651 et seq., and regulations promulgated under that Act, shall submit both a material safety data sheet (MSDS) for each such chemical and an annual emergency and hazardous chemical inventory form to the LEPC and the local fire district. A comprehensive and universal listing of all hazardous chemicals shall be organized based on the various phases of operation including test wells and drilling and other construction activities submitted prior to construction and with the necessary building permit applications for a Rig and Move Permit. In addition, operator shall have current MSDS and quantities on site at all times or available upon request.
- b. Operator shall not store onsite waste in excess of thirty days.
- c. Drilling and completion chemicals shall be removed at most sixty days after completion.
- d. Operator shall not use toxic, including orally toxic, chemicals in hydraulic fracturing fluids including but not limited to, the following:
1. Benzene
  2. Lead
  3. Mercury
  4. Arsenic
  5. Cadmium
  6. Chromium
  7. Ethylbenzene
  8. Xylenesf
  9. 1,3,5-trimethylbenzene
  10. 1,4-dioxane
  11. 1-butanol
  12. 2-butoxyethanol
  13. N,N-dimethylformamide
  14. 2-ethylhexanol
  15. 2-mercaptoethanol
  16. Benzene, 1, 1'-oxybis-, tetrapropylene derivatives, sulfonated, sodium salts
  17. Butyl glycidyl ether

18. Polysorbate 80
19. Quaternary ammonium compounds, dicocoo  
alkyldimethyl, chlorides
20. Bis hexamethylene triamine penta methylene  
phosphonic acid
21. Diethylenetriamine penta
22. FD&C blue no 1.
23. Tetrakis (triethanolaminato) zirconium (IV) (TTZ)

8. Emergency Preparedness and Response

- a. In General. Oil and gas operations shall not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.
- b. Emergency Preparedness Plan. Each Applicant with an operation in the County is required to implement an emergency preparedness plan for each specific oil and gas facility. The plan shall be referred to by the the Office of Emergency Management, and the applicable fire district and filed with the County and updated on an annual basis or as conditions change (responsible field personnel change, ownership changes, etc.). The emergency preparedness plan shall consist of at least the following information:
  - i. Name, address and phone number, including 24-hour emergency numbers for at least two persons located in or near Adams County who are responsible for emergency field operations.
  - ii. An as-built facilities map in a format suitable for input into the County's GIS system depicting the locations and type of above and below ground facilities including sizes, and depths below grade of all oil and gas gathering and transmission lines and associated equipment, isolation valves, surface operations and their functions, as well as transportation routes to and from exploration and development sites, for emergency response and management purposes. The information concerning pipelines and isolation valves shall be held confidentially by the County's Office of Emergency Management, and shall only be disclosed in the event of an emergency. The County shall deny the right of inspection of the as-built facilities maps to the public pursuant to C.R.S. § 24-72-204.
  - iii. Detailed information addressing each potential emergency that may be associated with the operation. This may include any or

all of the following: explosions, fires, gas, oil or water pipeline leaks or ruptures, hydrogen sulfide or other toxic gas emissions, or hazardous material vehicle accidents or spills. For each potential emergency, threshold / trigger levels shall be pre-identified that govern when an emergency state is declared by the Applicant.

- iv. The plan shall include a provision that any spill outside of the containment area or which has the potential to leave the facility or to threaten a water body shall be reported to the emergency dispatch and the Director immediately.
- v. Detailed information identifying access or evacuation routes, zone of influence for each emergency scenario identifying impacted facilities and buildings and health care facilities anticipated to be used.
- vi. Project specific emergency preparedness plans are required for any project that involves drilling or penetrating through known zones of hydrogen sulfide gas.
- vii. The plan shall include a provision that obligates the Applicant to reimburse the appropriate emergency response service providers for costs incurred in connection with any emergency.
- viii. Detailed information that the Applicant has adequate personnel, supplies, and funding to implement the emergency response plan immediately at all times during construction and operations.
- ix. The plan shall include provisions that obligate the Applicant to keep onsite and make immediately available to any emergency responders the identification and corresponding Material Safety Data Sheets (MSDS) of all products used, stored or transported to the site. The MSDS sheets shall be provided immediately upon request to the Director, a public safety officer, or a health professional. In cases of spills or other emergency events, the plan shall include provisions establishing a notification process to emergency responders of potential products they may encounter, including the products used in the hydraulic fracturing fluids.
- x. The plan shall include a provision establishing a process by which the Applicant engages with the surrounding neighbors and schools to educate them on the risks and benefits of the on-site operations and to establish a process for surrounding neighbors and schools to communicate with the Applicant.
- xi. Operator shall maintain onsite storage of aqueous film forming foam (which shall not contain PFAS), absorption boom and



granulated materials for ready deployment in case of leaks or other emergencies. Operator shall notify first responders of the location of said materials.

9. Recycle, Reuse and Disposal of Fluids:

- a. Operator shall recycle drilling, completion, flowback and produced fluids unless technically infeasible.
- b. Waste may be temporarily stored in tanks while awaiting transportation to licensed disposal or recycling sites.
- c. Waste must be transported by pipelines unless technically infeasible.

10. Stormwater Controls:

- a. Oil and gas operations shall be in compliance with COGCC rules related to stormwater management regulations and Adams County Stormwater Quality Regulations as contained in the Adams County Development Standards and Regulations / Ordinances and other applicable federal, state, and county requirements.
- b. The Owner or Operator must provide a stormwater management plan that identifies possible pollutant sources that may contribute pollutants to stormwater, best management practices, sampling procedures (if required), and inspections that, when implemented, will reduce or eliminate any possible water quality impacts.

11. Water Bodies and Water Quality:

- a. Oil and gas operations shall not cause adverse impacts to surface or ground waters within Adams County. Operators shall comply with all Adams County rules, COGCC Rules, specifically with respect to spills and releases in floodplains and/or water bodies, and applicable water quality standards set by the Colorado Department of Public Health and Environment.
- b. Water quality plan. Operators shall implement a water quality plan and make available to Adams County upon request, such plan shall include details such as operator's plans for water quality testing, prevention of illicit or inadvertent discharges, stormwater discharge management, containment of pollutants, and spill notification and response as required by federal and state agencies. The owner or operator shall provide the county with the information it provides to the COGCC ensuring compliance with the water quality protection standards contained in COGCC Rules. The owner or operator shall provide all water source test results to the county and maintain records of such results. The owner or operator shall provide its plans concerning downhole construction details and installation practices, including casing and cementing design, and shall inform the county how the

plans establish that the facility does not create significant degradation to surface waters or drinking water aquifers.

- c. Wastewater Injection Wells are prohibited in Adams County.

12. Well Plugging and Abandonment:

- a. An operator shall comply with all COGCC rules regarding well abandonment and reclamation, including, but not limited to, removal of all equipment from the location and restoring the surface of the land to its original state. Notice of well plugging and abandonment shall be submitted by the operator to the Community and Economic Development Department within forty-eight (48) hours. Notice shall include surveyed coordinates of the decommissioned well.

13. Noise. The Operator shall control noise levels as follows:

- a. Prior to operations operator will obtain a baseline noise study that encompasses at least three days, one of those days being a weekend.
- b. Beginning with construction and up to production, the County may require continuous noise monitoring and may require that this be conducted by an approved third party consultant.
- c. The Operator must follow COGCC Regulations for noise level.
- d. To ensure the Operator controls noise to the allowable levels set forth above, one or more of the following may be required:
  - i. Acoustically insulated housing or cover enclosing the motor or engine;
  - ii. Noise management plan identifying hours of maximum noise emissions, type, frequency, and level of noise to be emitted, and proposed mitigation measures;
  - iii. Obtain all power from utility line power or renewable sources;
  - iv. Utilize the most current equipment to minimize noise impact during drilling, completions, and all phases of operation including the use of "Quiet Fleet" noise mitigation measures for completions;
  - v. Sound walls around well drilling and completion activities to mitigate noise impacts;
  - vi. Restrictions on the unloading of pipe or other tubular goods between 6:00 p.m. and 8:00 a.m.;
  - vii. Any abatement measures required by COGCC for high-density areas, if applicable.

14. Air Emissions: Air contaminant emission sources shall comply with the permit and control provisions of the state air quality control program (C.R.S. §

25-7-101 et seq.) and the rules and regulations promulgated by the State Air Quality Control Commission. The Operator shall employ the following control measures and operating procedures to avoid or minimize all emissions into the atmosphere.

- a. Air quality action days. Operator shall respond to air quality action day advisories posted by the CDPHE for the front range area by implementing suggested air emission reduction measures as feasible. Emissions reduction measures shall be implemented for the duration of an air quality action day advisory and may include measures such as:
  - i. Minimize vehicle and engine idling;
  - ii. Reduce truck traffic and worker traffic;
  - iii. Delay vehicle refueling;
  - iv. Suspend or delay use of fossil fuel powered ancillary equipment; and
  - v. Postpone construction or maintenance activities, if feasible.
- b. Leak Detection and Repair. Operator shall develop and maintain an LDAR program using modern leak detection technologies for equipment used at the facility that complies with the following requirements:
  - i. Inspections must occur at least semi-annually; more frequent inspections may be required based on the design, location and size of the facility.
  - ii. If an infrared (IR) camera is used, operator shall retain an infrared image or video of all leaking components before and after repair. Such records shall be maintained for two years and shall be made available to the county upon request.
  - iii. Any leaks discovered by operator, including any leaks that are reported to operator by a member of the public, shall be reported to the county immediately upon discovery.
  - iv. Operator shall repair leaks immediately. If the County determines that the leak presents an immediate hazard to persons or property, the operator may not operate the affected component, equipment or pipeline segment until the operator has corrected the problem and the County agrees that the affected component, equipment or pipeline segment no longer poses a hazard to persons or property. In the event of leaks that the County believes do not pose an immediate hazard to persons or property, if more than 48 hours repair time is needed

after a leak is discovered, operator shall contact the County and provide an explanation of why more time is required.

- v. Plan shall include detailed recordkeeping of the inspections for leaking components.
  - vi. At least once per year, the operator shall notify the County five business days prior to an LDAR inspection of its facilities to provide the County the opportunity to observe the inspection.
- c. Well Completions and Emissions Control
- i. Operators shall utilize EPA Reduced Emission Completions for oil wells and gas wells.
  - ii. Operators must utilize closed loop, pitless drilling, completions and production systems without permanent on-site storage tanks for containment and/or recycling of all drilling, completion, flowback and produced fluids and any required venting routed to 98% effective emissions control devices.
- d. Combustion Devices
- i. For any flares or combustion devices used, manufacture test or other data demonstrating hydrocarbon destruction or control efficiency with a design destruction efficiency of 99% or better
  - ii. Flaring shall be eliminated other than during emergencies or upset conditions; all flaring shall be reported to the county
  - iii. To the extent used, all flares, thermal oxidizers, or combustion devices shall be designed and operated as follows:
    - 1. The flare and or combustor shall be fired with natural gas.
    - 2. The flare and or combustor shall be designed and operated in a manner that will ensure no visible emissions during normal operation. Visible emissions means observations of smoke for any period or periods of duration greater than or equal to one minute in any fifteen minute period during normal operation, pursuant to EPA Method 22. Visible emissions do not include radiant energy or water vapor.
    - 3. The flare and or combustor shall be operated with a flame present at all times when emissions may be vented to it.
    - 4. All combustion devices shall be equipped with an operating auto-igniter.

5. If using a pilot flame ignition system, the presence of a pilot flame shall be monitored using a thermocouple or other equivalent device to detect the presence of a flame. A pilot flame shall be maintained at all times in the flare's pilot light burner. A telemetry system shall be in place to monitor pilot flame and shall activate a visible and audible alarm in the case that the pilot goes out.
  6. If using an electric arc ignition system, the arcing of the electric arc ignition system shall pulse continually and a device shall be installed and used to continuously monitor the electric arc ignition system.
- e. Liquids Unloading
- i. Best management practices during liquids unloading activities are required including the installation of artificial lift, automated plunger lifts and at least 90% emissions reductions when utilizing combustion to control any venting.
  - ii. If manual unloading is permitted, operator shall remain onsite.
- f. General air quality protection measures.
- i. Operators should work to limit truck traffic to and from the site.
  - ii. Hydrocarbon control of 99% or better for crude oil, condensate, and produced water tanks with uncontrolled actual emissions of VOCs greater than two TPY VOCs.
  - iii. No venting other than if necessary for safety or during an emergency
  - iv. Operators should consolidate product treatment and storage facilities within a facility.
  - v. Operators should centralize compression facilities within a facility.
  - vi. For operators with existing oil and gas facilities in Adams County, demonstration that the facility will not result in any increase of VOCs from operator's existing and planned development in the County. Operator may include anticipated reductions from plugging and abandoning existing wells located in the County when modeling total VOCs from existing and future development and related activities.
- g. Site-specific air quality protection measures. To eliminate or minimize air emissions, the County may require any or all of the following depending on the size, location and nature of the facility:

- i. Ambient Air Monitoring. An air monitoring plan that describes how the operator will conduct baseline monitoring within 500 feet of a proposed facility prior to construction and conduct monitoring during the drilling, completion and production phases of development. The plan shall include monitoring for all potential emissions, including but not limited to, methane, VOCs, Hazardous Air Pollutants (HAPs), Oxides of Nitrogen (NO<sub>x</sub>), Particulate Matter (PM), Fine Particulate Matter (PM 2.5), and Carbon Monoxide (CO). Operator shall pay for the baseline and ongoing monitoring. Baseline and continuous monitoring shall be done by a consultant approved of by the County. Any continuous monitoring system shall be able to alert the operator of increases in monitored air pollutant concentrations.
- ii. The use of electric drill rigs.
- iii. Tier 4 or better diesel engines, diesel and natural gas co-fired Tier 2 or Tier 3 engines, natural gas fired spark ignition engines, or electric line power for hydraulic fracturing pumps.
- iv. The use of liquefied natural gas dual fuel hydraulic fracturing pumps.
- v. Implementation of tankless production techniques.
- vi. Use of quiet design mufflers (also referred to as hospital grade or dual dissipative) or equivalent.
- vii. The use of zero emission dehydrators.
- viii. Use of a pressure-suitable separator and vapor recovery unit (VRU) where applicable.
- ix. Pipeline infrastructure for produced water, natural gas, crude oil and condensate constructed and placed into service prior to the start of any fluid flow from any wellbore.
- x. The use of no-bleed continuous and intermittent pneumatic devices. This requirement can be met by replacing natural gas with electricity or instrument air, or routing the discharge emissions to a closed loop-system or process.
- xi. Automated tank gauging.

15. Odors.

- a. Operator must implement and maintain and make available to the County upon request, an odor mitigation plan that demonstrates how operator will minimize odors from its operations and comply with Colorado Department of Public Health and Environment, Air Quality Control Commission, Regulation No. 2 Odor Emissions, 5 CCR 1001-

- 4, Regulation No. 3, 5 CCR 1001-5, and Regulation No. 7, 5 CCR 1001-9 sections VII and VIII. The plan shall also provide a plan for timely responding to odor complaints from the community, and for identifying and implementing additional odor control measures to control odors emanating from the oil and gas facility.
- b. Operator must notify the County's LGD no later than 24 hours after receiving odor complaint.
  - c. Operator must prevent odors from oil and gas facilities from affecting the health and welfare of the public by proactively addressing and, to the fullest extent, resolving complaints filed by members of the community, in coordination with Adams County public health staff.
  - d. To ensure compliance with the odor mitigation plan, the County may require the Operator to implement any of the following measures depending on the size, location and nature of the facility:
    - i. Adding an odorant which is not a masking agent or adding chillers to the muds.
    - ii. Using filtration systems or additives to minimize odors from drilling and fracturing fluids except that operator shall not mask odors by using masking fragrances.
    - iii. Enclose shale shaker to contain fumes from exposed mud, where safe and feasible
    - iv. Wipe down drill pipe each time drilling operation "trips" out of hole
    - v. Increasing additive concentration during peak hours.
16. Water source sampling and testing. Using records of the Colorado Division of Water Resources, the applicant will be required to identify and offer to sample all available water sources located within one-half mile of the proposed well or facility. All sampling must be conducted by third-party consultant approved of by the County. Sampling requirements include:
- a. Initial baseline samples and subsequent monitoring samples.
  - b. Initial collection and testing of baseline samples from available water sources shall occur within twelve months prior to the commencement of drilling a well, or within twelve months prior to the re-stimulation of an existing well for which no samples were collected and tested during the previous twelve months.
  - c. Post-stimulation samples of available water sources shall be collected and tested pursuant to the following time frame:
    - 1. One sample within six months after completion;
    - 2. One sample between twelve and eighteen months after completion; and

3. One sample between sixty and seventy-two months after completion.
  4. For multi-well pads, collection shall occur annually during active drilling and completion.
- d. Operator shall collect a sample from at least one up-gradient and two down-gradient water sources within a one-half mile radius of the facility. If no such water sources are available, operator shall collect samples from additional water sources within a radius of up to one mile from the facility until samples from a total of at least one up-gradient and two down-gradient water sources are collected. Operators should give priority to the selection of water sources closest to the facility.
  - e. An operator may rely on existing groundwater sampling data collected from any water source within the radii described above, provided the data was collected within the twelve months preceding the commencement of drilling the well, the data includes measurement of all of the constituents measured in Table 1, and there has been no significant oil and gas activity within a one-mile radius in the time period between the original sampling and the commencement of drilling the well.
  - f. The operator shall make reasonable efforts to obtain the consent of the owner of the water source. If the operator is unable to locate and obtain permission from the surface owner of the Water Source, the operator shall advise the CED Director that the applicant could not obtain access to the water source from the surface owner.
  - g. Testing for the analytes listed in Table 1, and subsequent testing as necessary or appropriate.
  - h. Standard industry procedures in collecting samples, consistent with the COGCC model Sampling and Analysis Plan, shall be followed.
  - i. Reporting the location of the water source using a GPS with sub-meter resolution.
  - j. Field observations. Reporting on damaged or unsanitary well conditions, adjacent potential pollution sources, odor, water color, sediment, bubbles, and effervescence.
  - k. Test results. Provide copies of all test results described above to the County, the COGCC, and the water source owners within three months after collecting the samples.
  - l. Subsequent sampling. If sampling shows water contamination, additional measures may be required including the following:



1. If free gas or a dissolved methane concentration level greater than one milligram per liter (mg/l) is detected in a water source, determination of the gas type using gas compositional analysis and stable isotope analysis of the methane (carbon and hydrogen).
2. If the test results indicate thermogenic or a mixture of thermogenic and biogenic gas, an action plan to determine the source of the gas.
3. Immediate notification to the County, the COGCC, and the owner of the water source if the methane concentration increases by more than five mg/l between sampling periods, or increases to more than ten mg/l.
4. Immediate notification to the County, the COGCC and the owner of the water source if BTEX and/or TPH are detected as a result of testing. Such detections may result in required subsequent sampling for additional analytes.
5. Further water source sampling in response to complaints from water source owners.
6. Timely production and distribution of test results, well location, and analytical data in electronic deliverable format to the CED Director, the COGCC and the water source owners.

Table 1. Water Quality Analytes

GENERAL WATER QUALITY	Alkalinity Conductivity & TDS Ph Dissolved Organic Carbon (or Total Organic Carbon)Bacteria Hydrogen Sulphide
MAJOR IONS	Bromide Chloride Fluoride Magnesium Potassium Sodium Sulfate Nitrate + Nitrite as N (total)
METALS	Arsenic Barium Boron Chromium Copper

	Iron Lead Manganese Selenium Strontium
DISSOLVED GASES AND VOLATILE ORGANIC COMPOUNDS	Methane Ethane Propane BTEX as Benzene, Toluene, Ethylbenzene, Xylenes Total Petroleum Hydrocarbons (TPH)
OTHER	Water Level Stable isotopes of water (Oxygen, Hydrogen, Carbon) Phosphorus

## 17. Dust:

- a. Operator shall minimize dust pollution associated with onsite activities and traffic.
- b. No untreated produced water or other process fluids shall be used for dust suppression.
- c. The operator will avoid creating dust or dust suppression activities within 300 feet of the ordinary high-water mark of any water body, unless the dust suppressant is water.
  - i. Material Safety Data Sheets (MSDS) for any chemical-based dust suppressant shall be submitted to the County prior to use.

## 18. Visual Aesthetics.

- a. Operator shall submit a visual mitigation plan in compliance with COGCC Rules, including but not limited to, a list of the proposed colors for the Facilities, regardless of construction date, which are observable from any public highway, providing for paint that is uniform, noncontrasting, nonreflective color tones (similar to the Munsell Soil Color Coding System), and with colors matched to but slightly darker than the surrounding landscape, a listing of the operations' equipment, proposed fencing, and screening. Plan shall indicate the location of all outdoor lighting on the site and any structures and include cut sheets of all proposed fixtures.
- b. Operator shall submit landscaping and berming plan that includes maintenance and irrigation requirements for planted vegetation throughout the duration of operations, including production. Operator

shall be required to provide maintenance funding through bonding to ensure funds are available for upkeep. Weed control is required at the facility until final reclamation and abandonment. Required sound walls shall be included in the visual mitigation plan and shall comply with the color scheme approved by the County, blending with natural background

- c. Operator shall submit lighting mitigation plan for all phases of development and operation, which adheres to best management practices to minimize light escaping the facility including making all lighting downward-facing and fully shielding bulbs to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. Operator shall conduct a photometric study prior to start of construction to indicate impact on surrounding properties and measure the lumens emitted from the facility outside of the walls.
  - d. Sight access and security. Site shall be properly secured, including, but not limited to, security fencing or barriers to prevent unauthorized access to site. Site shall be properly secured prior to the start of drilling. Proposed fencing, barriers, and screening shall be included in the visual mitigation plan.
19. Flammable material. The area twenty-five feet around anything flammable shall be kept free of dry grass or weeds, conform to COGCC safety standards and applicable fire code. The operator's pre-application and application shall be reviewed by the serving fire district.
20. Mud tracking. Operator shall take all practical measures to prevent mud and dirt tracking onto public right of ways and shall remove tracked mud and dirt within a reasonable time not to exceed two hours.
21. Trailers. A construction trailer is permitted during active drilling and completions only. No residential trailers will be allowed. Only equipment needed for project should be on site.
22. Temporary access roads. Operator will assure that temporary access roads are reclaimed and revegetated within sixty days of discontinued use. Erosion shall be controlled in accordance with the Erosion and Sediment Control Plan while the roads are in use.
23. Removal of debris. All excess debris shall be removed during construction activities. Site shall remain free of debris and excess materials at all times during operations. Burning of debris and other materials is strictly prohibited at all times. .
24. Removal of equipment. No permanent storage of equipment. When no longer used, equipment shall be removed within thirty days unless a Temporary Use Permit for said storage is obtained from the County.

25. Maintenance of machinery. Routine field maintenance of equipment involving hazardous materials within 300 feet of any water body is prohibited. All fueling shall occur over impervious material and shall not be done during storm events. Operator shall operate and maintain all equipment in accordance with manufacturer specifications. Regular maintenance checks are required for all equipment.
26. Burning. No open burning of trash, debris or other flammable materials.
27. Chains. Traction chains shall be removed from heavy equipment on public streets.
28. Off-location flow lines and crude oil transfer lines
- a. Off-location flow lines and crude oil transfer lines regulated by the COGCC shall be sited to avoid areas containing existing or proposed residential, commercial, and industrial buildings; places of public assembly; surface water bodies; and city open space.
  - b. Without compromising pipeline integrity and safety, applicant shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize impact.
  - c. Setbacks from residential, commercial, or industrial buildings, places of public assembly, the high-water mark of any surface water body and sensitive environmental features will be determined on a case-by-case basis in consideration of the size and type of pipeline proposed and features of the proposed site.
  - d. Operator must conduct leak detection inspections or pressure testing in order to identify flowline leaks or integrity issues.
  - e. Operator must make available to County upon request all records required to be kept by COGCC
  - f. Buried pipelines shall have a minimum of four feet cover.
29. Gathering Lines
- a. Gathering lines shall be sited to avoid areas containing existing or proposed residential, commercial, and industrial buildings; places of public assembly; surface water bodies; and city open space.
  - b. Without compromising pipeline integrity and safety, Operator shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize impact.
  - c. Setbacks from residential, commercial, or industrial buildings, places of public assembly, the high-water mark of any surface water body and sensitive environmental features will be determined on a case-by-case basis in consideration of the size and type of pipeline proposed and features of the proposed site.

- d. Operator must make available to County upon request all records submitted to PHMSA or the PUC including those related to inspections, pressure testing, pipeline accidents and other safety incidents.
- e. Well Connects. Well connects do not require permits. Well connects are defined as a pipeline, 10" or less inside diameter and 2 miles or less in length, laid running from the custody transfer point or production facility for a new well(s) to an existing gathering line connection point.

30. Financial Assurance.

- a. Operators shall be required to maintain environmental liability insurance to cover gradual pollution events.
- b. Operator shall be required to file and maintain financial assurance as determined on a site specific basis prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Should any corrective actions be required by the County in order to protect the health, safety, welfare, and the environment which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

4-10-02-03-03-04

**INSPECTION AND ENFORCEMENT**

1. Inspection: In recognition of the potential impacts associated with oil and gas facilities, all wells and accessory equipment and structures may be examined by the inspectors of the county at reasonable times to determine compliance with applicable provisions of this chapter, the International Fire Code, the International Building Code, and all other applicable standards in this title. For the purpose of implementing and enforcing the provisions of this chapter, the inspector and other authorized personnel have the right to enter upon private property. The county may use the information collected on the inspections to enforce the requirements of this chapter. The county may also report this information to appropriate state and federal officials, including but not limited to information regarding alleged violations of state and federal rules. Operator shall make available to county, upon request, all records required to be maintained by these rules and by the CDPHE, including permits, Air Pollutant Emission Notices (APENs) and other documents required to be maintained by CDPHE and these rules. The County shall charge a yearly inspection fee for all Oil and Gas Facilities in the County. Fees for Oil and Gas Facility inspections shall be assessed according to the Oil

and Gas Fee Schedule located in Appendix A of these Development Standards and Regulations.

2. State Notification of Violations: Adams County will cooperate fully with the State of Colorado by notifying the Oil and Gas Conservation Commission of any and all violations of the Colorado Laws and Regulations.
3. Delinquent Taxes: One condition of any oil and gas well building permit is that all taxes as provided by statute, shall be paid.
4. Penalties and Fines: The County has authority under C.R.S. § 29-20-104, as amended, to impose fines for leaks, spills, and emissions. The following table summarizes the fine schedule for violations of these Development Standards and Regulations:

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		<b><i>Rule Classification</i></b>		
		Class 1: Paperwork other ministerial regulations, a violation of which presents no direct risk of harm to public health, safety, welfare, and the environment.	Class 2: Regulations related at least indirectly to promoting the public health, safety, welfare, and the environment and wildlife resources, a violation of which presents a possibility of distinct, identifiable actual or threatened adverse impacts to those interests	Class 3: Regulations directly related to protecting public health, safety, welfare, the environment, and wildlife resources, a violation of which presents a significant probability of actual or threatened adverse impacts to those interests.
<b><i>Degree of threatened or actual impact to public health, safety, welfare, the environment, or wildlife</i></b>	<u>Major:</u> Actual significant adverse impacts	\$5,000	\$10,000	\$15,000
	<u>Moderate:</u> Threat of significant adverse impacts, or moderate actual adverse impacts	\$1,500	\$5,000	\$10,000
	<u>Minor:</u> No actual adverse impact and little or no threat of adverse impacts	\$200	\$2,500	\$5,000

6. County Violations: In addition to the fines outlined above, the County has authority to cite violations under its control pursuant to Section 1-05-06 Criminal Remedies and Enforcement.
7. Legal Non-conforming: Adams County recognizes that there are oil and gas operations that were legally established prior to the effective date of these regulations that may or

may not conform to these regulations. These operations may continue, provided the operation is not extended, expanded, or altered in a manner that changes and/or alters the nature, character, or extent of the previously approved permit

4-10-02-03-03-05

**RESIDENTIAL CONSTRUCTION Standards**

1. **Residential Construction Standards:** The Director of Community and Economic Development may impose any one (1) or more of the following standards on a specific site basis as a condition of subdivision approval and/or building permits on platted or unplatted land:
  - a. The oil and gas well location shall include a two-hundred-fifty (250) foot buffer in the form of an easement on the Final Plat. No structures may be constructed within the buffer area.
  - b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.
  - c. The Final Plat shall include notice to prospective buyers of the location of the oil and gas well and associated easements.
  - d. All oil and gas well flow lines and/or easements shall be graphically depicted on the Final Plat.
  - e. All surface and subsurface agreements shall be noted on the Final Plat by the recorded book and page number.
  - f. Pursuant to Section 4-06-01-02-01-12, where a new home and/or other permanent structure with plumbing is constructed within three hundred (300) feet of an existing oil and gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.
2. **Plugged and Abandoned, and Former Oil and Gas Production Sites:** This Section is enacted to protect and promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and future residents of the County. These regulations are based upon the land use authority of the County.
  - a. Prior to submittal of a final plat or site specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench mark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County.



- b. As a condition of review of any final plat or site specific development plan which contains a plugged and abandoned well or former oil and gas production site or is within 200 feet of such well or site, the owner shall submit a location diagram of the location of the well.
- c. On every final plat or site specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.
- d. Every final plat and site specific development plan which contains a plugged and abandoned well or a site specific development that includes a property that is less than 200 feet from a plugged and abandon well, shall include the following notation: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback."
- e. As a condition of building permit review, no dwelling shall be constructed within fifty (50) feet of a plugged and abandoned well.
- f. Prior to issuance of a grading permit within a development containing a known reserve pit site, the reserve pit site shall be tested for expansive soils. Reserve pits containing expansive soils in locations proposed for buildings shall be subject to the provisions of the International Building Code.
- g. No utility lines shall be installed within ten feet of any plugged and abandoned well.

4-10-02-03-06

**COGCC AND COUNTY APPROVALS REQUIRED**

Development of the OGF shall not commence unless and until applicant receives an approved OGF Permit, including any approved waiver(s), and receives all required approvals and permits from COGCC.



## STUDY SESSION AGENDA ITEM

<b>DATE:</b> July 16, 2019
<b>SUBJECT:</b> Community Support Services Update
<b>FROM:</b> Sue Bozinovski, Division Director, Community Support Services
<b>AGENCY/DEPARTMENT:</b> Human Services Department
<b>ATTENDEES:</b> Herb Covey, Sue Bozinovski, and Eric Bettinger
<b>PURPOSE OF ITEM:</b> Program Update
<b>STAFF RECOMMENDATION:</b> Informational

### **BACKGROUND:**

Program update

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Human Services Department

### **ATTACHED DOCUMENTS:**

Study Session A-Stat on Community Support Services

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

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**Fund:**

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**Cost Center:**

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	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

**Additional Note:**

**APPROVAL SIGNATURES:**

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Raymond H. Gonzales, County Manager

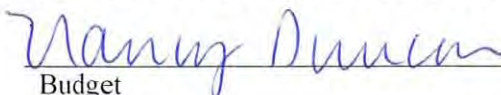
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Alisha Reis, Deputy County Manager

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Bryan Ostler, Deputy County Manager

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Chris Kline, Deputy County Manager**APPROVAL OF FISCAL IMPACT:**  
Budget

# Study Session A-Stat

Human Services

Community Support Services

KPI's

Food Assistance

## Community Support Services

To help low income Adams County residents move toward economic security and self-sufficiency by providing access to food, medical and cash public assistance programs and community resources.

### Core Services:

- Food Assistance
- Low Income Energy Assistance
- Health First Colorado
- Colorado Works
- Aid to the Needy Disabled
- Aid to the Blind
- Old Age Pension
- Long Term Care Medical Assistance
- Home Care Allowance
- Medicare Savings Program
- Low Income Subsidy
- Colorado Supplemental to SSI
- Adult Protective Services
- Child Care Assistance
- Burial Assistance

### Commissioners Goal

Community Enrichment

### Strategy

Ensure Adams County households meet their nutritional needs and that eligible families will not go hungry by maintaining timeliness and accuracy goals as set forth by State and Federal guidelines.

### Key Performance Indicator #1

Food Assistance Regular Application Timeliness

#### → Why this matters:

Processing new applications efficiently ensures eligible Adams County residents have access to needed financial assistance for food within thirty days of requesting assistance ultimately reducing the likelihood of citizens going hungry.

### Key Performance Indicator #2

Food Assistance Expedited Application Timeliness

#### → Why this matters:

Processing expedited applications efficiently ensures eligible Adams County residents, in emergency situations, have access to needed financial assistance for food within seven days of requesting assistance, ultimately reducing the likelihood of citizens going hungry.



### Key Performance Indicator #3

#### Food Assistance Redetermination Timeliness

→ **Why this matters:**

Processing redetermination applications efficiently ensures eligible Adams County residents receiving Food Assistance do not experience a gap or delay in benefits and have continued access to needed financial assistance for food, ultimately reducing the likelihood of citizens going hungry.