



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Legislative Alignment 2025 Text Amendments

Case Number: PLN2025-00002

April 2, 2025

The Adams County Planning Commission is requesting comments on the following application: **Text Amendments to amend the Adams County Development Standards and Regulations to comply with recent state statutes related to accessory dwelling units, parking minimums, substance abuse disorders recovery land uses, and residential occupancy limits.** This request is County-wide.

Applicant Information: Adams County Community and Economic Development Department
4430 S. Adams County Parkway
Brighton, Colorado 80601

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **Wednesday, April 23, 2025 COB** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to EGleason@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Ella Gleason, AICP
Long Range Planner

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

PROPOSED AMENDMENTS TO THE ADAMS COUNTY DEVELOPMENT STANDARDS AND
REGULATIONS TO ALIGN ADU REQUIREMENTS WITH HB24-1152
(additions are underlined and deletions are ~~struck through~~)

CHAPTER 4 – DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

• • •

4-03-03 ACCESSORY USES, RESIDENTIAL

4-03-03-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Residential Districts:

1. Accessory Dwelling Unit (see Section 4-03-03-02-01 Accessory Uses, Residential for detailed performance standards)

• • •

4-03-03-02 PERFORMANCE STANDARDS

4-03-03-02-01 ACCESSORY DWELLING UNIT (ADU)

1. *Purpose:* The purpose of the accessory dwelling unit (ADU) provisions are to:
(1) provide homeowners with an opportunity for companionship and security;
(2) better utilize existing infrastructure and community resources; (3) provide a housing type that responds to changing needs and lifestyles (e.g., small families, retirees, caretakers); (4) add to the County's stock of affordable dwelling units; and (5) protect neighborhood character and stability by ensuring that visible ADUs are compatible with surrounding land uses.
2. *Applicability:* One ADU on an existing legal lot is permitted by right as an accessory and subordinate use to single family residential uses in any residential zoning districts, in addition to legal nonconforming single-family structures in those zones as allowed by these regulations. As the purpose of an ADU is to be an accessory use/structure to a principal~~primary~~ dwelling unit, an ADU shall not be platted for individual sale through the condominium platting process or otherwise.
3. *Process:*
 - a. New ADU. Subject to ~~review, public notification and approval through a~~ building and occupancy permits and shall conform to all of the following standards.
 - b. Existing (Undocumented) ADUs. If an ADU was created without being part of a project for which ~~a building and occupancy permits were obtained~~ was finalized, the County shall require ~~a building and occupancy permits and public notification~~ to determine if the structure meets the requirements of

this section and building codes. Adherence to these development standards is required.

4. ~~Public Notification: At time of review of building permit application, the County shall notify by mail residents and property owners directly adjacent to the property for which a complete building permit application has been submitted. Notified parties, and other interested parties, may comment on items concerning the required development and design standards for ADUs. The comment period shall close when the building permit application is resolved in issuance or denial.~~[RESERVED]
5. *Development Standards:*
 - a. Building Type: ~~ADU building types shall not include mobile or manufactured homes.~~ Site built and modular construction is allowed. Prefabricated homes, such as manufactured homes, are allowed for use as an ADU if placed on a permanent foundation and connected to metered utility services.
 - b. Number: One ADU shall be allowed in each residential lot as a subordinate use ~~to in conjunction with~~ any new or existing detached single-family dwelling unit use of the property.
 - c. Provision of Water and Sewer: Proof of adequate provisions for potable water supply, sewage disposal, solid waste disposal, fire protection meeting the requirements of applicable building and life safety codes, other utility service, ies and access shall be provided.
 - d. Size:
 - i. Attached or Internal. ADUs shall not exceed 40% of the principal dwelling unit's residential floor area in addition to the underlying development standards for the lot, including, but not limited to, lot coverage, height, and setback requirements for the zone in which they reside.
 - ii. Detached. ADUs shall not exceed 1,500 square feet of the residential floor area or 40% of the ~~principal~~primary dwelling unit's residential floor area, whichever is less.
 - ~~ii.~~iii. Floor Area Calculation. If the ADU is adjoined to or placed atop an unoccupied structure, such as a garage or covered porch, the garage or covered porch shall not be included in the gross floor area counted towards the ADU. Storage and mechanical space, including utility rooms and closet space, associated with the ADU shall be counted towards the floor area calculation.
 - e. Location: The ADU may be added to or included within the ~~principal dwelling~~primary unit, or located in a detached structure on the same lot as the ~~principal~~primary dwelling unit. If detached, the ADU is required to meet all accessory structure setbacks for the zone district.
 - f. Parking: One off-street parking space is required to be designated for an ADU in addition to the parking required for the ~~principal~~primary dwelling unit if the parking space already exists at the time the ADU is constructed

or converted. The construction of a new off-street parking space for the ADU is required if (i) the ADU is in a zone district that, as of January 1, 2024, required one or more off-street parking spaces for a single-family detached dwelling; and (ii) there is no existing parking space on the lot (including a driveway, garage, or tandem parking space) that could be used for the ADU; and (iii) the ADU is located on a block where on street parking is prohibited. Parking spaces must be paved and may include private garages, carports, or all weather-surfaced, off-street areas reserved for vehicles. Tandem parking is allowed.

- g. Home Occupations: The ADU and/or principal dwelling unit~~primary residence~~ may contain a home occupation if the home occupation is reviewed and approved per these regulations.
- h. Other development standards:
 - i. Accessory Dwelling Units shall meet all other development standards (e.g., setbacks, lot coverage, etc.) for buildings in the zoning district, except in the following circumstances:
 - 1. The gross floor area of the ADU shall not count towards the maximum accessory building coverage, but rather the maximum principal structure coverage.
 - 2. The height of a detached ADU shall not exceed twenty-five (25) feet.
 - 3. If detached, the ADU shall be setback at least 10' to the rear of the front structure line of the principal single-family dwelling unit.
 - ii. For legal nonconforming situations, ADUs shall also adhere to the following requirements:
 - 1. Legal Nonconforming Principal~~Primary~~ Single-Family Dwelling Uses:
 - a. It is recognized that in some zones, an existing principal~~primary~~ single-family dwelling use may be considered legal nonconforming. In the event that an existing, legal nonconforming, single family use requests an ADU per these standards, it shall be an allowed accessory use to the legal nonconforming use. If the legal nonconforming principal single-family dwelling~~primary~~ use ceases to exist, the ADU, shall also cease to exist.
 - b. Conformance with Section 4-~~2724~~-03, – Extension or Enlargement of Nonconforming Conditions, applies to the principal single-family dwelling~~primary~~ use.
 - 2. ADUs in Existence Prior to these Regulations:
 - a. Existing ADUs shall meet the requirements of these regulations.
 - b. A building permit is required for the Building Official to determine if the structure meets the adopted building

code requirements. As-built information about the existing structure shall be required as part of the building permit submittal.

- c. Additional improvements may be required by the applicant in order for the ADU to meet adopted building codes.
3. Previously approved Caretaker Dwelling Units may be extended in accordance with Section 2-02-08 Conditional Use Permit.
 - i. *Design Standards:*
 1. New Detached Structures, Exterior Alterations and Additions to Existing Structures: The development of a newly constructed detached ADU and exterior alterations and additions to existing structures for ADU development shall be designed consistent with the existing color, façade treatment, roof pitch, siding, lighting, and windows of the principal single-family~~primary~~ dwelling unit, unless these design standards are more restrictive than those currently required for single-family dwelling units.

• • •

CHAPTER 11—DEFINITIONS

• • •

11-02 WORDS, TERMS, AND PHRASES

The following listed words, terms or phrases are defined as follows.

• • •

11-02-176 DWELLING UNIT

One (1) or more rooms used by one (1) family for living or sleeping purposes, which contains kitchen and bathroom facilities for the sole use of the resident family.

11-02-177 DWELLING UNIT, ACCESSORY (ADU)

A subordinate dwelling unit added to (attached), created within (internal), or detached from a single-family ~~dwelling unit~~structure with a separate entrance that provides basic requirements for living, sleeping, eating, cooking and sanitation. As the purpose of an ADU is to be an accessory use/structure to a ~~principal~~primary ~~single-family~~ dwelling unit, an ADU shall not be separated to a different parcel or conveyed to different ownership from the ~~primary~~principal dwelling ~~unit's~~ parcel/~~or~~ owner. A single-family ~~structure-dwelling unit~~ with an accessory dwelling unit is not considered to be a two-family dwelling or duplex. ~~If the ADU is adjoined to or placed atop an unoccupied~~

~~structure, such as a garage or covered porch, the garage or covered porch shall not be included in the gross floor area counted towards the ADU. Storage and mechanical space, including utility rooms and closet space, associated with the ADU shall be counted towards the floor area calculation.~~An ADU does not include a “motor home” as defined in C.R.S. § 42-1-102(57), as may be amended; a “multipurpose trailer” as defined in C.R.S. § 42-1-102(60.3), as may be amended; or a “recreational vehicle” as defined in C.R.S. § 24-32-902(9), as may be amended.

11-02-178 EASEMENT

A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

PROPOSED AMENDMENTS TO THE ADAMS COUNTY DEVELOPMENT STANDARDS AND
REGULATIONS TO ELIMINATE MINIMUM PARKING REQUIREMENTS PER HB24-1304
(additions are underlined and deletions are ~~struck through~~)

CHAPTER 4—DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

• • •

4-15 PARKING, LOADING, AND CURB CUT REQUIREMENTS

• • •

4-15-04 MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL

• • •

4-15-04-03 SPACES REQUIRED

In connection with every institutional, commercial, and industrial use, there shall be provided, at the time any building or structure is erected, enlarged, or increased in capacity, off-road parking spaces in accordance with the following requirements:

Use	Minimum Required Off-Road Parking Spaces
Art galleries	1 space for each 300 sq. ft. of gross floor area
• • •	
Multifamily*	
Studio/ Efficiency	0.75 spaces per unit type
1 Bedroom	1.0 spaces per unit type
2 Bedroom	1.5 spaces per unit type
3+ Bedroom	2.0 spaces per unit type
Visitor	Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum required off-road parking
Efficiency units	1 per unit
• • •	
Wholesale establishments	1 space for each 900 sq. ft. of gross floor area

*Notwithstanding any other provision of these standards and regulations to the contrary, per C.R.S. § 29-36-103, as may be amended, no minimum off-road parking requirement applies within an Applicable Transit Service Area to a multi-family residential development, adaptive re-use for residential purposes, or adaptive re-use mixed use that includes at least

50% of use for residential purposes. Nothing herein limits the ability of the County, pursuant to C.R.S. § 29-36-104(1), as may be amended, to impose or enforce a minimum off-road parking requirement within an Applicable Transit Service Area in connection with a housing development project that is intended to contain twenty units or more or contain regulated affordable housing by requiring no more than one off-road parking space per dwelling unit in the housing development.

• • •

4-15-04-06 PARKING FLEXIBILITY OPTIONS AND ADJUSTMENTS

• • •

4-15-04-06-02 PARKING ADJUSTMENTS

1. Transportation Demand Management Study. The Development may receive additional reductions in required parking by providing a Transportation Demand Management Study (Study) that reviews multiple comparable projects in the region. The Study must be prepared by a traffic or parking professional. Additional parking reductions up to 25% of the total required off-road parking as recommended by the Study may be approved by the Director, based on the following criteria:

• • •

2. Multi-Family Residential Development and Certain Adaptive Re-Uses.

- (a) Notwithstanding any other provision of these standards and regulations to the contrary, per C.R.S. § 29-36-103, as may be amended, no minimum off-road parking requirement applies within an Applicable Transit Service Area to a multi-family residential development, adaptive re-use for residential purposes, or adaptive re-use mixed use that includes at least 50% of use for residential purposes. Nothing herein limits the ability of the County, pursuant to C.R.S. § 29-36-104(1), as may be amended, to impose or enforce a minimum off-road parking requirement within an Applicable Transit Service Area in connection with a housing development project that is intended to contain twenty units or more or contain regulated affordable housing by requiring no more than one off-road parking space per dwelling unit in the housing development.
- (b) In the event the County proceeds pursuant to C.R.S. § 29-36-104(1), as may be amended, the County may require that up to one off-road parking space be provided for each dwelling unit if all of the following requirements are met:
 - (1) The housing development project is a new development project containing 20 or more dwelling units, or contains regulated affordable housing as defined in C.R.S. § 29-36-102, as may be amended.
 - (2) Within 90 days after receipt of a complete application for the proposed housing development project, the County has published written findings that not imposing or enforcing a minimum off-road parking standard in

connection with the proposed housing development project would have a substantial negative impact on:

(i) Safe pedestrian, bicycle, or emergency access to the housing development project; or

(ii) Existing on- or off-road parking spaces within one-eighth mile of the housing development project.

(3) The findings required in subsection (b)(2) above must:

(i) Be supported by substantial evidence in support of such findings;

(ii) Include parking utilization data collected from the area within one-eighth mile of the housing development project;

(iii) Demonstrate that the County's implementation of strategies to manage demand for on-road parking in the area within one-eighth mile of the housing development project would not be effective to mitigate the substantial negative impacts contained in such findings; and

(iv) Have been reviewed and approved by a professional engineer, as defined in C.R.S. § 12-120-202(7), as may be amended.

• • •

CHAPTER 11—DEFINITIONS

• • •

11-02 WORDS, TERMS, AND PHRASES

The following listed words, terms or phrases are defined as follows.

• • •

11-02-08 ACCESSORY USE

A subordinate use, which is incidental and customary in connection with the principal building or use and is located on the same zoning lot as the principal building or use.

11-02-08-A ADAPTIVE RE-USE

The conversion of an existing structure from the use for which it was constructed to a new use by maintaining elements of the structure and adapting such elements to a new use.

11-02-09 ADJACENT LOT

A lot or parcel of land, which shares all, or part of a common lot or property line with another lot.

• • •

11-02-37 ANNUAL REPORT, SPECIAL SERVICE DISTRICT

An annual report requiring certain information about a Special District required to be submitted each year at the request of the Adams County Community and Economic Development Department.

11-02-37-A APPLICABLE TRANSIT PLAN

An area designated by the map created pursuant to C.R.S. § 29-36-106, as may be amended.

11-02-38 APPLICANT

A person submitting an application for permit or approval, and may be referred to as the Permittee.

• • •

PROPOSED AMENDMENTS TO THE ADAMS COUNTY DEVELOPMENT STANDARDS AND
REGULATIONS REGARDING RESIDENTIAL OCCUPANCY LIMITS AND GROUP HOMES
PER HB24-1007, SB24-48, AND THE FEDERAL FAIR HOUSING ACT
(additions are underlined and deletions are ~~struck through~~)

CHAPTER 3—ZONE DISTRICT REGULATIONS

• • •

3-06 USE CATEGORIES DEFINED

The categories of use defined by these standards and regulations are set forth below. These use categories are established as a means of detailing the permitted uses within each zone district and overlay zone district. The categories are also established to provide consistent review, permitting, design requirements, and performance standards among similar uses. The uses not enumerated in this Section are not necessarily excluded. Section 3-05-01 empowers the Director of Community and Economic Development to make interpretations of use. The Director of Community and Economic Development may use the most recent edition of the Standard Industrial Classification Manual published by the Executive Office of the President, Office of Management and Budget, or any other sources to help determine whether an unidentified use is substantially similar to an identified permitted or conditional use.

1. Agricultural Uses
 - a. Agricultural Business
 - b. Agricultural Support Businesses and Services
 - c. Farming
 - d. Nurseries
 - e. Ranching
2. Residential Uses
 - a. Group Home, FHAA~~Group Living Facility~~
 - ~~a.b.~~ Group Residential Facility
 - ~~b.c.~~ Manufactured Home Park
 - ~~c.d.~~ Mobile Home Park
 - ~~d.e.~~ Multi-Family Dwelling
 - ~~e.f.~~ Single-Family Dwelling
 - ~~f.g.~~ Two-Family Dwelling
3. Institutional Uses
 - a. Funeral Home/Mortuary *
 - b. Funeral Home/Mortuary to Include Cremation *
 - c. Halfway House *
 - d. Institutional Care
 - e. Jails and Prisons
 - f. Neighborhood Indoor Uses

- g. Outdoor Public Uses
- h. Places of Worship
- i. Public Service
- j. Tiny Home Villages
- k. Universities

• • •

* Adopted by the BOCC on December 13, 2010

• • •

3-07 USE CHART AND DIMENSIONAL REQUIREMENTS

3-07-01 USE CHART

Use Table

● ● ●

Residential Uses																								
USE CATEGORIES	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	-	-	P	P	P	P	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)	P	P	P	P	P	P	P	P	€	€	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Living Facility (in excess of 5 persons)	€	€	€	€	€	€	€	€	€	€	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Living Facility (with more than 1 registered sex offender)	€	€	€	€	€	€	€	€	€	€	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Home, FHAA Large	=	=	=	=	=	=	P	P	C	=	C	C	=	=	=	=	=	=	=	=	=	=	=	=
Group Home, FHAA Small	P	P	P	P	P	P	C	C	P	=	C									C				
Group Residential Facility, Large	=	=	=	=	=	=	C	C	=	=	C	C	=	=	=	=	=	=	=	=	=	=	=	=
Group Residential Facility, Small	=	=	=	=	=	=	C	C	=	=	C	C	=	=	=	=	=	=	=	C	=	=	=	=
Manufactured Home Park	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	-	-	-	P	P	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-
Single-Family Dwelling	P	P	P	P	P	P	C	C	P	-	C	-	-	-	-	-	-	-	-	C	-	-	-	-
Two-Family Dwelling	C	C	C	-	-	P	C	C	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacation Rental	P	P	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-

• • •

3-28 TRANSIT-ORIENTED DEVELOPMENT DISTRICT AND STANDARDS (TOD)

• • •

3-28-04-01 PERMITTED USES

The following uses are permitted in the TOD district with specific permits as indicated:

Table 3-27-A: Permitted Uses			
Use Type	Federal	Pecos Junction	Additional Standards
• • •			
RESIDENTIAL	All residential uses are subject to Section 3-34-05-05 of the Flammable Gas Overlay		
Group home (developmentally disabled or elderly)	€	€ [1]	-
Group living facility with one to five persons	P	€ [1]	-
Group living facility in excess of 5 persons or with more than one registered sex offender	€	€ [1]	-
<u>Group Home, FHAA Large</u>	<u>P</u>	<u>C [1]</u>	
<u>Group Home, FHAA Small</u>	<u>P</u>	<u>C [1]</u>	
<u>Group Residential Facility, Large</u>	<u>C</u>	<u>C [1]</u>	
<u>Group Residential Facility, Small</u>	<u>C</u>	<u>C [1]</u>	
Live/work unit	P	C [1]	
Manufactured home park	--	--	
Mobile home park	--	--	
Multi-family dwelling, rowhouse/townhouse	P	C [1]	
Single-family detached dwelling	--	--	
Two-Family Dwelling	P	P	
Second-floor or higher residential	P	C [1]	
• • •			
Notes	[1] Residential uses may be permitted in the Pecos Junction station area through a conditional use permit when the area is determined to be environmentally mediated and safe for human habitation.		

• • •

CHAPTER 4 DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

• • •

4-03 ACCESSORY USES PERFORMANCE STANDARDS

• • •

4-03-03 ACCESSORY USES, RESIDENTIAL

• • •

4-03-03-02 PERFORMANCE STANDARDS

• • •

4-03-03-02-07 HOME OCCUPATIONS

• • •

11. *Uses Not Considered Home Occupations:* The following uses are not considered home occupations:

- a. Animal Hospital
- b. Long-Term Care Facility
- c. Restaurant
- d. Bed & Breakfast (A bed and breakfast is considered a principally permitted use.)
- e. Group [Home, FHAA and Group Residential Facility](#)~~Living Facility (A group home is considered a principally permitted use, depending upon occupancy.)~~
- f. Auto Painting, Repair, Sales, or Service.
- g. Truck Repair, Sales, or Service.

• • •

4-08 INSTITUTIONAL USES PERFORMANCE STANDARDS

• • •

4-08-02 PERFORMANCE STANDARDS BY USE CATEGORY

The following general performance standards are included in this section:

- 1. Crematory/Crematorium ***Adopted by the BoCC on December 13, 2010**
- 2. Institutional Residential

• • •

4-08-02-02 INSTITUTIONAL RESIDENTIAL

All institutional residential uses shall meet the following standards:

1. *Location:* No institutional residential facility shall be located within five hundred (500) feet of any other institutional residential facility.
2. *New Construction in Residential Area:* Any new construction allowed in a residential zone district for the operation of an [institutional residential group living](#) facility shall substantially resemble a conventional single-family dwelling.
3. *No Administrative Activities on Premises:* No administrative activities of any private or public organization or agency shall be conducted on the premises of the [institutional residential group living](#) facility.
4. *Residential Suites and Assisted Living Units:* Residential suites and assisted living units shall provide bathrooms but shall not provide cooking facilities.
5. *Density:* Residential suites and assisted living units shall be constructed at the same density as the density in the applicable zone district. If the [institutional residential facility group home](#) has on-site common use dining, recreation, health care, or a convalescent center, the density for any associated multi-family units shall not exceed two (2) times the allowed multi-family base density for the zone district.
6. *Screened Parking:* Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-06).
7. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
8. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
9. *Drop-Off/Pick-Up Areas:* All institutional residential uses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one (1) space per eight (8) individuals. The spaces shall be signed as loading areas and at least ten (10) by twenty (24) feet in area. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.

• • •

4-15 PARKING, LOADING, AND CURB CUT REQUIREMENTS

• • •

4-15-03 SINGLE- AND TWO-FAMILY DWELLINGS

• • •

4-15-03-02 AMOUNT OF PARKING REQUIRED

One- and two-family dwellings shall provide a total of two (2) off-road parking spaces per dwelling unit. [Group Home, FHAA Small shall provide a minimum of two \(2\) off-road parking spaces, and a Group Home, FHAA Large shall provide a minimum of four \(4\) off-road parking spaces.](#)

4-15-04 MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL

• • •

4-15-04-03 SPACES REQUIRED

In connection with every [multi-family residential](#), institutional, commercial, and industrial use, there shall be provided, at the time any building or structure is erected, enlarged, or increased in capacity, off-road parking spaces in accordance with the following requirements:

Use	Minimum Required Off-Road Parking Spaces
Art galleries	1 space for each 300 sq. ft. of gross floor area
• • •	
Multifamily	
Studio/ Efficiency	0.75 spaces per unit type
1 Bedroom	1.0 spaces per unit type
2 Bedroom	1.5 spaces per unit type
3+ Bedroom	2.0 spaces per unit type
Visitor	Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum required off-road parking
Efficiency units	1 per unit
Group Residential Facility, Large or Small	0.5 spaces per bed
• • •	
Wholesale establishments	1 space for each 900 sq. ft. of gross floor area

CHAPTER 11—DEFINITIONS

• • •

11-02 WORDS, TERMS, AND PHRASES

The following listed words, terms or phrases are defined as follows.

• • •

11-02-211 FAMILY

An individual, two or three (3) or more persons related by blood, marriage, or legal adoption, or similar legal relationship, or a group of persons who need not be so related, plus domestic staff employed for services on the premises, living together in a dwelling unit as a single housekeeping unit in one dwelling unit. The definition of "family" shall apply regardless of whether any member of such group receives outside services for mental, emotional, or physical disability. The number of persons occupying each dwelling unit shall not exceed the maximum permitted by the applicable adopted building code and safety codes, or by any applicable state or federal law or regulation, or by affordable housing guidelines applicable to the dwelling unit. ~~Persons not related by blood, marriage, or legal adoption shall be deemed to constitute a family where they are living and cooking together as a single housekeeping unit, but shall not include unrelated students attending colleges or universities.~~

• • •

11-02-277-A GROUP HOME, FHAA

A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit where care, supervision, and/or treatment is provided for the exclusive use of residents protected by the provisions of the federal Fair Housing Act Amendments of 1988, codified at 42 U.S.C. Ch 45, or by any similar legislation of the State of Colorado, including, but not limited to, a facility providing housing for people experiencing disabilities, mental health conditions, or developmental disabilities.

1. A "Group Home, FHAA Large" is a facility designed for and occupied by nine or more residents living together.
2. A "Group Home, FHAA Small" is a facility designed for and occupied by no more than eight residents living together.

11-02-277 GROUP LIVING FACILITY

~~A facility licensed by the Courts, Social Service Department, or other competent governmental authority for housing residents in a group home which include a group home for the aged, residential treatment center, group home for the mentally ill, home for social rehabilitation, group home for the developmentally disabled, communal home, specialized group facility, receiving home for more than four (4) foster home residents, residential child care facility, or shelter for domestic violence.~~

11-02-277-B GROUP RESIDENTIAL FACILITY

A residence that provides a community living environment for persons requiring custodial care, medical treatment, or specialized social services, but that does not meet the definition of an FHAA Group Home. This use includes, but is not limited to, transitional housing developments and domestic violence shelters.

1. [A “Group Residential Facility, Large” is a facility designed for and occupied by nine or more residents living together.](#)
2. [A “Group Residential Facility, Small” is a facility designed for and occupied by no more than eight residents living together.](#)

• • •

11-02-502 REAR LOT LINE

See “Lot Line, Rear”.

[11-02-502-A RECOVERY RESIDENCE](#)

[A “recovery residence” as that term is defined in C.R.S. § 27-80-129\(1\)\(b\)\(I\), as my be amended. A recovery residence may be either a Group Home, FHAA or a Group Residential Facility, but in either instance, it is a residential use.](#)

11-02-503 RECREATIONAL USES

Recreational uses include active and passive recreational services and parcels open to the public, such as parks, open spaces, trails, playfields, and the like. Incidental sales associated with recreational uses is permitted. These recreational opportunities are meant to serve the recreational and social interaction needs of the residents of all ages, economic situations, and physical conditions, and include publicly owned lands, open spaces, trails, playfields, and the like.

• • •

11-02-513 RESIDENTIAL USES

Residential uses include manufacture home parks, mobile home parks; single-family dwellings, attached; single-family dwellings, detached; two-family dwellings; multi-family dwellings; [Group Homes, FHAA, and Group Residential Facilities](#)~~group homes~~.

• • •