

Summary of Proposed Land Use Code Changes

Item #	Article	Section	Page	Description
1	2	2.1.2	2-2	Added Accessory Dwelling Unit to List of Building Types
2	2	2.1.2	2-2	Clarification by adding a table
3	2	2.1.3	2-3	Clarification total units number of units allowed 1 Detached House and 1 ADU. Additionally, table added.
4	2	2.1.4	2-5	Added Accessory Dwelling Unit to List of Building Types, Clarified total units to include 1 Detached house and 1 ADU. Also moved the lot size in requirement for RL from Article 3 to here.
5	2	2.1.5	2-8	Clarification by adding a table. Clarification distance between accessory structures. Removed building types not allowed in this zone district.
6	2	2.1.5	2-8	Added Accessory Dwelling Unit to list of Building Types
7	2	2.1.6	2-10	Added Attached Accessory Dwelling Unit, and clarified location of Accessory structures and ADUs.
8	2	2.1.6	2-11	Added Attached Accessory Dwelling Unit, Clarified location of Accessory structures and ADUs.
9	2	2.1.6	2-12	Clarification location of ADU
10	2	2.1.6	2-14	Added Exclusion of ADU Floor Area to rear floor area calculations.
11	2	2.2.1	2-19	Added the Clarification that setback apply to accessory buildings
12	2	2.2.3	2-26	Clarify min. density does not apply to accessory structures
13	3	3.1.6	3-17	Removed the MH zone district from the list. This was left when extra occupancy and group home was permitted in MH. Detached House is not allowed in the MH only Mobile Home.
14	3	3.1.6	3-18	Clarified lot minimum is zone district specific.

15	3	3.1.7	3-20	Removed the MH zone district from the list. This was left when extra occupancy and group home was permitted in MH. Detached House is not allowed in the MH only Mobile Home.
16	3	3.1.7	3-21	Clarified lot minimum is zone district specific. Moved lot area exception from the building Type and placed it in the RL zone district see 2.1.4 pg 2-5.
17	3	3.1.9	3-24	Description Clarified to match state regs, Clarification on applicable zone districts.
18	3	3.1.9	3-25	Increased Floor Area maximum to align with state Regs.
19	3	3.1.9	3-26	Increased Floor Area maximum to align with state Regs.
20	3	3.1.10	3-28	Residential Cluster Building type: Added Accessory Dwelling unit to the list of buildings and setback table. Added an * to clarify that an ADU could be added to lots with a detached house.
21	4	4.2	4-2	Indicated ADU is an BDR use in all zone districts
22	4	4.2	4-3	Clarified Schools are permitted NC, CS, CL, and HC districts subject to Type 1 review.
23	4	4.3.1(B)(1)	4-10	Removed requirement for an ADU to have a resident manager.
24	4	4.3.1(E)(1)(j)(v)	4-11	Clean up reference to group home.
25	4	4.3.1(K)(1)	4-12	Clean up reference to group home.
26	4	4.3.3(Y)(1)(g)	4-20	Clean up reference to single-family.
27	5	5.9.1(K)(1)(a)	5-65 thru 5-68	Removed minimum parking requirements for Multi-unit projects to align with State HB24 1304. Also cleaned up Single Unit and Two unit requirements.
28	5	5.9.1(K)(1)(e)	5-68	Remove parking requirement for an ADU.
29	5	5.10.3(F)(3)	5-98	Clean up name of the Colorado ECMC.
30	6	6.4.3	6-34	Removed the ability to have a public appeal hearing of a BDR for ADU applications
31	6	6.21.4	6-65	Remove duplicate section, it is found in 4.3.5(E)
32	7	7.2.2	7-14	Clarifying definition of ADU's to align with the state.
33	7	7.2.2	7-19	New definition of Building Footprint.
34	7	7.2.2	7-38	Cleaning up reference to Extra Occupancy.