

**WORK SESSION AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**WEDNESDAY, FEBRUARY 21, 2024**  
**215 WEST 10<sup>TH</sup> STREET**  
**START TIME: CONCLUSION OF THE REGULAR MEETING**

1. Call to Order and Roll Call.  
*(Note: This is a work session for discussion purposes only.)*

2. Director's Update:

The purpose of this work session is to present an overview of Module 2: Development Standards by Clarion and Associates in preparation of the Unified Development Code update.

Access the document online through the following link:

[https://www.pueblountyudc.org/files/ugd/e1a66a\\_9d8d8eb2da2f4b24a541c7406dacacbe.pdf](https://www.pueblountyudc.org/files/ugd/e1a66a_9d8d8eb2da2f4b24a541c7406dacacbe.pdf)

3. Adjournment.

YRD



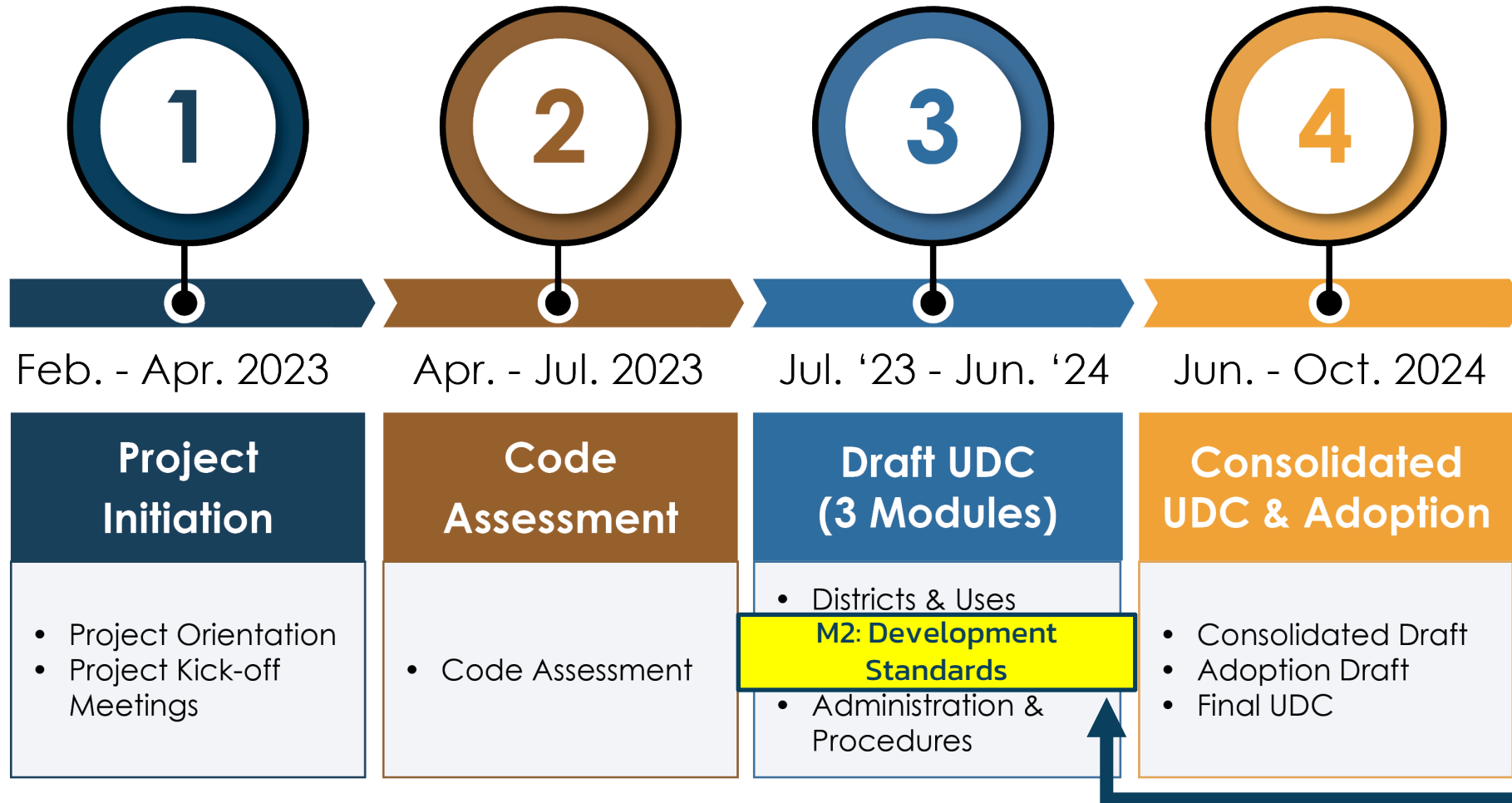
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**DEVELOPMENT CODE**

———— in coordination with PUEBLO MEANS BUSINESS ————

## MODULE 2: DEVELOPMENT STANDARDS

February 2024

# PROJECT TIMELINE



# OPPORTUNITIES FOR INPUT

**44**

**ONLINE & IN-PERSON  
MEETINGS/SURVEYS**



**70+**  
**Online Survey  
Responses**



**344+**  
**Meeting/Focus  
Group Attendees**

- Online Surveys (1)
- Online Input Opportunities (2)
- Stakeholder Interviews (20)
- Focus Groups/Roundtable Discussions (7)
- BOCC & Planning Commission Work Sessions (4)
- Presentations to Established Groups & PWMD Board (5)
- TAC Meetings (3)



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# ORIENTATION TO MODULE 2: DEVELOPMENT STANDARDS

# TOPICS DISCUSSED IN MODULE 2

## 17.04 Development Standards

- 17.04.010 Floodplain
- 17.04.020 Off-Street Parking, Loading, and Access
- 17.04.030 Screening Standards
- 17.04.040 Outdoor Lighting
- 17.04.050 Subdivision Standards
  - 17.04.050(i) Conservation Development (New)
- 17.04.060 Rural Land Use Process
- 17.04.070 Residential Adjacency Standards (New)
- 17.04.080 Site and Building Design Standards (New)

## 17.05 Signs

Note: Chapter 17.06 Areas and Activities of State and Local Interest will be carried forward as part of Module 3



# UPDATES TO EXISTING DEVELOPMENT STANDARDS

## **17.04.010 Floodplain**

## **17.04.020 Off-Street Parking, Loading, and Access**

## **17.04.030 Screening Standards**

## **17.04.040 Outdoor Lighting**

## **17.04.050 Subdivision Standards**

17.04.050(i) Conservation Development (New)

## **17.04.060 Rural Land Use Process**

17.04.070 Residential Adjacency Standards (New)

17.04.080 Site and Building Design Standards (New)

## **17.05 Signs**

# OFF-STREET PARKING, LOADING, AND ACCESS

## Notable changes:

- Modified required parking standards by land use
- Expanded menu of parking alternatives
- Modernized accessible parking standards and verified ADA compliancy
- Provided new standards for parking commercial vehicles in residential zone districts
- Updated tables and graphics



**Table 17.04.2: Off-Street Parking Schedule A**  
DU = Dwelling Unit SF = Square feet of net floor area I.B.C. = International Building Code

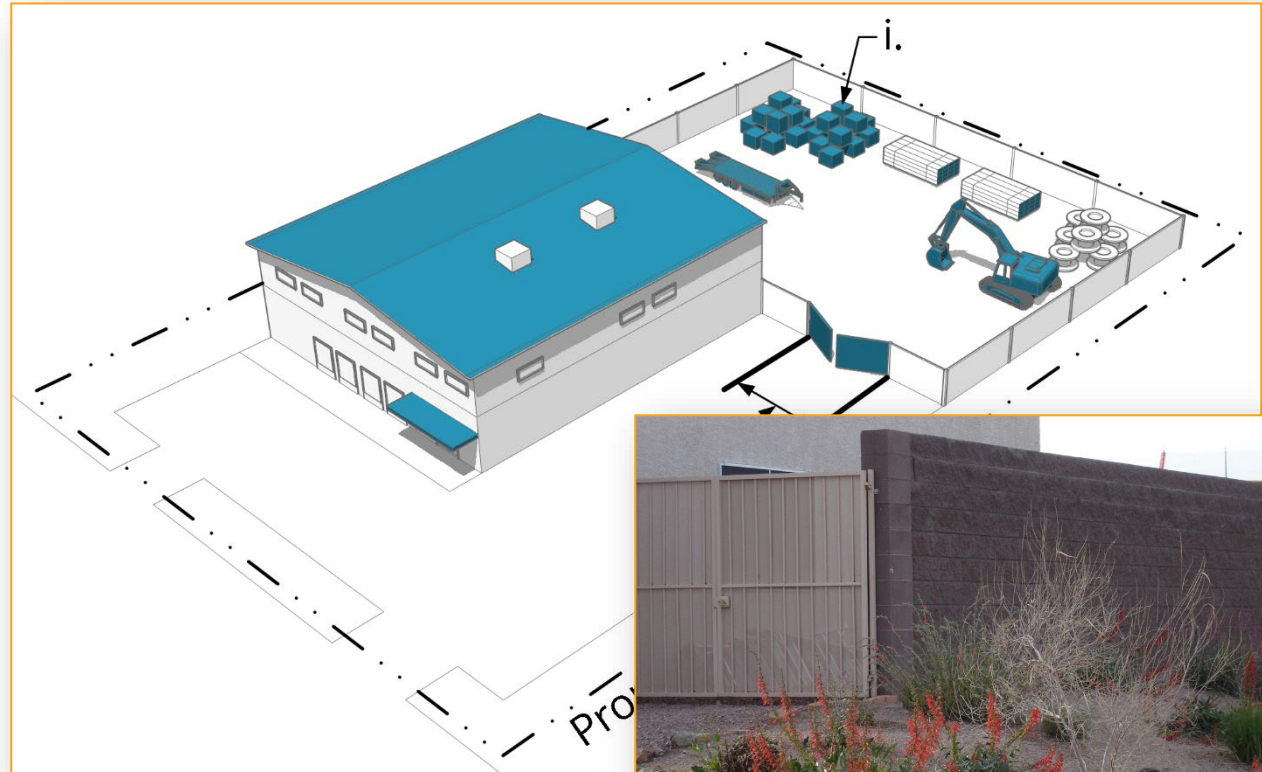
Use	Current Parking Requirement	Recommended Minimum Requirement
Dwelling, Live/Work		1 per DU
Dwelling, Multi-Family	1.5 per DU	1.5 per DU
Dwelling, Single-Family	1 per DU	1 per DU
Dwelling, Two-Family	1.5 per DU	1.5 per DU
Manufactured Home	1 per DU	1 per DU
Manufactured Home Park		1 per DU
<b>Group Living</b>		
Boarding or Rooming House	1 per guest unit + 1 per 2 main shift employees	1 per guest unit + 1 per 2 main shift employees
Group Home, FHAA Large		1 per 4 beds + 1 per 2 main shift employees
Group Home, FHAA Small		1 per 4 beds + 1 per 2 main shift employees
Group Residential Facility, Large	1 per 8 beds + 1 per 2 main shift employees	1 per 4 beds + 1 per 2 main shift employees
Group Residential Facility, Small	1 per 8 beds + 1 per 2 main shift employees	1 per 4 beds + 1 per 2 main shift employees
Transitional Housing	1 per 4 beds + 1 per 2 main shift employees	1 per 4 beds + 1 per 2 main shift employees
<b>Public, Civic, and Institutional Uses</b>		
<b>Community and Cultural Facilities</b>		
Assembly, Religious or Secular	1 per 3 persons I.B.C. rated occupancy within the main assembly room, sanctuary, or auditorium	1 per 3 persons I.B.C. rated occupancy within the main assembly room, sanctuary, or auditorium
Cemetery, Crematory, and/or Mausoleum		Schedule C
Daycare Center, Adult or Child	1 per 4 children	1 per main shift employee + 1 per 450 SF
Cultural Facility	1 per 200sf of NFA	1 per 200 SF
Emergency Facility		Schedule C
Exhibition Center		1 per 3 persons I.B.C. rated occupancy within the main assembly room
<b>Educational Facilities</b>		



# SCREENING STANDARDS

## Notable Changes

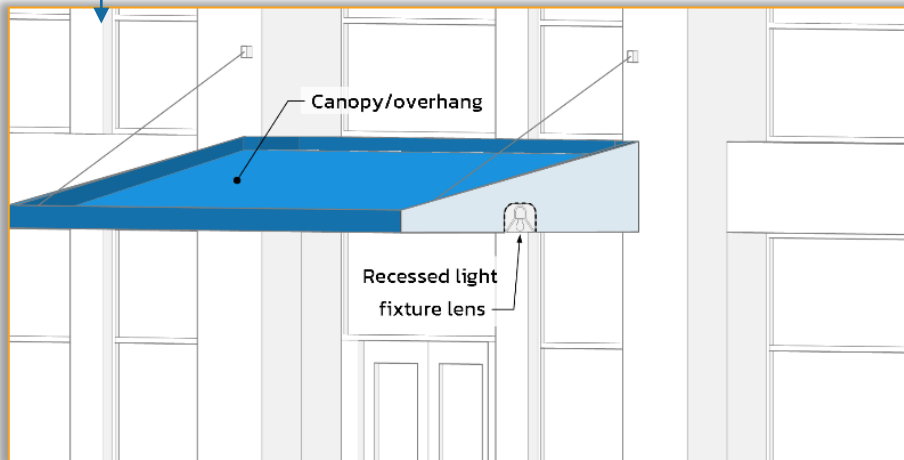
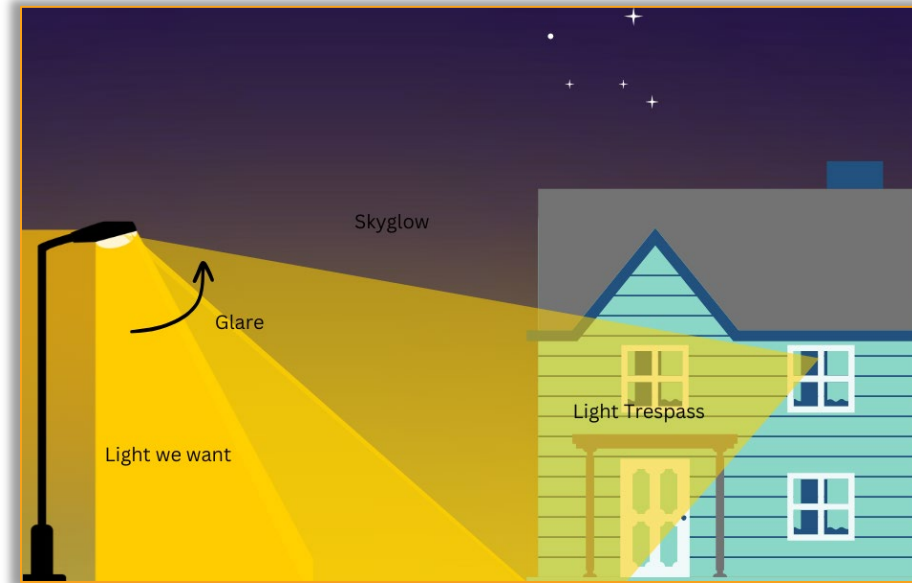
- Minor updates for clarity and consistency
- Will be adding material requirements (to prohibit use of scrap materials for screening purposes based on input received



# OUTDOOR LIGHTING

## Notable Changes

- Clarified light trespass
- Provided new energy efficiency standards
- Added graphic examples
- Any changes applicable to new projects and residential above 150 watts



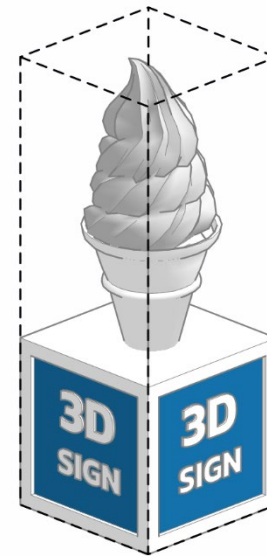
# OUTDOOR LIGHTING



# SIGNS

## Notable Changes

- Aligned chapter with legal content-neutrality requirements
- Grouped sign types into three categories: permanent, billboards, and temporary
- Removed on-premise/off-premise sign distinctions
- Added graphics and tables



# SIGNS

## Notable Changes

- Clarified allowances by zone district and sign type
- Sign allowances guided by roadway/building frontage and wall area
- Further refinements to sign area anticipated

**Table 17.05.1: Permanent Signs - Maximum Total Sign Area by Zoning District**

Zone District	Freestanding Signs	Attached Signs
<b>A1 – A3</b>	64 sf per public roadway frontage	Max: 250 sf per wall where attached
<b>RR – HR</b>	32 sf per public roadway frontage	Max: 64 sf per wall where attached
<b>MN</b>	1 sf per 1 lineal foot of building frontage	20% of total wall area where attached
<b>MC – CC</b>	1.5 sf per 1 lineal foot of building frontage	30% of total wall area where attached
<b>LI – HI</b>	1 sf per 1 lineal foot of building frontage	Wall area up to 5,000 sf: 5% of wall area Wall area 5,000 sf or larger: 1% of wall area
<b>PP</b>	1 sf per 1 lineal foot of building frontage	20% of wall area where attached
<b>PL – CF</b>	Signs as allowed by S<>, Special Use Permit	

### Chapter 17.05 Signs

17.05.030 Permanent Sign Standards by Zoning District or Use Type  
17.05.030(d) Mixed-Use and Commercial Districts

**Table 17.05.3: Permanent Signs in Mixed-Use, Commercial, and Industrial Districts**

**Mixed-Use, Commercial, and Industrial Districts: MN, MC, CC, LI, HI, PP**

Sign Type	Max. No. Signs	Max. Sign Area per Sign	Max. Height (ft)	Min. Setback (ft) [1]	Illumination	Min. Clearance (ft)	Max. Projection
<b>Attached Signs</b>							
<b>Projecting Sign</b>	1 per tenant	6 sf	Top of wall where located	n/a	Internal and EMD [2]	10	6 ft
<b>Wall Sign</b>	n/a	25% of wall where located, up to max. 250 sf	Top of wall where located	n/a	Internal, External, and EMD [2]	10	12 inches
<b>Freestanding Signs</b>							
<b>Directional Sign</b>	1 per each vehicle exit/entry	6	6	n/a	Internal and External	n/a	n/a
<b>Freeway Interchange [3,4]</b>	1 per parcel	300 sf	50	n/a	Internal and EMD [2]	n/a	n/a
<b>Gateway Sign [5]</b>	2 per vehicle entry	64	6 for structure and sign, or higher as allowed by building permit	10	Internal or External	n/a	n/a
<b>Monument Sign</b>							
<b>Single Tenant</b>	1 per street frontage	100 sf in sign area [6]	12, including sign base	Per zoning district	Internal, External, and EMD [2]	n/a	n/a
<b>Multiple Tenants</b>		+ 10 sf per tenant; max. sign area 200 sf	12, including sign base			n/a	n/a
<b>Pole Sign, Single or Multi-Tenant</b>	1 per street frontage	200 sf	30	Per zoning district	Internal, External, and EMD [2]	Ped: 10 Veh: 14	n/a

# NEW DEVELOPMENT STANDARDS

17.04.010 Floodplain

17.04.020 Off-Street Parking, Loading, and Access

17.04.030 Screening Standards

17.04.040 Outdoor Lighting

17.04.050 Subdivision Standards

**17.04.050(i) Conservation Development (New)**

17.04.060 Rural Land Use Process

**17.04.070 Residential Adjacency Standards (New)**

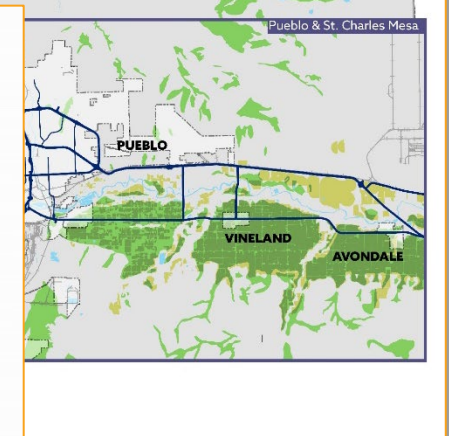
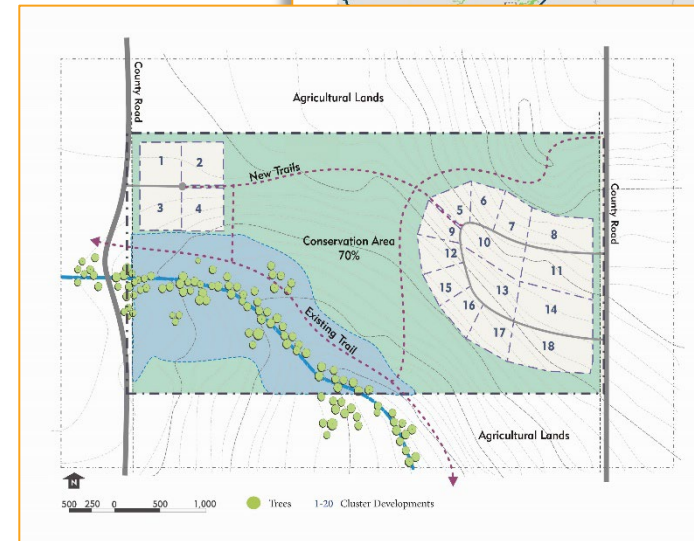
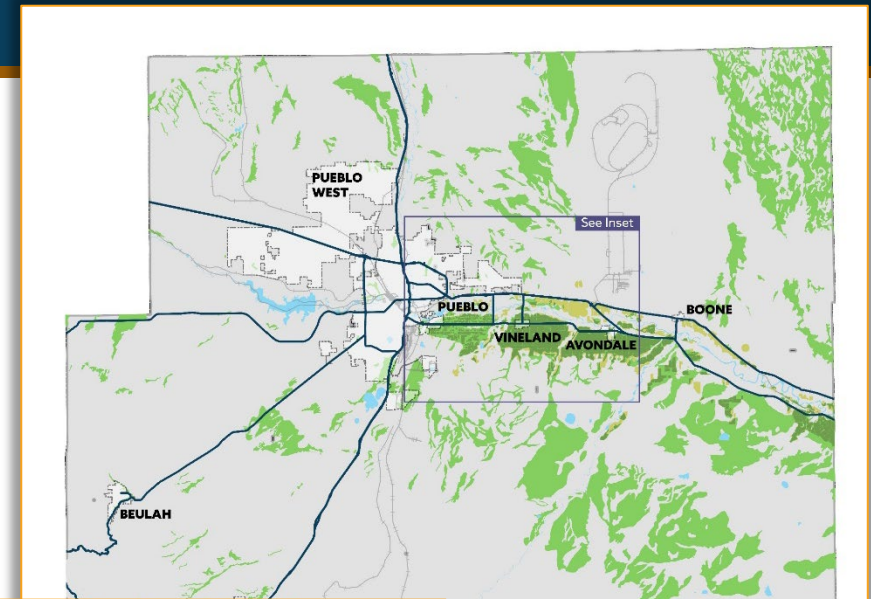
**17.04.080 Site and Building Design Standards (New)**

17.05 Signs

# CONSERVATION DEVELOPMENT (NEW)

## Objectives

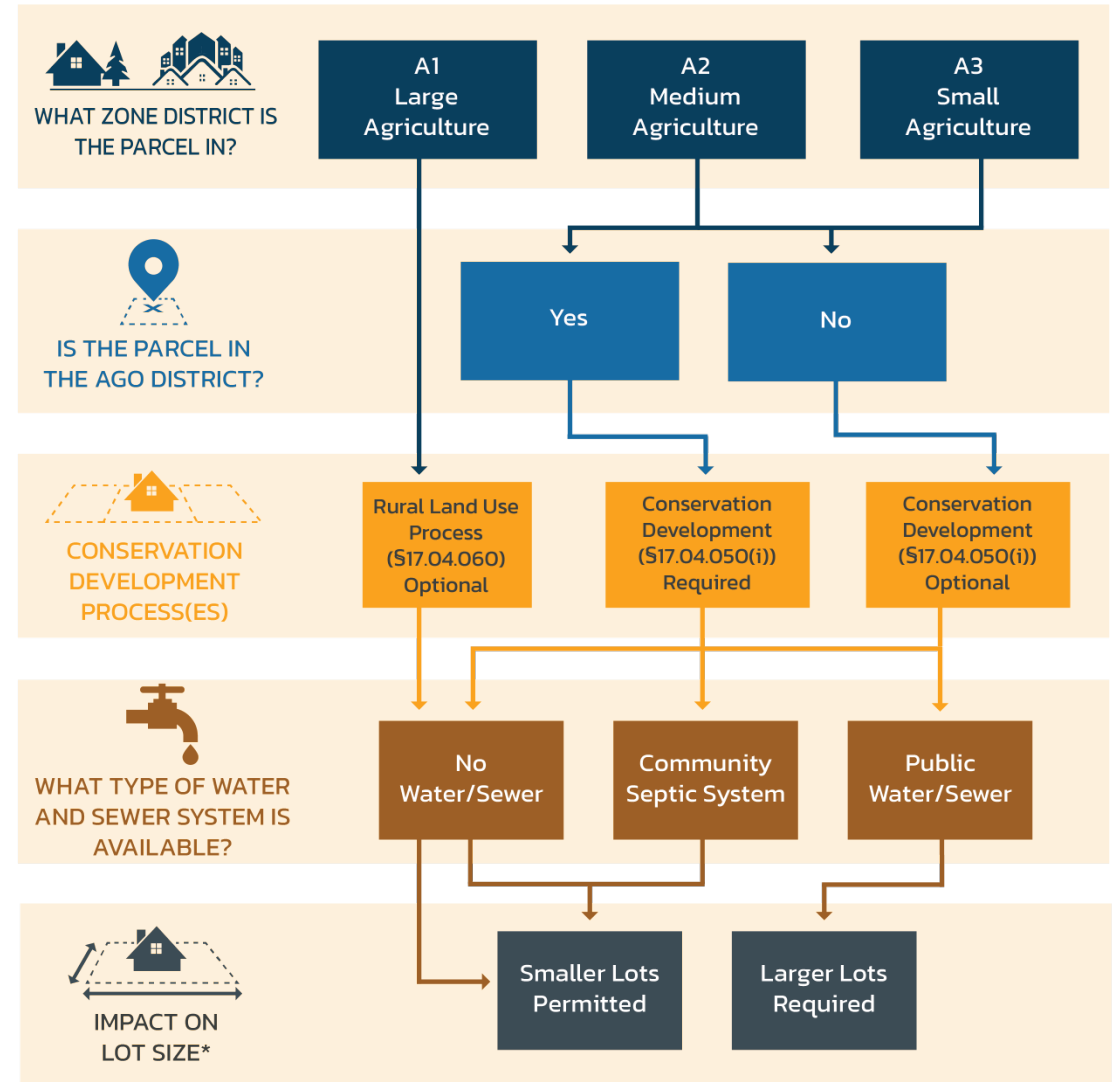
- Establish a mechanism for requiring/incentivizing conservation development within the Agricultural Conservation Overlay (AGO)
- Prioritize protection of irrigated land that is currently being used for agricultural production (or that has been within the last 3 years)
- Establish administrative exceptions to address individual site conditions



# CONSERVATION DEVELOPMENT (NEW)

## Applicability

- Varies based on zone district, access to water and sewer, and location
- Two lot subdivisions are exempt from conservation development requirements
- Common set of definitions and standards/guidelines for conservation development and Rural Land Use Process (RLUP)



\*Lot sizes vary by zone district.


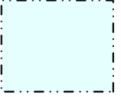


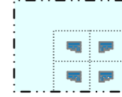

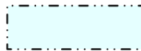

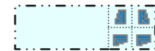

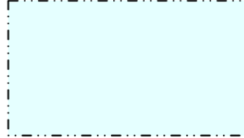
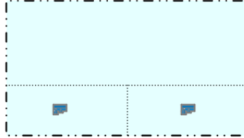


# CONSERVATION DEVELOPMENT (NEW)

## Incentives

Eligibility requirements for lot size reductions vary by zone district and process used:

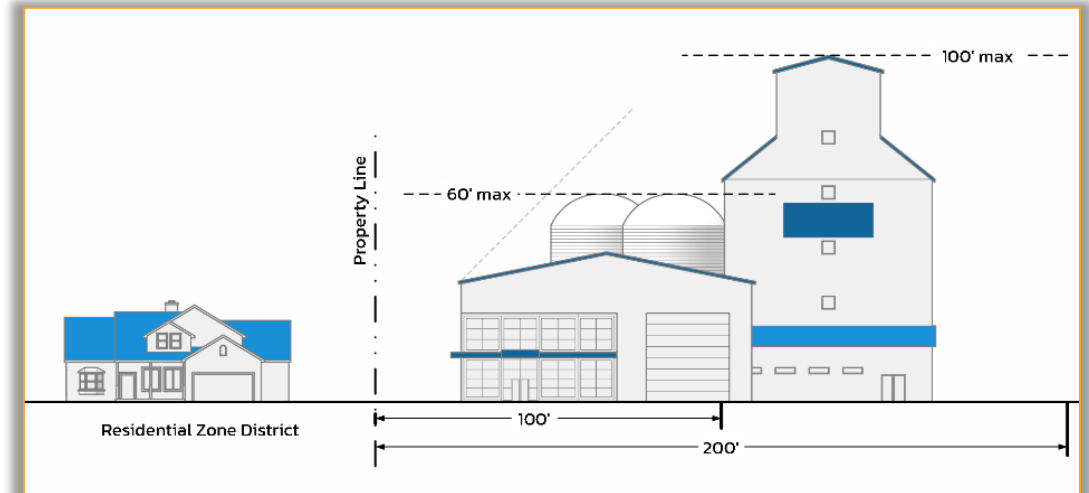
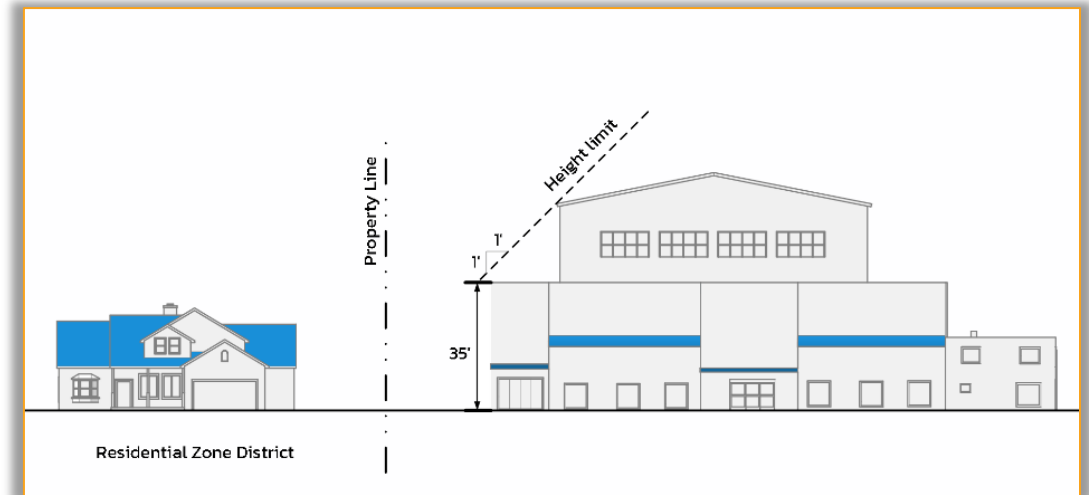
- Subdivision  
(Conservation development)
- Rural Land Use Process  
(Cluster development)

CONSERVATION DEVELOPMENT			
Zone District	Base Density	Minimum Parcel Size for Conservation Development	Eligibility Requirements for Lot Size Reductions*
<b>A2</b>	 1 du / 5 ac	 5 ac	 15 du / 5 ac with individual well and septic systems  Up to 2 du / 5 ac with a community septic system  Up to 4 du / 5 ac with public water and sewer (or a community septic system)
<b>A3</b>	 1 du / 1 ac	 3 ac	 Up to 2 du / 1 ac with a community septic system  Up to 4 du / 1 ac with public water and sewer (or a community septic system) <i>*Lot size may be reduced to 20 percent of base density (no smaller than 1/4 acre) subject to applicable well and septic spacing requirements.</i>
CLUSTER DEVELOPMENT			
<b>A1</b>	 1 du / 35 ac	 35 ac	 Up to 2 du / 35 ac Total du may not exceed 1 du for each 17.5-acre increment <i>*Lot size may be reduced to 1-acre subject to minimum conservation area percentages and applicable well and septic spacing requirements</i>

# RESIDENTIAL ADJACENCY STANDARDS (NEW)

## Highlights

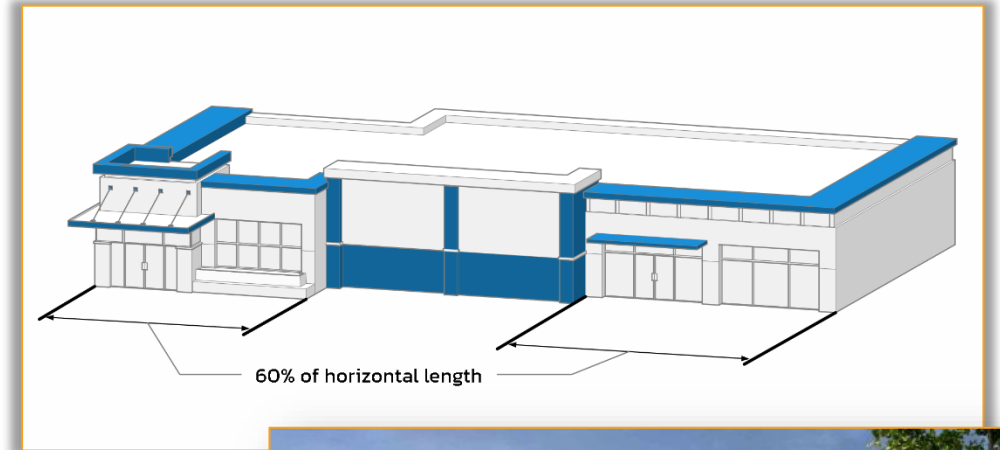
- Intended to address compatibility considerations that may arise when non-residential development in the A1 district abuts a rural community or other established residential uses
- Standards address height transitions, grading, noise or odor generating uses, and site and building orientation
- HI and PP districts are excluded



# SITE AND BUILDING STANDARDS (NEW)

## Highlights

- Establishes site and building standards for established Metropolitan Districts, Rural Communities, and other areas of concentrated development
- Nonresidential and Mixed-Use Development (basic requirements for building articulation)
- Residential Development (minimum standards for manufactured homes)
- HI and PP districts excluded



# QUESTIONS FOR CONSIDERATION

1. Is information in these sections/chapters presented in a way that makes it easy to navigate and find what you're looking for?
2. Do the proposed updates to existing standards seem workable?
3. Do the new standards go far enough? Are there other topics that you feel should be addressed?



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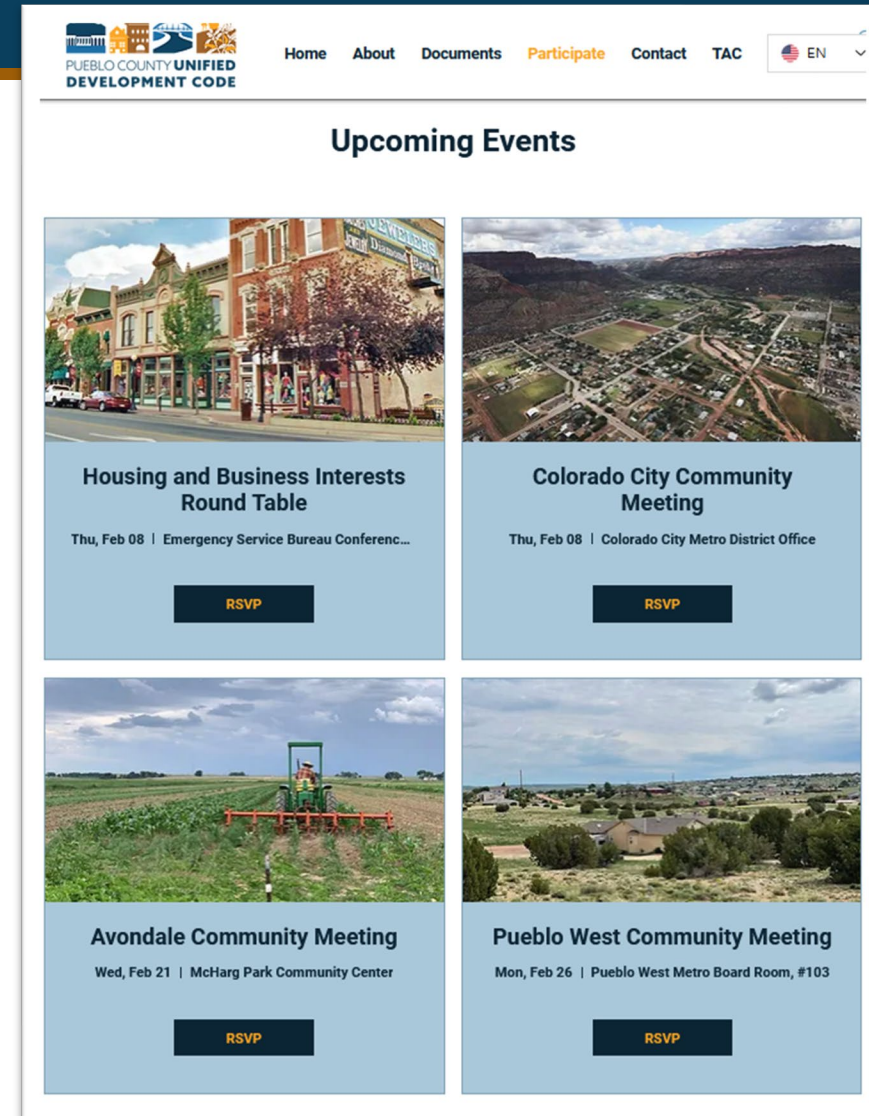
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# OPPORTUNITIES FOR INUPUT/NEXT STEPS

# OPPORTUNITIES FOR INPUT: IN-PERSON

- **Thursday, Feb. 8:** BOCC update
- **Wednesday, Feb. 21:** Planning Commission Work Session
- **Monday, Feb. 26:** Pueblo West Metro District Board



The screenshot shows the website for Pueblo County Unified Development Code. The navigation bar includes links for Home, About, Documents, Participate, Contact, and TAC, along with a language dropdown set to EN. The main content area is titled "Upcoming Events" and features four event cards, each with a representative image, a title, a date and location, and an RSVP button.

Event Title	Date	Location
Housing and Business Interests Round Table	Thu, Feb 08	Emergency Service Bureau Conferenc...
Colorado City Community Meeting	Thu, Feb 08	Colorado City Metro District Office
Avondale Community Meeting	Wed, Feb 21	McHarg Park Community Center
Pueblo West Community Meeting	Mon, Feb 26	Pueblo West Metro Board Room, #103

# OPPORTUNITIES FOR INPUT: ONLINE

Available for review  
and comment through  
February 29

[www.pueblountyudc.org](http://www.pueblountyudc.org)

The screenshot displays the Pueblo County Unified Development Code website. At the top left is the logo for Pueblo County Unified Development Code, which includes icons of a bridge, buildings, and a sun, with the text 'PUEBLO COUNTY UNIFIED DEVELOPMENT CODE' and 'in coordination with PUEBLO MEANS BUSINESS'. To the right of the logo, the text 'Pueblo County' is in a large blue font, and 'Unified Development Code' is in a smaller grey font below it.

## Module 2: Development Standards

### Public Review Draft

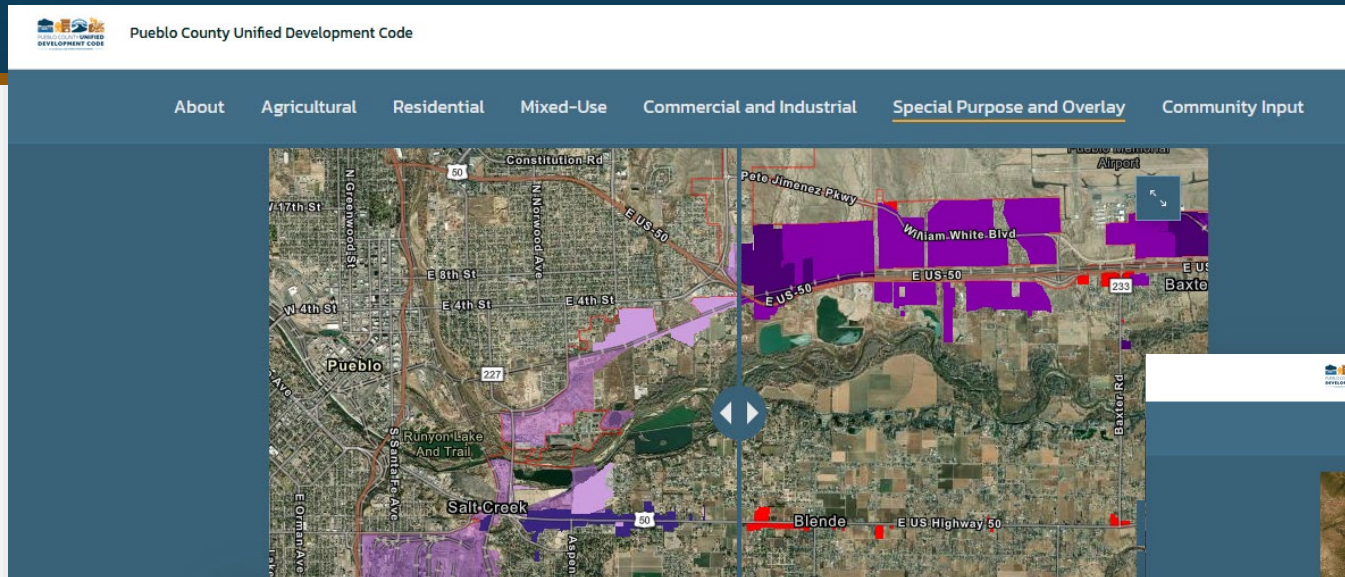
The second Module of the Pueblo County Unified Development Code (UDC) focuses on updates to the County's development standards. This draft contains a combination of new content and content from existing Title 16 (Subdivisions) and Title 17 (Zoning) that has been revised and formatted for the new UDC. Throughout the draft there are footnotes that describe the source section, significant changes, or commentary for many of the provisions that originated from the current Zoning Code.

Use the '**Guided Tour**' button below to take a quick tour and learn about what's new or substantially changed!

Below the text is a navigation bar with several interactive elements: a 'Table of Contents' dropdown menu, a 'Page 1 of 228' indicator, a search bar with the placeholder text 'Type to search', a 'Comment' button with a speech bubble icon, and a 'Drag' button with a crosshair icon.

A green banner at the bottom of the page reads: 'Click anywhere in the document to add a comment. Select a bubble to view comments.' Below this banner is a preview of the document's title page, which features a dark blue header with the text 'Module 2: Development Standards' in white, an orange sub-header with the text 'Public Draft: January 2024', and a background image of a blue sky with white clouds.

# VISUALIZING PROPOSED ZONE DISTRICT CHANGES



Do you have questions or comments about a specific area in Pueblo County? Drop a pin on the map below and type your response beneath the map.\*

Earthstar Geographics | ARKDS funded by Colorado Water Conservation Board (CWCB) and Colorado Division of Water Resources (CDWR). Input to dataset from various water users including... Powered by Esri  
Lat: 38.030528 Lon: -104.514656

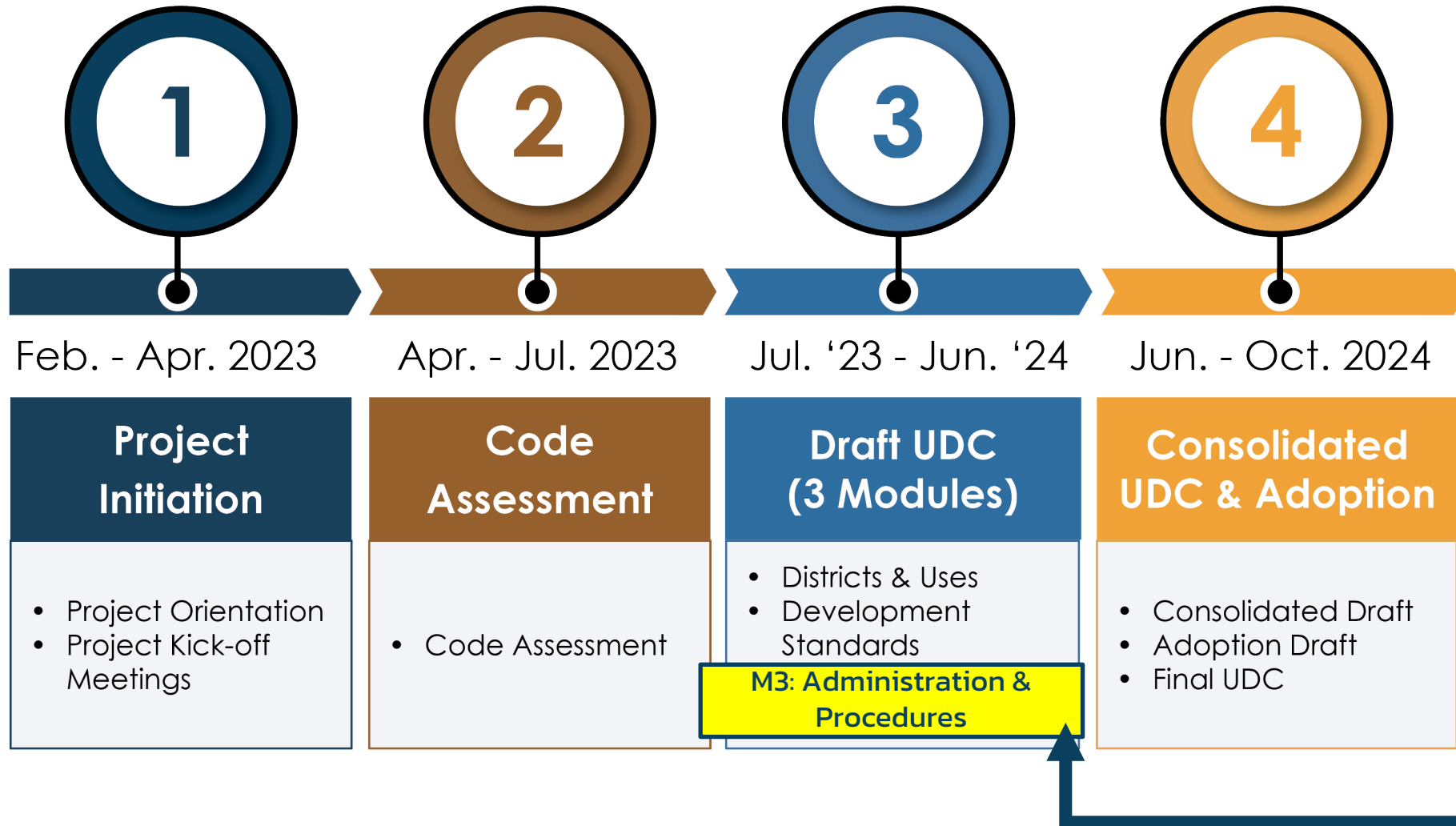
Question or Comment:\*

1000

<http://pueblountyudc.org>



# NEXT STEPS



Coming in May!