

# Residential Uses

<b>CENTRAL PLAINS PLAN</b>	<b>COMMENTS</b>	<b>CMP COMPARISION</b>
<p><b>Land Use: Residential Use</b></p> <p><b>I. Goal</b>                      Protect the community by adhering to the following land use recommendations:                      Area 6: Maximum density of 1 dwelling unit per acre.                      Area 7: Maximum density of 3 dwelling units per acre.                      a. Properties along West Colfax Avenue, between Youngfield Street and Orchard Drive on the north and between Hawthorne Road and Youngfield Street on the south, should remain residential.                      b. Any potential future redeveloper of the Sunset Beach property at Alkire Street and West 26th Avenue should collaborate with adjacent homeowner associations regarding future uses.                      Area 8: Maximum density of 3.5 dwelling units per acre.                      Area 9: Maximum density of 4.5 dwelling units per acre.                      Area 10: Maximum density of 8 dwelling units per acre.                      Area 11: Maximum density of 10 dwelling units per acre.                      Area 12: Maximum density of 15 dwelling units per acre.                      Area 13: Maximum density of 20 dwelling units per acre.                      Area 14: Residential                      This property is agricultural and may have to be annexed into the City of Golden for water and sewer services. The appropriate density should be determined through an analysis of adjacent housing densities, and water and sewer availability.                      Area 15: Residential                      No new residential uses should be developed in these areas. In the future, these areas may become transition areas. (p. 6)</p>	<p>Keep in Central Plains</p>	<p>Not addressed in CMP.</p> <p><b>Modify Central Plains Plan Area 7, Area 14, and Area 15:</b>                      Area 7: Maximum density of 3 dwelling units per acre.  <del>a. Properties along West Colfax Avenue, between Youngfield Street and Orchard Drive on the north and between Hawthorne Road and Youngfield Street on the south, should remain residential. (This is becoming Area 16)</del>  <b>ba.</b> Any potential future redeveloper of the Sunset Beach/<b>Golden Goal</b> property at <b>the northeast corner of</b> Alkire Street and West 26th Avenue should collaborate with adjacent homeowner associations regarding future uses.                      Area 14: <b>Rural Residential</b>  <del>This property is agricultural and may have to be annexed into the City of Golden for water and sewer services. The appropriate density should be determined through an analysis of adjacent housing densities, and water and sewer availability.</del>  <b>These properties currently range from approximately ¼ acre to over 2 acres. Large domesticated animals, such as horses, currently reside on many of the properties. In these areas, rezoning to allow for horses or other livestock may be allowed if the Large Domesticated Animal Management Guidelines are followed. If the Guidelines cannot be met, or if other residential uses are desired:</b>  <b>a. The properties in the Vernon Gardens area and the property near the intersection of Heritage Road and US Highway 40 may develop at approximately 4.5 dwelling units per acre, but large domesticated animals should not be allowed. Additionally, the wildlife corridor along the floodplain in the Vernon Gardens area is encouraged to be left in a natural state for the continued movement of wildlife.</b>  <b>b. The property near the intersection of Heritage Road and 4<sup>th</sup> Avenue may be developed at approximately 10 dwelling units per acre.</b>  <b>c. The properties near Heritage Road between US 40 and 4<sup>th</sup> Avenue may need to annex to the City of Golden to obtain water and sanitation for future redevelopment.</b>                      Area 15: Residential  <del>No new residential uses should be developed in these areas. In the future, these areas may become transition areas. (These areas have become Areas 17 and 18.)</del></p>
<p><b>Development Review Policies</b></p> <p>1. The recommended housing densities should not be construed as guarantees of the number of residential units that may be built upon a site, but as the maximum number of housing units that could be built upon a site. The actual number of units is determined by applying all applicable recommendations in this Plan, including the Design Guidelines. (p. 6)</p>	<p>Keep in Central Plains</p>	<p>Not addressed in CMP.</p>

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2. Rezoning should be processed as a straight zone districts except in those cases where a planned development district is needed to ensure compliance with the recommendations in all sections of this Plan. (p. 6)	Add to CMP	<p><b>Modify to say:</b> Rezoning should be processed as a planned development except in those cases where a straight zone district can ensure substantial conformance with the Plan.</p> <p><b>Add as Policy 5 under the General Land Use chapter, Future Growth, Objective A.</b></p> <p>To Glossary add definitions: Planned Development Zone District: A versatile zoning mechanism allowing for land development of any nature either as a single use or in combination, through total integrated project planning. Development standards are established on a case-by-case basis.</p> <p>Straight Zone District: A zone district in the Jefferson County Zoning Resolution with pre-established development standards for things such as uses, lot size, building setbacks, and heights.</p>
3. New residential development should complement the character of the community by creating similar lot sizes. (p. 6)	Keep in Central Plains	<p>Also addressed in CMP.</p> <p><b>General Land Use</b> <i>Future Growth</i> Goal: Recognize and plan for balanced future growth that complements the existing community character.</p> <p><b>Housing</b> <i>General</i> Objective: New residential development should complement the character of the community. Site Design Goal: Ensure that new residential development and rehabilitation of existing residential development complements the character of the community and creates healthy communities. Objective b: Maintain the character of the residential areas (mountain, rural, and historic).</p>
4. All residential development should be served by a fire protection district and a public water and sanitation district. (p. 6)	Duplicated in CMP	<p><b>Housing</b> <i>General</i> 8. Policy: New residential development in the plains should be served by public water and sanitation. Infrastructure &amp; Services 1. Policy: Require new development to be served by a fire protection district. 2. Policy: Require new developments to provide an adequate water supply for fire fighting purposes. 3. Policy: Require new developments to provide adequate water and sanitation for sanitary purposes.</p>
5. Single-family residential development should not occur on slopes greater than 30 percent. (p. 6)	Duplicated in CMP	<p><b>Housing</b> <i>Site Constraints</i> 4. Policy: Discourage residential development on slopes exceeding 30 percent.</p>
6. Multi-family development should not occur on slopes greater than 20 percent. (p. 6)	Add to CMP	<p><b>Modify to say:</b> Discourage multi-family residential development on slopes exceeding 20%.</p> <p><b>Add as Policy 5 under the Housing Chapter, Site Constraints, Objective A and renumber existing policies 5-10 to 6-11.</b></p>
7. Residential development should not occur within the Mountain Backdrop/Foreground. (p. 6)	Keep in Central Plains, but also add to CMP	<p><b>Add the language as stated as Policy 4 under the Open Space, Open Land, Parks &amp; Trails chapter, Preservation Interests.</b></p>

CMP = Comprehensive Master Plan  
ZR = Zoning Resolution

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<b>B. Affordable Housing (Workforce, Senior, etc.)</b>		
1. Affordable housing may include a broad range of housing types that can be afforded by all income levels that work or live in an area. Housing is generally considered affordable when the inhabitant pays no more than 30% of their gross annual income in housing costs. (See Appendix) (p. 6)	Duplicated in CMP	<b>Glossary</b> <i>Affordable Housing</i> Housing that addresses the housing needs of households that earn less than 80 percent of the Area Median Income (AMI), and where monthly housing costs are not more than 30 percent of the household's monthly income.
2. Residential density (dwelling units per acre) may be up to 12 dwelling units per acre in areas 9, 11, 14, 24, 26, if both of the following criteria are met: a. 30 percent of the dwelling units are set aside by deed as affordable housing units, and b. The proposed project has the support of the Community Development Division as providing for affordable housing. (p. 6)	Addressed in CMP	<b>Housing</b> <i>Affordable / Workforce Housing</i> 8. Policy: Density bonuses for affordable housing may be given based upon the number of restricted affordable units. A density bonus in the amount of up to ¼ of the total percentage of affordable units will be possible. (i.e. if 20 percent of the units are affordable, a density bonus of up to 5 percent may be granted.) 9. Policy: Consider creating regulations that address density bonuses for affordable housing. 10. Policy: Reduce local government barriers to construction of affordable units. (See Appendix B I. d.) Objective b: Coordinate with the Community Development Division to determine the housing types needed in the future. 1. Policy: The County should identify and use funding available through grants and other funding programs to reduce the cost of housing for lower income households and provide financial incentives for building affordable housing.
<b>C. Home Occupations</b>		
Home occupations should comply with the regulations in the Zoning Resolution. (p. 6)	Duplicated in CMP	<b>Economic Development</b> Home Occupations Goal: Promote home enterprise and home occupation activities. Objective a: Promote technology-based home occupations. 1. Policy: Support land use policies that allow individuals to work out of their homes, especially in areas that are not conducive to large scale non-residential development and/or would otherwise require long commuting times. 2. Policy: Promote home enterprise and home occupation activities compatible with surrounding residential communities.
<b>D. Equine Management</b>		
1. Equine management guidelines include: a. Horses should be limited to a maximum of one per 1/2 acre, except that offspring of horses on the property may be kept until weaned. (p. 6)	Keep in Central Plains	<b>Modify to say:</b> a. Minimum lot size should be ½ acre if large animals are kept on the property. b. The minimum square footage of open lot area, available to the animal, should be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. c. The total number of animals should not exceed 4 per 1 acre, except that offspring of animals on the property may be kept until weaned.
b. Barns should not be located in the front of the property. (p. 6)	Remove – A 100-foot setback as identified by the CMP seems adequate.	<b>Housing</b> Site Constraints 3. Policy: In addition to following the livestock regulations in the Zoning Resolution, new developments that include the keeping of livestock should include the following: <ul style="list-style-type: none"> <li>• Accessory buildings for animals should be setback 100 feet from the front lot line.</li> <li>• Manure piles, accessory buildings, pens, and runs should not damage riparian areas, canals, or wetlands.</li> <li>• Protect wells from manure pile pollution by employing wellhead protection practices and good manure pile management practices. Manure piles should be sited, designed, and maintained so they do not pollute wells for drinking water.</li> </ul>

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c. Manure should not be allowed to accumulate so as to cause a nuisance to adjacent properties. (p. 6)	Modify CMP	<b><u>Air, Light, Odor, &amp; Noise</u></b> Modify existing Policy 2 under the Air, Light, Odor, & Noise chapter, Odor, Objective A to say: Do not allow manure to accumulate, <b>so as to cause a nuisance to adjacent properties.</b>
d. Manure piles and accessory buildings for horses should not be located in or near riparian or floodplain areas. (p. 6)	Duplicated in CMP – This language was worked on with the Jeffco Horse Council and other horse enthusiasts during the CMP process.	<b><u>Housing</u></b> Site Constraints 3. Policy: In addition to following the livestock regulations in the Zoning Resolution, new developments that include the keeping of livestock should include the following: <ul style="list-style-type: none"> <li>• Manure piles, accessory buildings, pens, and runs should not damage riparian areas, canals, or wetlands.</li> <li>• Protect wells from manure pile pollution by employing wellhead protection practices and good manure pile management practices. Manure piles should be sited, designed, and maintained so they do not pollute wells for drinking water.</li> </ul> <b><u>Water Resources</u></b> Surface Water 4. Policy: Manure piles should be sited, designed, and maintained in such a way as to not pollute open surface waters. 5. Policy: All livestock should be managed so that they do not cause damage to riparian areas, canals, or wetlands. Ground Water 3. Policy: Protect wells from manure pile pollution by employing wellhead protection practices and good manure pile management practices. Manure piles should be sited, designed and maintained so they do not pollute wells for drinking water. Wetlands 5. Policy: The keeping of livestock should not cause damage to wetland habitats.
e. Stallions should be kept in a pen, corral, or run area enclosed by a 6-foot chain link fence or fence material equal to or greater in strength. (p. 6)	Keep in Central Plains	<b>Modify to say:</b> e. Stallions and bulls should not permanently reside in these areas. They are more appropriate on larger agricultural properties.
<b>Implementation Strategies</b>		
1. The Planning and Zoning Division should use the recommendations (other than land use recommendations) in this Plan to evaluate proposals in any land development application process, including zoning, platting, exemption from platting, site development plan, special use, and site approval. (p. 6)	Add to CMP	<b>Add the language as stated as Policy 6, under the General Land Use chapter, Sustainability, Objective A.</b>
2. The county should develop a regulation that sets a time limit between approval/recording of zoning and approval/recording a plat and between approval/recording of a plat and dedication of, or completion of, public improvements. (p. 7)	Delete	The County does have regulations that set time frames between approval of a rezoning or plat and recordation of necessary rezoning or plat documents.  The County has a regulation that requires that development improvements be installed within one (1) year of the occupancy of the building.

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<p>3. Jefferson County Health and Environment and the Planning and Zoning Division should investigate the appropriate acreage required to support large animals and prevent adverse impacts on adjacent properties. The community should be involved in the process of developing the appropriate standards and regulations. (p. 7)</p>	<p>Duplicated in CMP</p>	<p><b><u>Housing</u></b>            Site Constraints            Implementation i: Livestock management regulations should be reviewed and revised, if necessary, to include Best Management Practices. (See Appendix C I. c.)</p> <p><b><u>Water Resources</u></b>            Wetlands            Implementation i: The County should consider revisions to its regulations to protect wetlands from large domestic animals. The importance of keeping animals to the area's rural lifestyle should be considered.</p> <p><b><u>Air, Light, Odor, &amp; Noise</u></b>            Odor            1. Policy: Review the Jefferson County Zoning Resolution for the keeping of livestock in residential areas, for the appropriateness of the number of animals, for the size of the parcel, and type of zoning.            Implementation i: Review potential regulation changes with County residents, interest groups, appropriate agencies, and County departments.</p>