

**TO:** Planning Commission

**CC:** Planning Department

**FROM:** Evelyn Baker, Planning – Development Assistance *Evelyn Baker*

**DATE:** November 6, 2013

**SUBJECT:** Zoning Ordinance – Proposed Adjustments

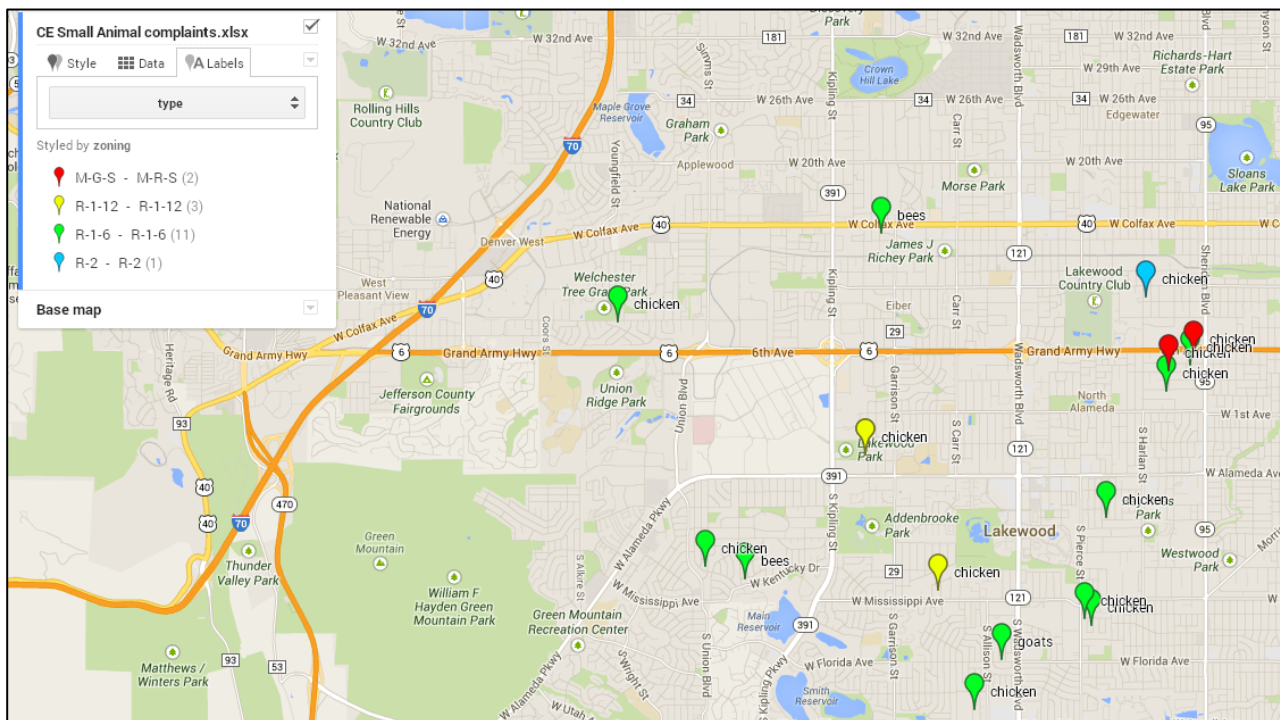
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Attached is an annotated copy of the Zoning Ordinance with the proposed modifications that were discussed at the last Planning Commission study session, held on October 23<sup>rd</sup>. We will review the changes at the next Planning Commission study session scheduled for **November 13<sup>th</sup>**.

**Small Animal Complaints**

At the last study session, the Planning Commission had requested some additional information regarding the number of small-animal complaints received by Code Enforcements.

To date, the Code Enforcement division has followed up on 17 small animal complaints – 14 chicken complaints, 2 bee complaints, and 1 dwarf goat complaint. Below is a map that shows the location of the properties where the complaints were received.



Thirteen of the seventeen complaints were related to small animals in the R-1-6 and R-2 zone districts where small animals were not previously permitted.

All small animal Code Enforcement cases have been resolved. Where the keeping of backyard chickens was permitted by right, no additional enforcement was required. Where the keeping of backyard chickens was not permitted by the zoning of the property, or where a permit was required but not obtained, the residents elected to get rid of the chickens. In all other cases, the required permit was obtained.

### **Group Homes**

At the last study session, the Planning Commission requested some additional information regarding the group home regulations from other jurisdictions. Planning staff is compiling this information and will present a summary of the regulations from Wheatridge, Arvada, Centennial, and Aurora, as well as the City and County of Denver and Jefferson County at the November 13<sup>th</sup> Study Session.

In addition, Staff is working on a Group Home - Frequently Asked Questions informational resource that may be used as a resource for the public and is investigating the option of providing informational notices with group homes as well.

### **Next Steps**

Planning Staff will continue to review the proposed adjustments to the Zoning Ordinance to ensure that all references have been updated appropriately, to correct any formatting issues, and address any additional questions that are identified.

Following this study session discussion on Wednesday, November 13, a public hearing is scheduled for November 20<sup>th</sup>, followed by a City Council public hearing tentatively scheduled for January 2014.

The schedule for Planning Commission and City Council review of these changes is as follows:

2 <sup>nd</sup> Planning Commission Study Session	November 13
Planning Commission Public Hearing	November 20
City Council 1 <sup>st</sup> Reading	December 9
City Council 2 <sup>nd</sup> Reading (Public Hearing)	January 13