

CITY OF MONTROSE LAND DEVELOPMENT REGULATIONS UPDATE PHASE 2B REVISIONS

Chapter 1: General Provisions

- No Phase 2B revisions are anticipated for this Chapter

Chapter 2: Planning Commission

- No Phase 2B revisions are anticipated for this Chapter

Chapter 3: Historic Preservation

- No Phase 2B revisions are anticipated for this Chapter

Chapter 4: Development Review Procedures

- No Phase 2B revisions are anticipated for this Chapter

Chapter 5: Land Subdivision

- General: Revise the subdivision regulations as needed to provide adequate off-site infrastructure, improvements and connections and trails within and between developments, in accordance with Comprehensive Plan Action TM 2.1
- General: Address issue of two zone districts on one lot and when to require subdivision
- Section 11-5-3: Address minor subdivision triggers and scenarios, e.g., farmhouse enclave
- Section 11-5-9
 - Continue to require land dedications for parks and/or open space in residential areas, in accordance with Comprehensive Plan Action PTOS 4.8
 - Review the current school land fee in lieu policies to track with current land values and update the fee if land values have increased by 10% or more over the existing calculation, in accordance with Comprehensive Plan Action EO 4.3
 - Review school land dedication calculations w/ local school district officials.
 - Review the parks and open space land and fee-in-lieu calculations
 - Address in what zone districts park land dedication is required
 - Consider reducing parks in lieu payment to incentivize multi-family development
 - Clarify what constitutes open space; address who benefits – private property owners vs. general public – for purposes of meeting public land dedication or fee-in-lieu calculations; cross-reference with PD section (11-7-8)
- Section 11-5-12: Review 2 - year warranty provision; ties into open space requirements
- Section 11-5-13: Add a rural road standard or variance instead of solely relying on a PD process when there is a street standard deviation request, e.g., Grand Junction TED's exception

Chapter 6: Floodplain Management

- No Phase 2B revisions are anticipated for this Chapter

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Chapter 7: Zoning

- Section 11-7-6 (E). Create a chart that details the range of temporary uses, where allowed, and for what duration. Consider including mobile vendor and either cross-referencing or eliminating mobile vendor permit in the Montrose Regulations Manual.
- Sections 11-7-6 (G) and (H)
 - Incorporate specific temporary uses updated in Sec. 11-7-6 (E)
 - Identify where EV charging stations should be located
 - Identify where solar farms and solar facilities should be located
 - Identify where glamping and yurts should be located
 - Review all listed uses and determine appropriateness of classification in zone district(s) as a permitted, conditional, or prohibited use
- Section 11-7-7
 - Consider reducing setback requirements for buildings abutting open space or golf course
 - Add setback requirements for residential uses in commercial districts
 - Consider increasing garage setbacks to be more than 15'
 - Clarify/reconsider setbacks for sheds and accessory structures
 - Add additional provisions regarding measurements and exceptions, including calculation of residential building height
- Section 11-7-8
 - Address density and how it is calculated in a PD
 - Determine what qualifies for meeting the 20% open space requirement; consider changing to “useable open space”.
 - Address who benefits – private property owners vs. general public – for purposes of meeting public land dedication or fee-in-lieu calculations; cross-reference with Section 11-5-9
 - Determine whether an applicant can/should provide a payment-in-lieu for the portion of PD open space that does not meet the 20% requirement
- Section 11-7-10
 - Revise this section to encourage new development along the river while preserving its natural character, in accordance with Comprehensive Plan Action LU 4.1
 - Continue to provide open space for wildlife migration corridors and recreation access where feasible, in accordance with Comprehensive Plan Action HE 4.6
 - Fine tune content and how to utilize the Uncompahgre River Buffer Overlay Zone.
 - Address urban deer and wildlife

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Chapter 8: Site Development

- General: Revise the site development regulations as needed to provide adequate improvements and connections and trails within and between developments, in accordance with Comprehensive Plan Action TM 2.1
- General: Continue to encourage water conservation measures through the site development process, in accordance with Comprehensive Plan Action HE 7.4
- General: Implement defensible space for Wildland Urban Interface, in accordance with the Comprehensive Plan's Multi-Jurisdictional Hazard Mitigation Plan Action MC 11-2009
- Section 11-8-1
 - Consider allowing exemptions from site plan for minor buildings on sites that have already been approved for primary buildings
 - Consider additional exceptions based on what should trigger site development review, e.g., pole barns vs coffee shop (traffic stacking issues). Both are small structures but with vastly different site plan implications.
 - Specify conditions of approval for site development agreements/maintenance covenants, whether they need to be recorded, or provide an alternative process that requires less administrative time
- Section 11-8-3
 - Update parking regulations in the downtown area to provide improved pedestrian access to downtown businesses, in accordance with Comprehensive Plan Action TM 5.1
 - Determine why a hospital requires less off-street parking than a medical clinic
 - Consider including a parking setback standard
 - Review parking space sizes
 - Clarify that a parking space in front of a garage counts as a parking space in addition to the parking space in a garage
- Sec. 11-8-8: Highway corridor standards, determine whether these are working as intended and update as needed

Chapter 9: Outdoor Lighting

- No Phase 2B revisions are anticipated for this Chapter

Chapter 10: Signs

- General: Address issues raised by InDesign
- Section 11-10-2: Address requirement to have a permanent building on-site in light of off-premise sign provisions
- Section 11-10-4: Consider providing for City Manager-approved variances
- Section 11-10-5: Review and update coordinated sign plan provisions as needed
- Section 11-10-6: Eliminate primary/secondary sign distinction
- Section 11-10-7: Consider adding a maximum 50% coverage standard for window signs

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Chapter 11: Supplementary Uses

- Section 11-11-4: Address magnesium chloride tanks

Chapter 12: Adult Businesses

- Section 11-12-9: Update Adult Gaming provisions post-moratorium

Chapter 13: Mobile Homes and Travel Homes

- No Phase 2B revisions are anticipated for this Chapter

Chapter 14: Wireless Communications

- Section(s) TBD: Include an exception for SCADA antennas

Chapter 15: Definitions

- Section 11-15-10: Add definitions for all uses shown in Sections 11-7-6 (G) and (H)
- Section 11-15-10: Define building height
- Section 11-15-10: Define EV charging stations
- Section 11-15-10: Define glamping and yurts
- Section 11-15-10: Define medical clinic
- Section 11-15-10: Define solar farms and solar facilities
- Section 11-15-10: Define useable open space
- General: Add/update/revise additional definitions as needed