



Administration Building
West Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Kathleen Conti, District 1
Nancy Sharpe, Chair, District 2
Jeff Baker, District 3
Nancy Jackson, District 4
Bill Holen, Chair Pro Tem, District 5

Study Session

June 22, 2020

The Board of County Commissioners will be attending this meeting telephonically. The public is invited to listen to the study sessions by calling 1-855-436-3656. The Board of County Commissioners may go into executive session as necessary to receive legal advice or discuss other confidential matters during the updates.

The Arapahoe County Board of County Commissioners typically holds weekly Study Sessions on Monday and Tuesday. Study Sessions (except for Executive Sessions) are open to the public and items for discussion are included on this agenda. Agendas (except for Executive Sessions agendas) are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Please note that the Board may discuss any topic relevant to County business, whether or not the topic has been specifically noticed on this agenda. In particular, the Board typically schedules time each Monday under "Committee Updates" to discuss a wide range of topics. In addition, the Board may alter the times of the meetings throughout the day, or cancel or reschedule noticed meetings. Questions about this agenda? Contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com

Study Session Topics

9:00 A.M. Administrative Meeting - COVID-19 Briefing And Recommended Policy Actions
Board of County Commissioners

10:00 A.M. Calendar And Board Updates
Michelle Halstead, Director, Communication and Administrative Services

11:00 A.M. Communication Services Update
Michelle Halstead, Director, Communication and Administrative Services

Break

1:00 P.M. *Arapahoe County Cultural Council 2020/2021 SCFD Tier III Recommendations

Discussion of a request from the Arapahoe County Cultural Council (ACCC) Scientific and Cultural Facilities District (SCFD) to present Tier III 2020/2021 funding recommendations and to make any suggested changes, prior to the Public Hearing set for June 23, 2020

Request: Information/Direction

Dani Bash, Business Associate III, Community Resources
Marilyn Cross, Chair, Arapahoe County Cultural Council
Don Klemme, Director, Community Resources
Todd Weaver, Director, Finance
Tiffanie Bleau, Senior Assistant County Attorney

Documents:

[CULTURAL COUNCIL BSR 6.22.2020.DOC](#)
[2020 ARAPAHOE FUNDING PLAN.PDF](#)

2:00 P.M. *Accessory Structure Setbacks A-1 And RR-A Zone Districts

Discussion of a request for two modifications to the Land Development Code by proposing the minimum required front setback for accessory buildings in the A-1 (Agricultural - 1) and RR-A (Rural Residential - A) zone districts change from requiring accessory buildings to be behind the front building line of the principal structure to requiring accessory buildings to be 100 feet from front property line

Request: Information/Direction

Michelle Lantz, Zoning Inspector, Public Works and Development
Caitlyn Cahill, Zoning and Animal Services Manager, Public Works and Development
Jan Yeckes, Planning Division Manager, Public Works and Development
Bryan Weimer, Director, Public Works and Development
Todd Weaver, Director, Finance
Robert Hill, Senior Assistant County Attorney

Documents:

[LDC20-001 ASSESORY BUILDING SETBACKS BOCC STUDY SESSION.PDF](#)

Break

3:30 P.M. *Executive Session

Executive Study Session and County Attorney Administrative Meeting [Section 24-6-402 (4)(b)C.R.S.](As required by law, specific agenda topics will be announced in open meeting prior to the commencement of the closed and confidential portion of this session) (WHR)

Ron Carl, County Attorney

*** To Be Recorded As Required By Law**

WHR - West Hearing Room

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or Relay Colorado 711.

Please contact our office at least 3 days in advance to make arrangements.



ARAPAHOE COUNTY
COLORADO'S FIRST

BOARD SUMMARY REPORT

Date: June 11, 2020

To: Board of County Commissioners

Through: Don Klemme, Community Resources Director
Marilyn Cross, Chair of Arapahoe County Cultural Council

From: Dani Bash, BAIII, Arapahoe County Cultural Council Liaison

Subject: Arapahoe County Cultural Council 2020/2021 SCFD Tier III Recommendations

Request and Recommendation

The purpose of this BSR is to inform the BoCC of the Arapahoe County Cultural Council's (ACCC) SCFD Tier III funding recommendations for 2020/2021. Your review and suggested changes will be discussed and applied prior to the public hearing scheduled for June 23, 2020.

Background

SCFD Tier III funding supports local art, cultural, scientific and historical organizations that benefit Arapahoe County's citizens. The Arapahoe County share of the SCFD tax revenue for this year is \$1,694,321.04. Combined with last year's uncommitted funds in the amount of \$12,323.00, the total available to Arapahoe County for distribution in 2020 is \$1,706,644.04. The metro county's share of SCFD tax revenue is 19.5 percent. The funds are derived from the 1/10th of 1 percent of sales tax collected in Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson Counties. The funding is available to eligible scientific and cultural organizations through a competitive process.

Links to Align Arapahoe

Quality of Life

The work of the ACCC reviewing grant applications and appropriately allocation SCFD funding provides opportunities for Arapahoe County residents to access a variety of cultural experiences, enhancing their quality of life.

Fiscal Responsibility

Through careful review of applications, the ACCC allocates citizen tax dollars in a responsible way that serves all citizens and adheres to the SCFD mission.

Discussion

Each year, the ACCC publicizes, receives and processes grant applications for funding allocations from Tier III of SCFD funds. It is the responsibility of the ACCC to review all applications and draft a recommendation for funding based upon a specific set of criteria. This year 80 general operating support (GOS) requests and 36 project requests were received and are recommended for allocation. Attached to this Board Summary Report is a summary of the ACCC's recommendations. The ACCC did not encounter any controversial issues regarding the recommendations for funding.

Alternatives

The funding allocation recommendation to the SCFD ultimately is a Board of County Commissioners decision and be revised to match the desire of the BoCC.

Fiscal Impact

There is no fiscal impact to Arapahoe County Government's budget because the funds are received through the SCFD.

Reviewed By

Dani Bash, Arapahoe County Cultural Council Liaison
Marilyn Cross, Chair of Arapahoe County Cultural Council
Don Klemme, Community Resources Director
Todd Weaver, Director of Finance
Tiffanie Bleau, Assistant County Attorney



SCFD 2020 Tier III Funding Plan - Arapahoe County

From District Office		
2020 Funds Available	\$	1,694,321.04
Uncommitted Funds from Previous Year	\$	12,323.00
Total Available from District Office	\$	1,706,644.04

Organization	General Operating Support	Requested	Recommended
Access Gallery	GOS	\$ 25,000.00	\$ 14,842.00
Alliance Francaise de Denver	GOS	\$ 57,000.00	\$ 1,500.00
Arapahoe Philharmonic Inc.	GOS	\$ 73,525.00	\$ 60,359.00
Art from Ashes Inc	GOS	\$ 11,800.00	\$ 6,935.00
Art Students League of Denver	GOS	\$ 20,000.00	WITHDRAWN
Augustana Arts Inc	GOS	\$ 25,000.00	\$ 14,034.00
Aurora Singers	GOS	\$ 10,000.00	\$ 7,645.00
Aurora Symphony Orchestra	GOS	\$ 25,000.00	\$ 19,000.00
Baroque Chamber Orchestra of Colorado	GOS	\$ 7,500.00	\$ 5,500.00
Black American West Museum	GOS	\$ 5,598.00	\$ 3,700.00
Bluff Lake Nature Center	GOS	\$ 32,000.00	\$ 21,000.00
Boulder Philharmonic Orchestra	GOS	\$ 5,000.00	\$ 1,979.00
Buffalo Bill Museum and Grave	GOS	\$ 16,500.00	\$ 7,000.00
Buntport Theater Company	GOS	\$ 10,000.00	\$ 5,000.00
Centro Cultural Mexicano	GOS	\$ 20,000.00	\$ 11,000.00
Cherokee Ranch & Castle Foundation	GOS	\$ 5,000.00	\$ 2,921.00
Cherry Creek Chorale, Inc.	GOS	\$ 30,000.00	\$ 23,635.00
City of Aurora Open Space and Natural Resources	GOS	\$ 71,000.00	\$ 53,000.00
City of Englewood Cultural Arts Division	GOS	\$ 24,000.00	\$ 19,790.00
City of Greenwood Village	GOS	\$ 65,000.00	\$ 48,161.00
CMDance	GOS	\$ 15,000.00	\$ 7,916.00
Colorado Bach Ensemble	GOS	\$ 40,000.00	\$ 27,110.00
Colorado Celebration of African American Arts and Culture	GOS	\$ 22,200.00	\$ 11,000.00
Colorado Folk Arts Council	GOS	\$ 5,000.00	\$ 2,500.00
Colorado Hebrew Chorale	GOS	\$ 5,000.00	\$ 3,023.00
Colorado Korean Chorus	GOS	\$ 21,000.00	\$ 10,000.00
Colorado Wind Ensemble, Inc.	GOS	\$ 5,458.00	\$ 3,000.00
Colorado Youth Symphony Orchestras	GOS	\$ 17,000.00	\$ 10,416.00
Curious Theatre Company	GOS	\$ 5,000.00	\$ 3,000.00
Denver Audubon Society	GOS	\$ 18,000.00	\$ 11,033.00
Denver Bronze	GOS	\$ 2,300.00	\$ 1,324.00
Denver Municipal Band	GOS	\$ 13,500.00	\$ 7,486.00
Denver Museum of Miniatures, Dolls and Toys	GOS	\$ 22,913.89	\$ 11,500.00
Denver Urban Gardens	GOS	\$ 50,000.00	\$ 30,716.00
Denver Young Artists Orchestra	GOS	\$ 60,000.00	\$ 36,611.00
Downtown Aurora Visual Arts	GOS	\$ 86,000.00	\$ 71,316.00
Dragon 5280	GOS	\$ 25,000.00	\$ 11,000.00
Englewood Cultural Arts Center Association	GOS	\$ 48,000.00	\$ 37,569.00
Environmental Learning for Kids (ELK)	GOS	\$ 30,000.00	\$ 18,191.00
Evergreen Jazz Festival	GOS	\$ 4,750.00	\$ 2,500.00
Four Mile Historic Park	GOS	\$ 108,000.00	\$ 15,000.00
Friends of Dinosaur Ridge	GOS	\$ 82,649.00	\$ 50,000.00
Golden Eagle Concert Band	GOS	\$ 2,000.00	\$ 1,187.00
Grand Design, Inc.	GOS	\$ 16,000.00	\$ 7,000.00

HawkQuest	GOS	\$ 4,000.00	\$ 2,695.00
Heritage Fine Arts Guild of Arapahoe County	GOS	\$ 4,500.00	\$ 3,750.00
Highlands Ranch Concert Band	GOS	\$ 3,000.00	\$ 2,500.00
Historic Denver/ Molly Brown House Museum	GOS	\$ 29,000.00	\$ 16,738.00
Inside the Orchestra	GOS	\$ 15,000.00	\$ 9,208.00
KANTOREI	GOS	\$ 35,000.00	\$ 25,000.00
Kim Robards Dance, Inc.	GOS	\$ 30,000.00	\$ 16,938.00
Littleton Community Music Association, Inc	GOS	\$ 25,000.00	\$ 20,466.00
Littleton Symphony Orchestra	GOS	\$ 25,000.00	\$ 13,183.04
Littleton Town Hall Arts Center	GOS	\$ 70,000.00	\$ 55,000.00
Magic Moments, Inc	GOS	\$ 39,500.00	\$ 25,000.00
Mercury Ensemble	GOS	\$ 3,500.00	\$ 1,732.00
Mudra Dance Studio	GOS	\$ 25,000.00	\$ 17,872.00
Museo de las Americas	GOS	\$ 32,000.00	\$ 18,815.00
Museum of Outdoor Arts	GOS	\$ 140,000.00	\$ 98,000.00
National Honor Band Association	GOS	\$ 16,657.00	\$ 10,000.00
New Dance Theatre, Inc.	GOS	\$ 50,000.00	\$ 28,480.00
Phamaly Theatre Company	GOS	\$ 30,000.00	\$ 18,031.00
Philippine American Society of Colorado	GOS	\$ 12,471.00	\$ 9,000.00
RedLine	GOS	\$ 15,000.00	\$ 8,513.00
Rocky Mountain Quilt Museum	GOS	\$ 6,700.00	\$ 4,000.00
Roxborough Arts Council	GOS	\$ 19,000.00	\$ 10,976.00
Smithtonians	GOS	\$ 1,500.00	\$ 989.00
Sound of the Rockies (Denver Mile High Chapter SPEBSQSA, Inc. DBA Sound of the Rockies)	GOS	\$ 25,000.00	\$ 16,327.00
South Suburban Community Orchestra	GOS	\$ 14,454.00	\$ 7,916.00
South Suburban Park and Rec - Arts and Enrichment	GOS	\$ 81,000.00	\$ 54,422.00
South Suburban Parks and Recreation - Nature Programs	GOS	\$ 24,987.00	\$ 20,000.00
St. Martin's Chamber Choir	GOS	\$ 10,600.00	\$ 7,500.00
TEPE Inc	GOS	\$ 2,000.00	\$ 1,435.00
Tesoro Foundation	GOS	\$ 18,000.00	\$ 10,648.00
The Colorado Choir and Chorus Organization Inc	GOS	\$ 3,000.00	\$ 1,883.00
The Denver Brass	GOS	\$ 40,000.00	\$ 24,160.00
The Littleton Chorale	GOS	\$ 16,500.00	\$ 12,109.00
Think 360 Arts for Learning	GOS	\$ 8,000.00	\$ 4,867.00
Vintage Theatre Productions, Inc	GOS	\$ 187,935.00	\$ 128,634.00
YOUNG VOICES OF COLORADO	GOS	\$ 117,500.00	\$ 88,229.00
		GOS TOTAL	\$ 2,424,497.89
			\$ 1,512,415.04
Organization	Project	Requested	Recommended
Arapahoe Philharmonic Inc.	AP Education and Outreach	\$ 8,785.00	\$ 7,553.00
Baroque Chamber Orchestra of Colorado	Bach in the Brewery	\$ 3,800.00	\$ 2,500.00
Boulder Ballet	Educational Outreach	\$ 7,000.00	\$ 4,250.00
Boulder Museum of Contemporary Art	Contemporary Classroom	\$ 17,500.00	\$ 3,500.00
Boulder Museum of Contemporary Art	SPARK!	\$ 5,700.00	\$ 10,000.00
Boulder Philharmonic Orchestra	2020-21 Discovery Concert Education Program	\$ 4,000.00	\$ 2,000.00
Colorado Bach Ensemble	Young Artist Competition	\$ 10,000.00	\$ 7,350.00
Colorado Celebration of African American Arts and Culture	Cultural Caravan: The History of African American Music, Part 2	\$ 6,150.00	\$ 4,250.00
Colorado Chamber Players	Incessant Hum, Arapahoe County	\$ 2,500.00	\$ 1,688.00
Colorado Chamber Players	Le Mozart Noir in Arapahoe County	\$ 3,200.00	\$ 1,990.00
Colorado Chorale	Colorado Premier: DaVinci's Notebooks	\$ 5,500.00	\$ 2,500.00
Colorado Fine Arts Association	Eastern Classical Dance Series	\$ 8,000.00	\$ 4,500.00
Colorado Fine Arts Association	Eastern Classical Music Series	\$ 6,000.00	\$ 3,250.00

Control Group Productions	"Sanctum home" an immersive performance and visual gallery	\$ 19,600.00	\$ 9,500.00
David Taylor's Zikr Dance Ensemble	Two Major Performances of Liturgies	\$ 8,000.00	\$ 4,200.00
Denver Rocky Mountain Chapter of the American Guild of Organists	Epiphany Hymn Festival and Workshop with Michael Burkhardt	\$ 2,000.00	\$ 1,100.00
Fiesta Colorado Inc.	Fiesta Colorado Community Performances	\$ 2,000.00	\$ 1,429.00
Fiesta Colorado Inc.	Community Educational Outreach Programs- Mexican Dance	\$ 1,500.00	\$ 1,000.00
HawkQuest	Birds of Prey Lectures at Senac Creek Nature Center and Plains Conservation Center	\$ 6,500.00	\$ 5,000.00
Levitt Pavilion Denver	Afrik Impact Fest at Levitt Pavilion	\$ 15,000.00	\$ 5,750.00
Littleton Community Music Association, Inc	Opening Notes Under-Served Students Project	\$ 12,000.00	\$ 7,000.00
Littleton Town Hall Arts Center	Theater Education Programs for Arapahoe County Children	\$ 2,500.00	\$ 2,000.00
Mirror Image	Your Voice	\$ 11,500.00	\$ 6,000.00
New Dance Theatre, Inc.	Rhapsody in Black	\$ 35,000.00	\$ 20,834.00
Paideia School	Library Project	\$ 1,500.00	\$ 932.00
Performing Arts Academy	Afterschool Outreach Program	\$ 11,000.00	\$ 6,500.00
Philippine American Society of Colorado	Noon at Ngayon (Then & Now) Production	\$ 19,050.00	\$ 14,261.00
PlatteForum	Literacy Through the Arts	\$ 11,350.00	\$ 6,732.00
Rocky Mountain Arts Association	Penned in Pink! Songs for a New Generation Presented by The Denver Gay Men's Chorus	\$ 4,300.00	\$ 2,575.00
Rocky Mountain Arts Association	An Evening of A Cappella with Take Note! and Off Kilter!	\$ 3,500.00	\$ 1,875.00
St. Andrew Society of Colorado	Colorado Scottish Festival	\$ 2,000.00	\$ 1,000.00
Su Teatro	Chicano Movement in the 2020's	\$ 15,000.00	\$ 8,900.00
Su Teatro	Our Story, Our Voice	\$ 8,000.00	\$ 4,550.00
The Urban Farm	All Around The Farm: Aurora Public Schools After-School and Summer Programs	\$ 25,000.00	\$ 3,250.00
The Urban Farm	Traveling Farm - In-School Programing for Aurora Public Schools	\$ 5,000.00	\$ 15,260.00
Think 360 Arts for Learning	Arts for All: School, Communities and Beyond	\$ 15,000.00	\$ 9,250.00
PROJECT TOTAL		\$ 324,435.00	\$ 194,229.00

ArapahoeCountyFormulaRequests	
GOS	\$ 2,424,497.89
Project	\$ 324,435.00
TOTALREQUESTED	\$ 2,748,932.89

Arapahoe County Formula Allocation	
GOS	\$ 1,512,415.04
Project	\$ 194,229.00
TOTAL AWARDED	\$ 1,706,644.04



BOARD SUMMARY REPORT

Date: June 10, 2020

To: Board of County Commissioners

Through: Caitlyn Cahill, Zoning and Animal Services Manager
Jan Yeckes, Planning Division Manager

From: Michelle Lantz, Zoning Inspector

Subject: RR-A and A-1 front setback for accessory buildings

Direction/Information

Staff is recommending two modifications to the Land Development Code. The changes are proposed for the minimum required front setback for accessory buildings in the A-1 (Agricultural-1) and RR-A (Rural Residential-A) zone districts. Current regulations require accessory buildings to be behind the front building line of the principal structure. Staff will provide information and a presentation explaining the proposed changes and answer any questions the Board may have regarding the proposal.

Request and Recommendation

Staff is recommending two modifications.

	Current Regulations	Proposed Regulations
<u>A-1 (min. lot size 19 acres)</u> Principal structure setback – 100 feet	Accessory Structures must be set at or behind the front building line of principal structure	<u>100 feet</u> from front property line
<u>RR-A (min. Lot size 9 acres)</u> Principal structure setback – 50 feet	Accessory Structures must be set at or behind the front building line of principal structure	<u>100 feet</u> from front property line

Discussion

This request is based on a conflict that sometimes arises when a property owner builds a home with a significantly greater setback than the minimum required on these large properties (minimum parcel sizes of 19 acres and 9 acres) and later wishes to add an accessory building such as a barn. A conflict can also occur when a property owner builds an agricultural building without a home on the property. Agriculture and ranch uses are permitted principal uses within the A-E zone district (minimum parcel size of 35 acres, but properties are often much larger) and within the A-1 and RR-A zone districts; as such, an agricultural or ranching use may be established without first

building a home on the property. Agricultural and larger Rural Residential properties also may have constraints, such as floodplains, that would make a different layout on the property work better for permitted agricultural and ranching uses.

In most residential zone districts, accessory buildings are required to be at least as far back on a property as the front building line of a home to preserve a residential character for the property and surrounding area. In these zone districts, a house is required to be constructed as a principal use before an agricultural building can be constructed, and homes are often built at the minimum required setback based on smaller lot sizes and neighborhood configurations.

By comparison, the A-E Agricultural, A-1 and RR-A zone districts permit an agricultural or other “accessory” building to be constructed without a home on the property. Currently, the A-E zone has a minimum setback of 100 feet for either a residential or accessory building, but does not state a requirement that an accessory building must be behind the front building line of the home. In the A-E zone, it is not uncommon to see a barn or similar building constructed in front of a home that is set farther back on the property for privacy while providing good access to the accessory building from the road. The proposed change for the A-1 and RR-A zones would also establish a similar standard.

A study session was held with the Planning Commission on 05/19/20. Some questions and comments from the Planning Commission included:

- Are there any stipulations on what the accessory building can be used for? If someone is building a garage to house tractors, would that be acceptable in front of a house?
- Are there design criteria for what these buildings could look like and a maximum height and size?
- How was the decision made to establish the setback as 100 feet?
- Would the change improve consistency between the zone districts, and is that important?
- Makes sense to allow flexibility to use the land in a way best suited for locating farming uses and for building a house based on the characteristics of the specific property.
- Good to change the code rather than to allow continuing variance requests that do not clearly meet the criteria for BOA approval. How many variance requests for this purpose have been received?

Links to Align Arapahoe

The proposed changes to the A-1 and RR-A setbacks correlates strongly with all of the Align Arapahoe objectives- *Service First, Quality of Life, and Fiscal Responsibility*.

Service First and Quality of Life: The proposed changes for accessory structure setbacks in these two zone districts will allow property owners a better opportunity to utilize their land for agricultural and residential purposes in the most favorable way based on their needs and the characteristics of the property, while still taking into account the intent and need for some type of setback requirement in a rural and semi-rural setting.

Fiscal Responsibility: The current regulations are often overlooked when someone starts building either a residential structure or an accessory building without anticipating where they will eventually want to build other structures. This causes additional work for staff to communicate the requirements to property owners and people working to build on their parcels of land. Additionally, over the past several years, staff has worked with several property owners who went to the Board of Adjustment requesting a variance to the setback requirement.

Alternatives

- 1- Staff recommends preparing a code change to change the front setback for accessory structures in RR-A and A-1 zone districts to 100 feet.
- 2- Ask staff to schedule a study session for further discussion.
- 3- Leave the setback requirement alone.

Reviewed By

Jason Reynolds, Current Planning Program Manager

Jan Yeckes, Planning Division Manager

Bryan Weimer, Public Works and Development Department Director

Todd Weaver, Finance Department Director

Robert Hill, Senior Assistant County Attorney



ARAPAHOE COUNTY
COLORADO'S FIRST

A-1 & RR-A Accessory Building Setback

Agricultural 1 (A-1) Zone



What it requires:

- Minimum Lot Size 19 acres
- Accessory Structure front setback “front building line of principle structure”

Proposed change

- 100’ minimum front setback

Rural Residential A (RR-A) Zone



What it requires:

- Minimum lot size 9 Acres
- Accessory Structure front setback “front building line of principle structure”

Proposed change

- 100’ minimum front setback

Agricultural 1 (A-1)



Why change the code?

- Although the min lot size is 19 acres, many lots are 35+ acres.
- An accessory building is allowed to support agriculture without a home on the property.
- Minimum front setback for a home is 100' although most homes are setback much farther.

Agricultural 1 (A-1)



Why change the code?

- Can create the need for additional road construction.
- Using an existing road vs creating additional, longer road access benefits first responders.
- More buildable area on the land.
- Frequent citizen request for change.

Rural Residential A (RR-A)



Why change the code?

- Minimum lot size is 9 acres but lots can be created greater.
- Minimum setback for a home is 50' but can be set back much farther.
- More buildable area on the land.
- Would better align with existing structures on existing RR-A land.

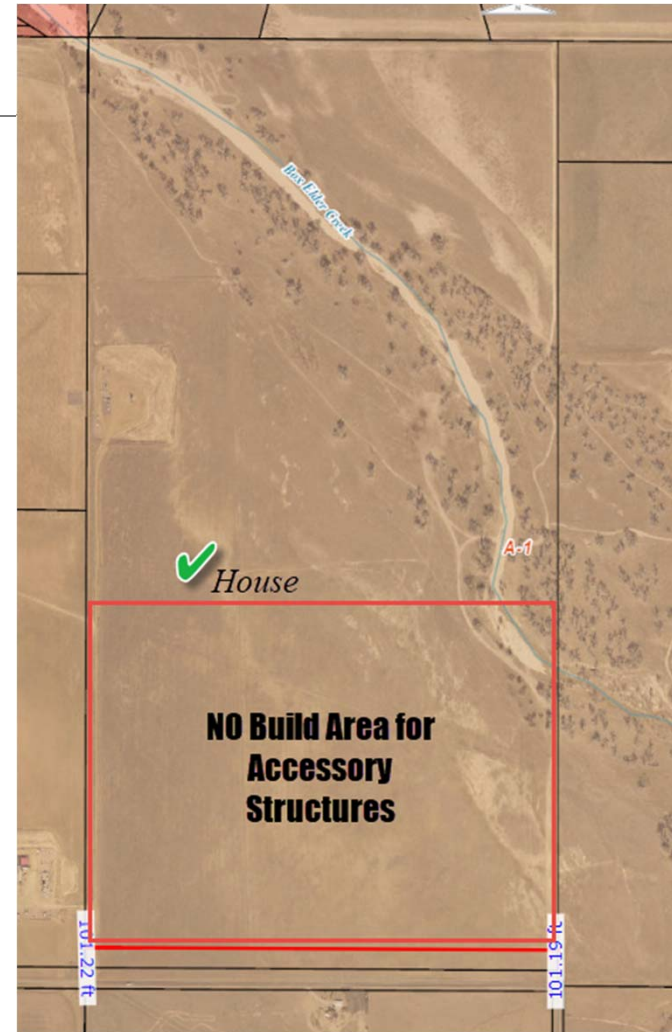
A-1 Examples



ARAPAHOE COUNTY
COLORADO'S FIRST

317.46 acres

If house is built first, no accessory structures can then be built in front of the residence.





Above: Property is A-1 and the barn being “in front” of the house is currently not permitted and would be in violation of our regulations

Below: This just shows the complicated layout of properties that we can see in the A-1 zone district and how it could make things even more restrictive.





Above: The area shown in the red could not be built in given the current requirement for all accessory buildings to be behind the principal structure (house).

Below: no buildings can be approved in front of the red line, given where the house is built.



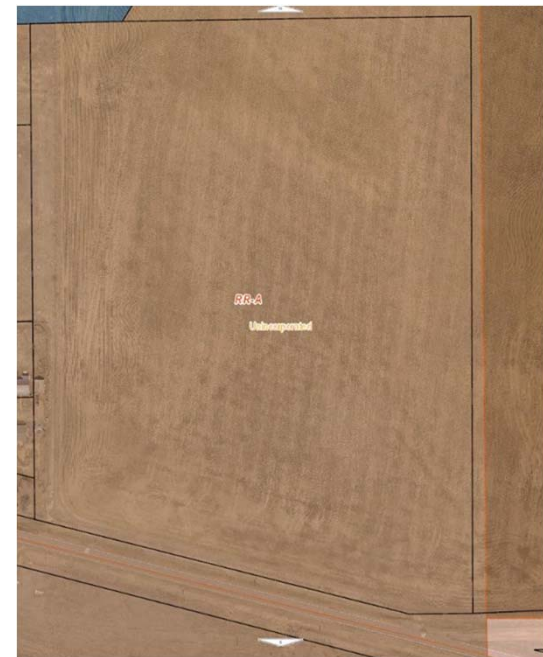
RR-A Examples

13.00 acre parcel

Area in red is only area where a residential building could be placed



This area shows the wide range of shapes and sides of RR-A zoned properties that we can see.



Recommendation



Change the front setback in A-1 and RR-A for accessory buildings to 100'.

Consider options for pre-existing buildings on RR-A. (May be rebuilt with permit or if the structure was otherwise exempt from a permit due to size or use.)