

CHERRY HILLS VILLAGE
COLORADO

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CODE MODERNIZATION STEERING COMMITTEE AGENDA

Thursday, September 19, 2019

1:00 p.m.

1. Review Recent Staff Items

a. *Clarification of fee amounts:*

In conjunction with the fee and escrow reorganization in Chapter 16, Fairfield and Woods recommends amending a related section in Chapter 1 to clarify that fee amounts will be set out exclusively in the fee resolution. Specifically, the recommendation is to remove Section 1-1-80, which currently reads:

“The fees, costs, deposits, occupation taxes and other charges as required by this Code shall be set forth in the text of the Code and in Appendix A - Fee Schedule to the Code. In the event of a conflict between the fees, costs, deposits, occupation taxes and other charges listed in the text of any individual section of the Code and Appendix A, the provisions of the applicable section of the Code shall control.”

b. *Alterations or expansions of nonconforming structures:*

In the proposed Section 16-6-110, the alterations or expansions for a nonconforming structure are permitted with administrative approval, but any proposed alteration is limited to the area completely within the building envelope. This limitation would require full compliance with that standard, and does not permit administrative approval for a reduction in the nonconformity of the structure. However, proposed Section 16-6-180 permits administrative approval for structural alterations to a structure with a nonconforming use if the alteration would reduce the degree or area of the nonconforming use or that would change the use to a conforming one. In other words, a structural alteration that reduces the nonconformity of a use is permitted, but a structural alteration that reduces the nonconformity of a structure is not.

2. Review of Changes Recommended by Planning & Zoning Commission

a. Change in parking stall dimensions requirements

Current standard - 9" x 18"

Proposed standard - 8'6" x 18"

b. Change the parking ratio standard for "Places of Assembly"

3. Process Review and Wrap-up