

Land Use Regulations Codification Staff Report

Date: July 30, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *SK for KCC*
CC: Michael Cairry, Zoning Compliance Manager
Steven E. Koster, AICP, Deputy Director
Subject: Land Use Regulations Codification

Board of County Commissioners Land Use Meeting: August 11, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for adoption of a resolution codifying the Zoning Resolution, Subdivision Resolution, Addressing and Street Naming Manual, Matters of State Interest regulations, and licensure requirements and regulations for massage facilities, which will be known as the “Land Use Regulations of Douglas County.” This will enable use of a new online system that will provide faster, easier access to the regulations for County customers.

II. REQUEST

A. Request

Adoption of a resolution codifying the Land Use Regulations.

B. Project Description

The County has collaborated with ICC Code Solutions to codify and publish the Land Use Regulations on the eCode360 online code platform. Currently, the 5 sets of regulations are only available as a collection of approximately 90 individual files that must each be downloaded before they can be used. This platform will provide easy online access to those same regulations for County residents, business owners, landowners, and staff; giving them the ability to easily find, research, and share the County’s regulations as needed.

The codification consists of regulations and ordinances previously adopted by the Board of County Commissioners (“Board”), including:

- The Douglas County Zoning Resolution adopted by Resolution R-999-032 and as amended through R-025-057.
- The Douglas County Subdivision Resolution adopted by Resolution R-991-123 and as amended through R-021-039.

- The Addressing and Street Naming Manual adopted by Resolution R-996-057 and as amended through R-023-002.
- Matters of State Interest adopted by Resolution R-990-107 and as amended through R-019-067.
- Business licensure requirements and regulations for massage facilities adopted by Ordinance O-023-001 and as amended through Ordinance O-024-005; and adopted by Resolution R-023-045 and as amended through R-024-124.

In compiling and preparing the Land Use Regulations for the codification and publication on the eCode360 online platform, no changes in the meaning or intent of the legislation have been made. Certain grammatical changes and other minor, nonsubstantive changes were made to the Land Use Regulations.

III. STAFF RECOMMENDATION

Staff recommends that the Resolution codifying the Land Use Regulations of Douglas County be approved by the Board of County Commissioners.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Resolution	3

RESOLUTION NO R-026-_____

**THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION CODIFYING THE ZONING RESOLUTION, SUBDIVISION
RESOLUTION, ADDRESSING AND STREET NAMING MANUAL, MATTERS OF STATE
INTEREST REGULATIONS, AND LICENSURE REQUIREMENTS AND REGULATIONS
FOR MASSAGE FACILITIES.**

WHEREAS the Board of County Commissioners (“Board”) previously adopted the Douglas County Zoning Resolution on March 10, 1999, by Resolution No. R-999-032, as amended through R-025-057; and

WHEREAS the Board previously adopted the Douglas County Subdivision Resolution on October 29, 1991, by Resolution No. R-991-123, as amended through R-021-039; and

WHEREAS the Board adopted the Addressing and Street Naming Manual on April 23, 1996, by Resolution No. R-996-057, as amended through R-023-002; and

WHEREAS, the Board adopted Matters of State Interest on October 19, 1987, by Resolution No. R-990-107, as amended through R-019-067; and

WHEREAS, the Board adopted business licensure requirements and regulations for massage facilities on April 11, 2023, by Ordinance No. O-023-001, as amended through O-024-005 and Resolution No. R-023-045, as amended through R-024-124; and

WHEREAS, the Department of Community Development has recommended that the Board adopt a resolution approving the codification of the resolutions and ordinances listed above, which will be known as the “Land Use Regulations of Douglas County” and hereinafter referred to as the “Regulations;” and

WHEREAS, the Regulations revised and codified, consist of:

- Chapter 1 Zoning
- Chapter 2 Subdivision
- Chapter 3 Addressing and Street Naming
- Chapter 4 Matters of State Interest
- Chapter 5 Massage Facilities; and

WHEREAS, the provisions of the Regulations, insofar as they are substantively the same as those of the resolutions and ordinances in force immediately prior to the enactment of the Regulations by this resolution, are intended as a continuation of such resolutions and ordinances and not as new enactments, and the effectiveness of such provisions shall date from the date of adoption of the prior resolution or ordinance; and

WHEREAS, in compiling and preparing the Regulations for publication, no changes in the meaning or intent of such legislation have been made. Certain grammatical changes and other minor

nonsubstantive changes were made in one or more of said pieces of legislation. It is the intention of the Board of County Commissioners that all such changes be adopted as part of the Regulations as if the resolutions and ordinances so changed had been formally amended to read as such; and

WHEREAS, additions or amendments to the Regulations, when adopted in such form as to indicate the intent of the Board of Commissioners to make them a part thereof, shall be deemed to be incorporated into such Regulations so that reference to the "Land Use Regulations of Douglas County" shall be understood and intended to include such additions and amendments; and

WHEREAS, editor's notes indicating sources of sections, giving other information or referring to the statutes or to other parts of the Regulations are inserted in the Regulations and may be inserted in supplements to the Regulations for the convenience of persons using the Regulations and are not part of the legislation; and

WHEREAS, the Board desires to codify the Regulations through adoption of this resolution.

BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Land Use Regulations of Douglas County shall be codified by the adoption of this resolution.

PASSED AND ADOPTED this _____ day of _____, 2026 in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, COLORADO**

George Teal, Chair

Attest:

Hayley Hall, Clerk to the Board