



**DOUGLAS COUNTY COMMISSIONERS
WORK SESSION
Monday, August 15, 2022
(BCC Conference Room)**

A G E N D A

Time*

- | | |
|-------------------|---|
| 10:00 a.m. | 2022 Fair Update |
| 10:30 a.m. | Accessory Structure Square Footage |

***These times are estimates only and may fluctuate depending on length of each discussion.**

Agenda Item

DATE: AUGUST 15, 2022
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
FROM: DOUG DEBORD, COUNTY MANAGER
SUBJECT: **2022 FAIR UPDATE**

The Commissioners will get a briefing from Fair Board President and Facilities staff on the fair attendance and feedback from the public on what was done differently this year.

Agenda Item

DATE: AUGUST 15, 2022
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT *KAC/STL*
CC: KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: ACCESSORY STRUCTURE SQUARE FOOTAGE

As follow-up from the August 9, 2022, Board of County Commissioners (Board) hearing, staff wanted to provide additional information regarding factors that may affect accessory structure square footage.

County zoning for the Rural Residential, Large Rural Residential, and Agricultural-One zone districts only regulates the square footage of a detached garage, which is limited to 1,000 or 3,000 square-feet depending on lot size.

While the County does not directly regulate the square footage of other accessory structures, numerous factors influence the size of structure that may be built. These include:

- Easements or rights-of-way encumbering the property
- Floodplain, topography, geology, and other site conditions that may require extensive site mitigation or engineering to increase buildable areas
- Drainage requirements
- Lot size and setbacks
- Platted building envelopes that limit the buildable area of a lot
- Building separation requirements – the minimum space required between buildings may be increased or decreased based on construction methods that limit flammability, etc.
- Private covenants
- Locations of water wells
- Location and size of a septic system

Staff is prepared to discuss this further with the Board.