

Sample Slides taken from 12/6/25  
Workshop Presentation on  
Title 20 Code Update  
NOT Complete Powerpoint

**Title 20 Update  
Consolidated Development Code Refresh  
Public Workshop - 12.16.2025**

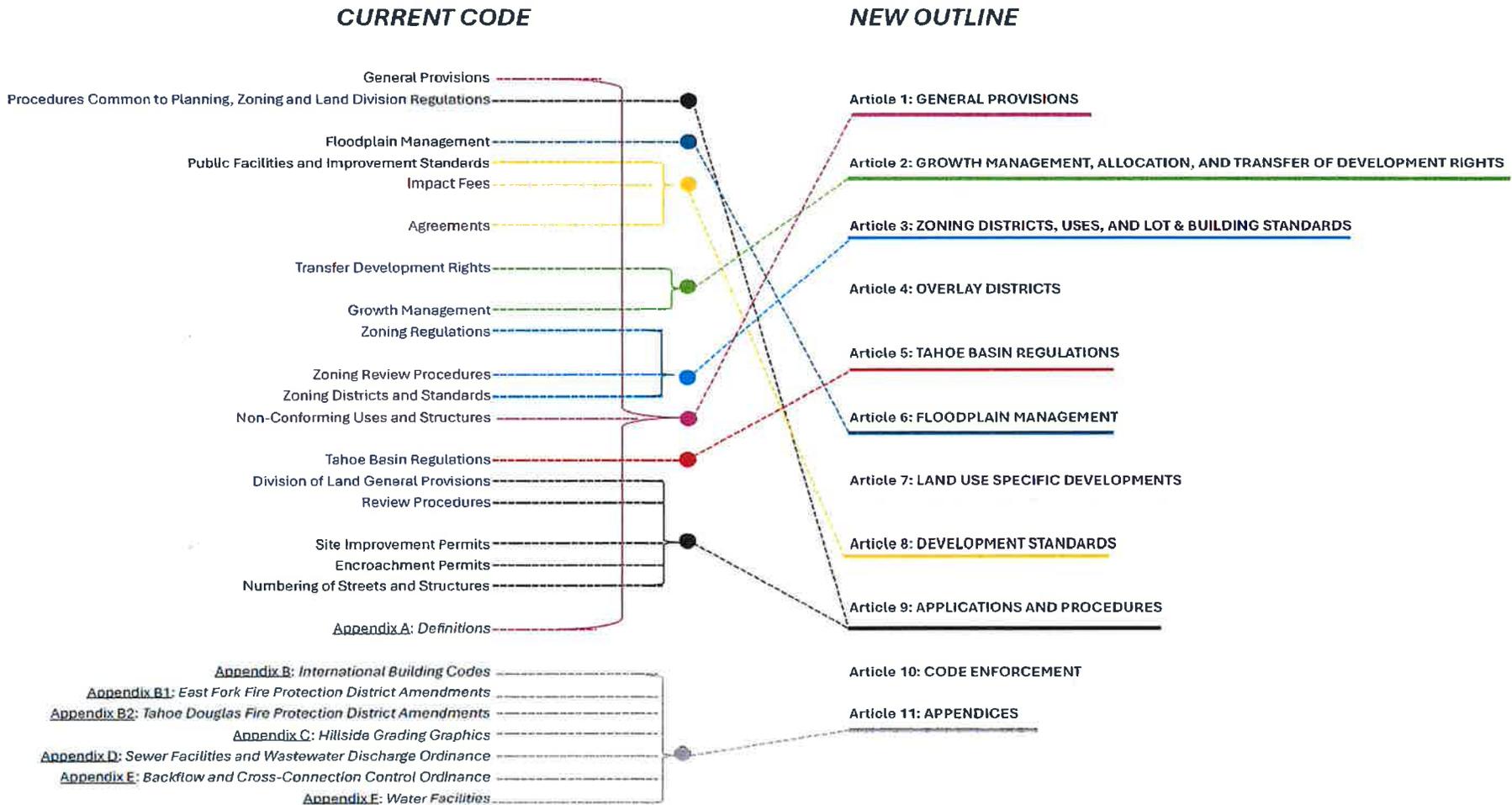
*Presented By:*

*Douglas County Community Development, Juniper & Sage Consulting, & Resource Concepts, Inc.*



# Proposed Code Outline & Overview

Slide taken from 12/6/25 Workshop Presentation



Slide taken from 12/6/25 Workshop Presentation

# Consolidated Land Use Table – Existing

## 20.654.020 Permitted, development permitted, and special use permit uses (Table).

The following list represents those uses (subject to the provisions of this title) in the agricultural and forestry and range districts which are permitted by right (P), subject to design review (D), requires special use permit and design review approval (S), requires approval of a temporary use permit (T), or are prohibited (X). Uses not listed in this table are prohibited.

Note: Italics denote that Specific Standards apply (see chapter 20.664).

20.654.020 Uses (see section in chapter 20.660 for use descriptions)	6-10	0R10/40
<b>.010 Agricultural and related limited commercial uses</b>		
(A) Agricultural products processing and storage	P	P
(B) Agricultural products retail outlet	S	X
(C) Aquaculture	S	S
(D) Animal keeping	P	P
(E) Commercial stock yard	S	S
(F) Commercial meat and poultry processing facility	S	S
(G) Commercial nursery	D	D
(H) Keeping of non-domestic animals	S	S
(I) Limited agricultural uses	P	P
(J) Limited commercial uses	P	P
(K) Open agricultural uses	P	P
<b>.020 Commercial and business service uses</b>		
(L) Kennel	D	D
(M) Dog kennel or breeder kennel	P	P
(N) Dog rescue kennel	P	P
(O) Pet service	P	P

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## 20.655.020 Permitted, development permitted, and special use permit uses (Table).

The following list represents those uses (subject to the provisions of this title) in the Residential districts which are permitted by right (P), subject to design review (D), requires special use permit and design review approval (S), requires approval of a temporary use permit (T), or are prohibited (X). Uses not listed in this table are prohibited.

Note: Italics denote that Specific Standards apply (see chapter 20.664).

20.655.020 Uses (see section in chapter 20.660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 5,000	SFR-T 6,000	SFR-T 8,000	SFR-T 12,000	SFR - 1/2	SFR - 3	SFR - 3	HR	RA - A - 10	
<b>.010 Agricultural and related limited commercial</b>												
(A) Agricultural products processing and storage	X	X	X	X	X	X	X	X	X	X	X	X
(D) Animal keeping	X	X	X	X	X	X	X	P	P	X	P	P
(I) Limited agricultural uses	X	X	X	X	P	P	P	P	P	P	P	P
(K) Open agricultural uses	X	X	X	X	X	X	X	X	X	X	X	P
<b>.020 Commercial and business service uses</b>												
(L) Kennel	X	X	X	X	X	X	X	X	X	X	X	S
(M) Dog kennel or breeder kennel	X	X	X	X	X	X	X	P	P	X	P	P
(N) Dog rescue kennel	X	X	X	X	X	X	X	P	P	X	P	P
(O) Pet service	X	X	X	X	X	X	X	P	P	X	P	P
<b>.030 Forestry uses</b>												
(Now permitted)	X	X	X	X	X	X	X	X	X	X	X	X

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## 20.658.020 Permitted, development permitted, and special use permit uses (Table).

The following list represents those uses, subject to the provisions of this title, in the non-residential districts which are permitted by right (P), subject to design review (D), requires special use permit and design review approval (S), requires approval of a temporary use permit (T), or are prohibited (X). Uses not listed in this table are prohibited.

Note: Italics denote that Specific Standards apply (see chapter 20.668).

20.658.020 Uses (see section in chapter 20.660 for use descriptions)	PR	NC	OC	QC	MUC	TC	LI	GI	SI	PF	AP
<b>.010 Agricultural and related limited commercial uses</b>											
(A) Agricultural products processing and storage	X	X	X	X	X	X	D	D	D	X	X
(B) Agricultural products retail outlet	X	D	X	D	D	X	X	D	D	X	X
(D) Animal keeping	P	P	P	P	P	P	P	P	P	P	P
(E) Commercial stock yard	X	X	X	X	X	X	X	X	X	X	X
(F) Commercial meat and poultry processing facility	X	X	X	X	X	X	X	S	X	X	X
(G) Commercial nursery	X	S	X	D	X	X	D	D	D	X	X
(H) Keeping of non-domestic animals	X	X	X	X	X	X	X	X	X	X	X
(I) Limited agricultural uses	P	P	P	P	P	P	P	P	P	P	P
(J) Limited commercial uses	X	X	X	X	X	X	X	X	X	X	X
(K) Open agricultural uses	P	P	P	P	P	P	P	P	P	P	P

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Slide taken from 12/6/25 Workshop Presentation

# Consolidated Land Use Table – NEW

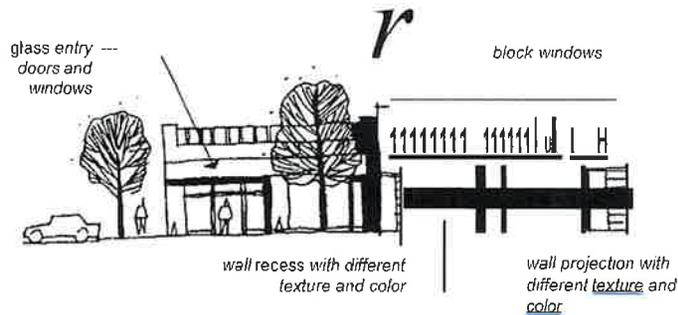
LAND USE	AG / FOREST/ RANGE				RESIDENTIAL						COMMERCIAL					INDUSTRIAL					
	Agriculture A-19	Forest & Range F-19 & F-40	Rural Agriculture 10 Acre	Rural Agriculture 5 Acre	Single Family Residence 2	Single Family Residence 1	Single Family Residence 1/2	Single Family Residence	Single Family Residence	Multi-Family Residential	Private Recreation	Neighborhood Commercial	Office Commercial	General Commercial	Mixed-Use Commercial	Tourist Commercial	Light Industrial	General Industrial	Service Industrial	Public Facilities	Airport
(P) Permitted	(-) Not Allowed																				
(D) Design Review	(T) Temporary																				
(S) Special Use																					
<div style="background-color: #ffffcc; padding: 2px;">D</div> <div style="background-color: #ffffcc; padding: 2px;">P</div>	Split Cells (Diagonal): A diagonal split cell indicates that the use may be subject to more than one review procedure. Consult the corresponding use-specific standard and/or table footnote to determine which review type applies to your proposal.																				
	A19	FR	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12K	SFR 8K	MFR	PR	NC	CC	GC	MUC	TC	LI	GI	SI	PF	AP
Accessory agriculture retail sales	P	P	P	P	P	P	-	-	-	-	D	D	D	D	D	D	D	D	D	-	-
Accessory dwelling	P	D	P	D	D	D	D	D	-	-	D	D	D	D	D	D	D	D	D	D	D
Accessory outside storage	-	-	P	P	P	P	P	P	P	-	-	-	D	D	D	D	D	D	D	D	D
Accessory rural event venue	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accessory solar energy system	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory structure	-	-	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	D	D	D	-
Adult characterized businesses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-
Agricultural products processing and storage	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Agricultural products retail outlet	S	-	-	-	-	-	-	-	-	-	D	-	D	D	-	-	D	D	-	-	-
Airport related uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Animal keeping	P	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P
Aquaculture	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	-	-	-
Banquet hall	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-
Bar	-	-	-	-	-	-	-	-	-	-	-	-	D	S	S	D	-	D	-	-	-
Bed and breakfast	S	S	S	S	S	S	S	-	-	S	S	S	S	D	D	D	-	-	-	-	-
Boarding house	P	P	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	-	-	-	-
Building contracting shop	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	-	D	D	D	-	-
Building material or garden store	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	-	D	D	D	-	-



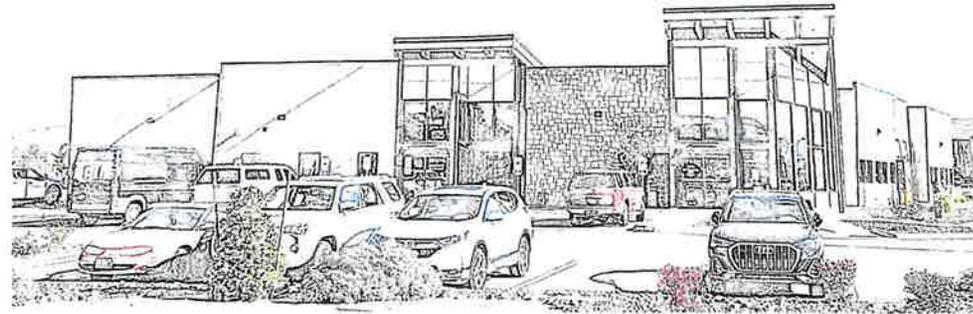
Slide taken from 12/6/25 Workshop Presentation

# Examples of Existing Graphics vs NEW

## Existing



## Proposed NEW



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## Interactive Website, Feedback & Updates

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- Title 20 Project webpage: [bit.ly/dctitle20](https://bit.ly/dctitle20)
- Title 20 Consolidated Development Code: [Title 20 Code of Ordinances](#)
- Title 20 Public Feedback Link:  
<https://www.surveymonkey.com/r/FQDX975>
- QR Code for Title 20 Public Feedback:

