



Legislation Details (With Text)

File #: CPC CA 16-00142 **Version:** 3 **Name:** Beehive Ordinance

Type: Planning Case **Status:** Mayor's Office

File created: 11/22/2016 **In control:** City Council

On agenda: 2/13/2018 **Final action:** 2/13/2018

Title: Ordinance No. 18-4 amending Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to beehives.

(Legislative)

Presenter:
Peter Wysocki, Director of Planning and Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC_ORD - Beehives_2017-11-08, 2. Signed Ordinance 18-4

Date	Ver.	Action By	Action	Result
2/13/2018	3	City Council	finally passed	Pass
1/23/2018	2	City Council	approved on first reading	Pass
1/8/2018	2	City Council Work Session	referred	
11/16/2017	1	City Planning Commission	referred	Pass

Ordinance No. 18-4 amending Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to beehives.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Development

Summary:

Applicant: City of Colorado Springs, Planning and Development Department

Owner: N/A

Location: The proposed ordinance and associated standards apply city-wide

Previous Council Action:

The allowance for the single-beehive has been in city code for a number of years. There have been no recent attempts/proposals to modify the current language.

On January 8, 2018, this ordinance was introduced during the City Council Work Session.

On January 23, 2018, City Council approved this item on the Consent Calendar.

Background:

In brief, over the past 12-plus months, city staff has worked with Councilmembers Gaebler and Pico on the drafting of the proposed ordinance. The Food Policy Advisory Board was also instrumental in providing the justification for increasing the number of beehives and providing guidance/comments on the ordinance.

Current city code allows only one beehive on a lot zoned single-family residential.

The proposed ordinance increases the number of beehives allowed on single-family residential zoned lots based on lot size. It also establishes standards for setbacks and flyway barriers based on lot size. As with current standard in city code, the proposed ordinance allows keeping of beehive(s) as an accessory use by right, meaning no permit will be required by the City.

Financial Implications:

N/A

Board/Commission Recommendation:

The City Planning Commission unanimously recommended approval of the ordinance as proposed at its November 16, 2017 meeting. The Commission had some discussion regarding retaining language from the current standards that would give staff some zoning enforcement authority under “nuisance and injurious to surrounding neighborhood”, notwithstanding the standards established by new ordinance. However, after some discussion among the Commissioners and staff, the Commission did not make any changes to the proposed ordinance.

Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

Since this is a zoning code text amendment applicable city-wide, direct property owner notification and posting is not required. Through the assistance of Councilmember Gaebler, the Food Policy Advisory Board provided input and comments on the proposed ordinance.

There were no speakers on opposition at the Planning Commission public hearing.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration

Proposed Motion:

CPC CA 16-00142

Move to approve an ordinance amending Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to beehives, based on the finding that it complies with City Code Sections 7.5.602 and 7.5.603.

An ordinance amending Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to beehives.