



**PLANNING + NEIGHBORHOOD SERVICES
DEPARTMENT
Long Range Planning Division**

To: Colorado Springs City Planning Commission

From: Morgan Hester, Long Range Planning Division Manager
Trevor Gloss, Senior Corporate Attorney

Date: July 3, 2024

RE: State Legislation Impacting City of Colorado Springs Unified Development Code (UDC)

Summary

Several State and House Bills were passed in the State of Colorado's 2023 and 2024 Regular Sessions that impact local government zoning regulations. State legislation which may impact the City of Colorado Springs and may warrant amendments to the Unified Development Code (UDC). Pursuant to the City of Colorado Springs UDC Section 7.5.702, 'Amendment to UDC Text', "the Planning Commission shall review the application at a public hearing and shall forward its recommendation to City Council" and City Council has final decision authority.

State legislation that may be inconsistent with provisions of the UDC includes the following House and Senate Bills –

- **HB 23-1233 – Electric Vehicle Charging and Parking Requirements**
 - Requires municipalities to count certain electric vehicle charging stations for minimum parking requirements and multi-family developments to comply with electric vehicle power requirements beginning March 1, 2024.
- **HB 24-1173 – Electric Vehicle Charging System Permits**
 - The act establishes permitting procedures for electric vehicle (EV) charging systems for municipalities with a population of 10,000 or more, and requires cities to take certain action by December 31, 2025.
- **HB 24-1007 – Prohibit Residential Occupancy Limits**
 - Prohibits municipalities from enacting or enforcing residential occupancy limitations based on familial relationships on or after July 1, 2024.
- **HB 24-1152 – Accessory Dwelling Units**
 - Requires applicable municipalities to allow accessory dwelling units as accessory uses to a single-unit detached dwelling in any zone district where single-unit detached dwellings are permitted on or after July 30, 2025.
- **HB 24-1304 – Minimum Parking Requirements**
 - Prohibits a municipality from enforcing parking minimums on or after June 30, 2025.
- **HB 24-1313 – Housing in Transit-Oriented Communities**
 - Requires applicable municipalities to publish a map that designates transit areas on or before July 31, 2024 and public models and guidance for meeting housing goals of mapped areas on or before December 31, 2024.
- **SB 23-290 – Natural Medicine Regulation and Legalization**
 - Amends the regulatory framework for natural medicines and products.

- **SB 24-005 - Artificial and Non-Functional Turf**
 - Prohibits municipalities from allowing the installation, plating, or placement of “nonfunctional turf” or artificial turf in specific locations on defined properties on or before January 1, 2026.
- **SB 24-048 - Substance Use Disorders Recovery**
 - This act has a number of parts, but as to zoning, it declares recovery residences, sober living facilities, and sober homes as residential use of land for zoning purposes.
- **SB 24-174 - Sustainable Affordable Housing Assistance**
 - This act may or may not affect zoning. It requires each local government, beginning December 31, 2026, to conduct and publish a local housing needs assessment. The act outlines the process for a local government conducting a local housing needs assessment and for determining when a local government is exempt from conducting a local housing needs assessment. The act requires local governments to submit local housing needs assessments to the department of local affairs.

Next Steps

Staff will work together to review State Statutes to determine what amendments to the UDC will be necessary and will present to the Planning Commission for City Council recommendation at a future date.