

# COMMUNITY DEVELOPMENT

We are ready to work with you!

## What we do

- Assist in identifying areas within the County most appropriate for attainable housing.
- Assist in partnering with utilities to establish an incentive program to reduce, subsidize, or waive fees for attainable housing.
- Assist in engaging stakeholder groups and create marketing and education tools to encourage the development and preservation of attainable housing.
- Assist in combating NIMBYism (Not In My Back Yard) negative perceptions of attainable and workforce housing through education and community outreach.
- Possibility of assistance with incentives such as land banking, infrastructure assistance, gap financing, and land donation.
- The County is considering the use of transferable development rights (TDR) to allow cost recapture/return on investment for agricultural or other large-lot land owners.

## Private Activity Bonds



PABs are tax-exempt bonds that can be issued for specific purposes.

- PABs raise investor capital to support specific and privately developed projects.
- Interested parties can apply for consideration.

## Our Pledge

- ✓ Explain development process in easy to understand terms
- ✓ Return calls and provide responses promptly
- ✓ Assist in meeting your development goals
- ✓ Review agency comments provided in real time
- ✓ Help complete your project based on review comments
- ✓ You are encouraged to contact the Planning Manager



**No application fees and low impact fees**



**Flexibility built within the codes**



**Mixed use zoning**



**Two-step subdivision process**



**Fast review and turnaround**



**Up to date GIS mapping**

## Flexible Zoning

- Mesa County zoning allows single-family detached housing in the R-O zone and multi-family housing in all of the county's commercial zones.
- Small minimum lot sizes: RSF-4 (7,000 sq.ft.), RMF-5 (4,000 sq.ft.), and RMF-8 (3,000 sq.ft.)
- Duplexes are allowed in the RSF-2, RSF-4, and RMF-5 zone districts.
- Multi-family and single-family detached homes are allowed in the RMF-5 and RMF-8 zone districts.
- Multi-family development is allowed in the R-O, B-1, B-2, C-1, and C-2 commercial zone districts.
- Accessory dwelling units (ADU) are allowed on any parcel that contains a detached single-family dwelling unit.
- All residential zone districts allow modular, manufactured, and prefabricated homes.
- No minimum dwelling size limits.

## Administrative Reviews

To process your application as quickly as possible, the following applications are processed administratively and do not require public hearings. • Multifamily Site Plans • Accessory Dwelling Units • Agricultural Labor Housing • Subdivisions • Property Line Adjustments • Mixed Use Site Plans

## Prop 123

Mesa County is eligible to apply for funding through the programs implemented by The Colorado Department of Local Affairs (DOLA), The Office of Economic Development & International Trade (OEDIT), and the Colorado Housing and Finance Authority (CHFA).

## Missing Middle Housing

