



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
November 1, 2021**

**Work Session - 5:30 PM**

**Regular Meeting 6:30 PM**

Individuals that attend the meeting in person will be required to wear a face covering while in attendance.

The Zoom details below are for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82760341232?pwd=NnFKVDNXXMyTjU4eEdvLzRkaXV6QT09>

Passcode: 592017

Webinar ID: 827 6034 1232

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1. WORK SESSION - 5:30pm
    - A. Land Use Code - Draft Language and Discussion
  2. CALL TO ORDER REGULAR MEETING - 6:30pm
  3. ROLL CALL
  4. ADDITIONS TO OR DELETIONS FROM THE AGENDA
  5. PUBLIC FORUM
  6. CONSIDERATION OF MINUTES
    - A. Meeting Minutes of October 4, 2021
  7. NEW BUSINESS
    - A. Site Plan Review – Lot 2B, Block 1, Boxelder Commons
    - B. Site Plan Review – Lot 6 & 7, Meridian First Subdivision - Multi-tenant mixed use
    - C. Planning Commission Schedule 2022
  8. ANNOUNCEMENTS
  9. ADJOURNMENT



## Planning Commission Meeting

**Date:** November 1, 2021  
**Submitted By:** Cody Bird, Planning Director  
**Subject:** Land Use Code - Draft Language and Discussion

### EXECUTIVE SUMMARY

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The Planning Commission adopted the Wellington Comprehensive Plan 2021 on August 2, 2021. The Comprehensive Plan provides the long-range vision and recommendations for the growth and development of the Town and is the basis for zoning, subdivision regulations and other land use codes. The Town is now evaluating and updating the Town's land use codes to reflect the recommendations of the Comprehensive Plan 2021 and to bring the land use codes into compliance with recent changes to State statutes and other regulatory requirements. Additional considerations may also include updates to reflect emerging technologies, changes in development practices, water conservation needs and more.

Land use code topics and draft code language will be presented in work sessions over the coming months and will be presented in parts to facilitate review and discussion. The complete land use code and all recommended changes will be presented at a future meeting date for a public hearing.

Work sessions are for general presentation and discussion, but no action will be taken.

### BACKGROUND / DISCUSSION

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The Planning Commission has been conducting work sessions each month to discuss draft materials and draft language for the land use code update. The Commission has been presented draft materials included in each agenda packet. Draft materials from prior agenda packets are available on the Town's website at <http://www.wellingtoncolorado.gov/129/Agendas-Minutes>.

At each work session, the Commission will have an opportunity to review and discuss materials presented at prior meetings. The Commission may provide guidance on what additional information should be evaluated and included as well input on any recommended changes to the draft materials.

In addition to continuing the discussion of the prior materials, staff and planning consultant Logan Simpson have also prepared a table of uses to begin discussion of appropriate zoning districts where each land use may be a permitted use (use by right) or conditional use (requires conditional review and approval). A draft table of uses with starting suggestions for which zone district each might be considered is attached. Below are some notes on how to read the attached land use table:

- Column A includes land uses proposed. Some are new, and some have condensed/refined land uses identified in the current code.
- Column B includes the land uses identified in the current code that are associated with the condensed land uses proposed in column A.
- Yellow highlighted rows indicate land uses that staff would like to propose discussion at the work session.
- Orange highlighted rows are land uses that have specific context that will be discussed at an upcoming work session with subject matter experts in attendance.



- Gray highlighted rows and columns identify land uses or zone districts that are proposed to be reclassified and/or removed.
- Black text represents the current designations allowed in each zone district.
- Green text represents the first proposed draft of which zone districts land uses may be suitable for consideration.
- All land uses and zone district designations are subject to discussion and change.

Attachments for consideration with this report include the following:

- Draft Zone District Descriptions
- Draft Land Use Definitions
- Draft Land Use Table

## **STAFF RECOMMENDATION**

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## **ATTACHMENTS**

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1. Zone District Descriptions
2. Land Use Definitions
3. Land Use Table\_DRAFT\_102921

| Zone District Descriptions - For Reference     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                             |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone District                                  | Description from Existing Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Proposed Revisions to Descriptions                                                                                                                                                                          |
| A: Agriculture                                 | This is an ultra low-density district intended for the pursuit of farm activities or for a transitional status. This zone is characterized by the growing of crops and related functions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No major change proposed                                                                                                                                                                                    |
| R-1: Single-Family Rural Density               | This is a very low-density residential district intended for no more than two (2) single-family dwellings per acre and one (1) or more accessory buildings. This zone has been developed to provide for large-lot, single-family development in areas more characteristically rural and on the outskirts of the planning area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rename to " <b>Residential Rural Density</b> " to remove the reference to single-family in the title                                                                                                        |
| R-2: Single-Family Medium Density              | This is a medium-density housing district intended primarily for single-family uses on individual lots. This zone is characterized by tree-lined local streets, an interconnected pedestrian circulation system and proximity to schools and parks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Rename to " <b>Residential Low Density</b> ".<br>Change to include single-family attached units, up to four units per building, on individual lots                                                          |
| R-3: Multi-Family combined with Senior Housing | <b>R3-Senior Housing:</b> This District is intended primarily for single-family detached dwellings on small lots with minimal yard space (patio homes) for senior housing. Housing must be developed and maintained in compliance with the Housing for Older Persons Act of 1995 (HOPA) as amended. Covenants and/or deed restrictions will be required to be recorded on the property to guarantee perpetual use as senior housing in compliance with HOPA.<br><b>R4-Multi-Family:</b> This is a high-density residential zone intended primarily for multi-family uses on individual lots. In order to facilitate appropriate higher densities near viable business centers, multi-family buildings are generally encouraged near a C-1 or C-2 Commercial District or within a mixed-use PUD. Street and open space designs in these areas shall be used to create compatibility among frontages, which encourage pedestrian interaction and discourage high automobile speeds. Multi-family residential developments shall be designed around or adjacent to open space. | Rename to " <b>Residential Medium Density</b> ".<br>Combine descriptions to describe intent as an area for a mix of single-family detached (small lot), single-family attached, and multi-family dwellings. |
| R-4: NEW Downtown Neighborhood                 | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Intended for the older neighborhoods around downtown that have smaller, more constrained lots than newer developments and specific architectural characteristics such as four-square bungalows, etc.        |
| MH: Manufactured Home Park                     | This is a high-density residential district on a parcel of land under single ownership or control on which two (2) or more manufactured homes are occupied as residences.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No major changes proposed                                                                                                                                                                                   |
| C-1: Community Commercial                      | The Community Commercial District is intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Change to describe general commercial areas outside of downtown but not along the highway - for example activity centers at intersections per the comp plan future land use map                             |
| C-2: Downtown Core Commercial                  | The Downtown Commercial District is intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No major changes proposed                                                                                                                                                                                   |
| C-3: Highway Commercial                        | The Highway Commercial Use District is intended to be a setting for development of a wide range of community and regional retail uses, offices and personal and business services, and it is intended to accommodate a wide range of other uses, including multi-family housing and mixed-use dwelling units. The C-3 District should integrate various commercial and multi-family uses while transitioning from the highway to adjacent lower density neighborhoods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Rename to " <b>Mixed-Use Commercial</b> ".<br>No major changes to description.                                                                                                                              |
| LI: Light Industrial                           | This zoning district is intended to provide locations for a variety of workplaces, including light industrial uses, research and development offices and institutions. This District shall accommodate secondary uses that complement and support primary workplace uses, such as hotels, restaurants, convenience shopping, child care and housing, to encourage the development of planned office and business parks and to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Change to remove housing from the description.                                                                                                                                                              |
| I: Industrial                                  | This zoning district is intended to provide a location for a variety of employment opportunities, such as manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations. This District also accommodates complementary and supporting uses, such as convenience shopping and child care centers. Locations for this zone require good access to major arterial streets and adequate water, sewer and power.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Change to remove convenience shopping and child care centers.                                                                                                                                               |
| P: Public                                      | This District is intended to identify and perpetuate the existence of public parks, playgrounds, recreation facilities and public and quasi-public buildings, whether publicly owned or leased.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No major changes proposed                                                                                                                                                                                   |
| TR: Transitional                               | This zoning district is intended to encompass existing areas containing a mixture of residential and commercial and/or light industrial uses or areas which are currently older neighborhoods of mostly nonconforming residential structures immediately adjacent to expanding commercial and/or light industrial areas and where it is anticipated the neighborhood will transform over time to consist of entirely, or almost entirely, commercial or light industrial uses. All new uses and expansion of existing uses shall require processing as a conditional use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Remove - replaced by Downtown Neighborhood                                                                                                                                                                  |

**Preliminary Definitions of all Uses - For Reference**

| Proposed Use<br>(Green text indicates new or revised language) | Definitions<br>(Green text indicates new or revised language)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Accessory Building                                             | A subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot (or on a contiguous lot in the same ownership) with the main building or use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Accessory Dwelling Unit                                        | An additional dwelling unit integrated within a single-family dwelling, or located in a detached accessory building, such as carriage houses or agricultural-type outbuildings, located on the same lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Accessory Use                                                  | subordinate use, clearly incidental and related to the main structure, building or use of land and located on the same lot (or on a contiguous lot in the same ownership) as that of the main structure, building or use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Adult Entertainment Establishments                             | <p>Any adult video or bookstore, adult cabaret, adult booth, adult modeling or display establishment, adult motel, or adult theater.</p> <p>a. Adult booth. A separate enclosure within a structure featuring adult entertainment or adult material. The term adult booth does not include a restroom or a foyer through which any person can enter or exit the establishment.</p> <p>b. Adult cabaret. An establishment that features adult entertainment.</p> <p>c. Adult entertainment. Any modeling, posing, exhibition, display, or exposure, of any type, whether through book, pictures, film displays, live performance, dance, or modeling, that has as its dominant theme, or is distinguished or characterized by an emphasis on any one or more of the following:</p> <p>i. Any actual or simulated specified sexual activities,</p> <p>ii. Specified anatomical areas,</p> <p>iii. The removal of articles of clothing, or</p> <p>iv. Appearing nude or semi-nude.</p> <p>d. Adult material. One or more of the following material that have as their primary or dominant theme matter depicting, illustrating, describing or relating to adult entertainment, regardless of whether it is new or used:</p> <p>i. Books, magazines, periodicals or other printed matter;</p> <p>ii. Photographs, films, motion pictures, video cassettes, slides, or other visual representations;</p> <p>iii. Recordings or other audio matter;</p> <p>iv. Instruments, novelties, devices or paraphernalia that are designed for use in connection with adult entertainment.</p> <p>e. Adult modeling or display establishment: Any establishment whose employees engage in adult entertainment or adult private modeling.</p> <p>f. Adult motel: Any motel, hotel, boarding house, rooming house, or other place temporary lodging that includes the work "adult" or "erotic" in any name it uses, or otherwise provides and advertises adult entertainment or adult material.</p> <p>g. Adult private modeling: Modeling, posing, exhibition, display, or exposure by an employee relating to adult entertainment before a non-employee while the non-employee is in an area not accessible to all other persons in the establishment, or while the non-employee is in an area (whether totally or partially screened or partitioned) during that display from the view of all persons outside the area. The term private performance is considered private modeling.</p> <p>h. Adult theater: An establishment consisting of an enclosed structure, or a portion or part of an enclosed structure, or an open-air area where a person may view adult material or adult entertainment. Generally, the adult material or adult entertainment is pre-recorded material.</p> <p>j. Adult video or bookstore: An establishment that sells or rents adult material. Any establishment meeting all the following criteria is not considered an adult video or bookstore:</p> <p>i. The adult material is accessible only by employees.</p> <p>ii. The individual items of adult material offered for sale and/or rental comprise less than 10 percent of the individual items publicly displayed at the establishment as stock in trade in the following categories: videos, books, magazines, periodicals, other printed matter, slides, other visual representations, recordings, and other audio matter.</p> <p>iii. The establishment does not use the following terms in advertisements or other promotional activities relating to the adult materials: "XXX," "XX," "X," or any series of the letter "X" whether or not interspersed with other letters, figures, or characters; "erotic" or deviations of that work; "adult entertainment" or similar phrases; "sex" or "sexual acts" or similar phrases; "nude" or "nudies" or similar phrases; or any other letters, words, or phrases that promote the purchase or rental of adult material.</p> |
| Agriculture                                                    | The use of land for the production of plants and animals useful to humans, including, to a variable extent, the preparation of these products for human use and their disposal by marketing or otherwise, and includes horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bee, and any and all forms of farm products and farm production. This includes accessory uses for treating or storing farm products and equipment. [See Section 35-1-102, C.R.S.]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| Airport                                     | Any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way. This includes all necessary runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, support activities such as airport operations and air traffic control, and other necessary buildings and open spaces. Includes dusting services. For purposes of this definition, "aircraft " means a device that is used or intended to be used for flight in the air, such as an airplane or helicopter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Art Studio                                  | The workshop of an artist, writer, craftsman, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for photographic portraits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Bar / Tavern                                | an establishment providing or dispensing fermented malt beverages and/or malt, special malt, vinous or spirituous liquors, and in which the sale of food products such as sandwiches or light snacks, is secondary (also known as a tavern)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Bed and Breakfast                           | An establishment operated in a private residence or portion thereof, which provides temporary accommodations to overnight guests for a fee and which is occupied by the operator of such establishment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Brewery, Distillery, or Winery              | A "brewery," "distillery," or "winery" as defined by Section 44-3-103, C.R.S., as amended. The facility is used primarily for the on-site manufacturing of malt liquors, which may include a tap room that is less than or equal to 30 percent of the facility's total floor area, including any outdoor seating or accessory sales areas. A "tap room" means a use associated with and on the same premises as a brewery, at which guests may consume and purchase, for on or off premise consumption, the manufacturer's products and other nonalcoholic beverages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Boarding and Rooming House                  | A building or portion of which is used to accommodate, for compensation, four (4) or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Brew Pub, Distillery Pub, or Limited Winery | A "brew pub," "distillery pub," or "limited winery" as defined by Section 44-3-103, Colorado Revised Statutes, as amended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Building and Landscaping Materials Supply   | A business that sells and stores building materials or landscaping where the majority of sales are wholesale transactions to other firms. Outdoor storage and retail sales are incidental.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Car Wash                                    | a facility where the primary or secondary function is washing automobiles, pick-up trucks, and small vans, but not trailers or commercial trucks. This includes both mechanical production line methods or self service equipment. A car wash may also function as an accessory use to an automobile service station or other primary use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Cemetery                                    | Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of such cemetery.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Child Care Center                           | a facility, by whatever name known, which is maintained for the whole or part of a day for the care of seven (7) or more children under the age of sixteen (16) years who are not related to the owner, operator or manager, whether such facility is operated with or without compensation for such care and with or without stated educational purposes, except that a child care center shall not include any of the following three (3) types of family care homes as defined by the State: family child care home, infant/toddler home or experienced family child care provider home. The term includes, but is not limited to, facilities commonly known as day care centers, day nurseries, nursery schools, preschools, play groups, day camps, summer camps, large child care homes as defined by the State, centers for developmentally disabled children and those facilities which give twenty-four-hour-per-day care for dependent and neglected children. Child care centers are also those facilities for children under the age of six (6) years with stated educational purposes which are operated in conjunction with a public, private or parochial college or a private or parochial school, except that the term shall not apply to a kindergarten maintained in connection with a public, private or parochial elementary school system of at least six (6) grades. |

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| Civic Space                        | <p>Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix. Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. This includes any of the following as defined below:</p> <ul style="list-style-type: none"> <li>·Active recreation: Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.</li> <li>·Dog park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.</li> <li>·Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.</li> <li>·Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Ordinance, open space includes active recreation space, common open space, and dedicated open space.</li> <li>·Park or plaza: An open space which may be improved and landscaped; usually surrounded by streets and buildings.</li> <li>·Urban deck: A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.</li> <li>·Wetlands mitigation bank: A natural resource management technique authorized by Part 404 of the Federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities, which may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into other similar arrangements.</li> </ul> |
| Club / Lodge                       | organizations of persons for special purposes or for the promulgation of sports, arts, literature, politics or other common goals, interests or activities, characterized by membership qualifications, dues or regular meetings, excluding clubs operated for profit and/or places of worship or assembly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| College                            | An institute of higher education that awards baccalaureate or higher degrees, which may include on-site student, faculty, and/or employee housing facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Communication Facility             | Uses and structures such as radio and television transmitting and receiving antennas, radar stations, and microwave towers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Community Facility                 | A place, structure, area, or other facility used to provide fraternal, cultural, social, educational, or recreational programs or activities. This includes swimming pools, tennis courts, and similar facilities of a homeowners association, open to the public or a designated part of the public, and which may be publicly or privately owned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Contractor and Contractor Storage  | The offices and/or storage facilities for a specialized trade related to construction, electric, glass, painting and decorating, welding, water well drilling, sign making, or similar items. Includes storage yards (for equipment, materials [including sand, road-building aggregate or lumber], supplies and/or vehicles owned or rented by the establishment), roofing and sheet metal, fabrication of cabinetry and related millwork and carpentry, elevator maintenance and service, and venetian blind and metal awning fabrication and cleaning. Incidental sales of materials are included within this definition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Convenience Store                  | A retail store containing less than five thousand (5,000) square feet of gross floor area which sells everyday goods and services which may include, without limitation, ready-to-eat food products, groceries, over-the-counter drugs and sundries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Convenience Store, with fuel sales | A retail store containing less than five thousand (5,000) square feet of gross floor area which sells everyday goods and services which may include, without limitation, ready-to-eat food products, groceries, over-the-counter drugs and sundries. Fuel sales are allowed on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Dry Cleaning Plant                 | Establishments primarily engaged in supplying, on a rental or contract basis, laundered industrial work uniforms and related work clothing (such as protective (flame and heat resistant) and clean room apparel), dust control items (such as treated mops, rugs, mats, dust tool covers, and cloths), and shop or wiping towels. Also known as "industrial launderers."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| Entertainment Facility                                 | a building or part of a building devoted to showing motion pictures or dramatic, musical or live performances, but does not include a sexually oriented business as defined in Article 11.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Financial Institution                                  | A business where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing and currency exchange outlets. It does not include financial services that typically occur in an office or storefront, such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under "Office," below.                                                                                                                                                                                                                             |
| Food Catering                                          | an establishment in which the principal use is the preparation of food and/or meals on the premises, and where such food and/or meals are delivered to another location for consumption or distribution, and where such use occupies not more than five thousand (5,000) square feet in gross floor area.                                                                                                                                                                                                                                                                                                                                    |
| Funeral Services                                       | An establishment used primarily for human funeral services, which may or may not include facilities on the premises for embalming and, performing of autopsies or other surgical procedures. Examples include funeral homes, mortuaries, crematoriums, or columbarias.                                                                                                                                                                                                                                                                                                                                                                       |
| Golf Course                                            | A tract of land laid out with a course having nine or more holes for playing golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.                                                                                                                                                                                                                                                                                                                                                                        |
| Greenhouse / Nursery                                   | Any land or structure used primarily to raise trees, shrubs, flowers or other plants for sale or for transplanting and may include the sale of nonliving landscape and decorating products.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Grocery Store (add supplemental regs for supermarkets) | a retail establishment primarily selling food, as well as other convenience and household goods, which occupies a space of not more than twenty-five thousand (25,000) square feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Group Home                                             | state-licensed facilities for developmentally disabled, handicapped, seniors or children as defined by and meeting the requirements of Section 31-23-303(2), C.R.S., or similar state statute.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Health and Membership Club                             | an establishment that is open only to members and guests and that provides facilities for <del>at least three</del> <del>(3)</del> of the following: aerobic exercises, running and jogging, exercise equipment, game courts and swimming facilities, and that also includes amenities such as spas, saunas, showers and lockers.                                                                                                                                                                                                                                                                                                            |
| Heavy Equipment Sales & Rental                         | The sales and maintenance of heavy machinery. This includes establishments primarily engaged in sales, renting, or servicing machinery and equipment for use in business, agricultural, or industrial operations. These establishments typically cater to a business clientele and do not generally operate a                                                                                                                                                                                                                                                                                                                                |
| Home Occupation                                        | an occupation or business activity which results in a product or service and is conducted in whole or in part in a dwelling unit and is subordinate to the residential use of the dwelling unit.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Hotel / Motel                                          | A building containing guest rooms in which lodging is provided, with or without meals, for compensation, and which is open to transient or permanent guests, or both. A hotel, motel or resort only provides temporary lodging, and does not include multi-family or attached dwelling or any other form of permanent residence. Guests are prohibited from using a guest room or suite as a primary permanent residence.                                                                                                                                                                                                                    |
| Industrial and Manufacturing, Heavy                    | Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and magazine contained explosives facilities. |

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| Industrial and Manufacturing, Light | <p>Manufacturing of products, from extracted, raw, recycled or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on-site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Industrial and Manufacturing, Heavy.</p> <p>Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dressmaking); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage); fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; mobile homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); 3-D printing, radio and TV receiving sets; sanitary paper products; scientific and precision instruments; service industry machines; signs; textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.</p> |
| Kennel                              | A facility licensed to house dogs, cats or other household pets and/or where grooming, breeding, boarding or training or selling of animals is conducted as business.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Long-Term Care Facilities           | <p>Any of the following or similar uses:</p> <p>a. Convalescent center means a health institution that is planned, organized, operated and maintained to offer facilities and services to in-patients requiring restorative care and treatment and that is either an integral patient care unit of a general hospital or a facility physically separated from, but maintaining an affiliation with, all services in a general hospital.</p> <p>b. Nursing care facility means a health institution planned, organized, operated and maintained to provide facilities and health services with related social care to in-patients who require regular medical care and twenty-four-hour-per-day nursing services for illness, injury or disability. Each patient shall be under the care of a physician licensed to practice medicine in the State. The nursing services shall be organized and maintained to provide twenty-four-hour-per-day nursing services under the direction of a registered professional nurse employed full time.</p> <p>c. Intermediate health care facility means a health-related institution planned, organized, operated and maintained to provide facilities and services which are supportive, restorative or preventive in nature, with related social care, to individuals who because of a physical or mental condition, or both, require care in an institutional environment but who do not have an illness, injury or disability for which regular medical care and twenty-four-hour-per-day nursing services are required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Manufactured Home                   | A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; which is installed on an engineered permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system including wheels, tires, axles and tongue hitch removed; and which is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Medical Care Facility               | An establishment, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose, or treat human disease, pain, injury, deformity or physical condition, whether medical or surgical, of two or more non-related mentally or physically sick or injured persons; or for the care of two or more non-related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled. This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be operated for profit or nonprofit, privately owned, or operated by a local government unit. This use includes any hospital, defined as any licensed and State of Colorado accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| Medical Office                      | A facility operated by one (1) or more duly licensed members of the human health care professions, including but not limited to physicians, dentists, chiropractors, psychiatrists and osteopaths, where patients are not lodged overnight but are admitted for examination and/or treatment.                                                                                                                                 |
| Mini-Storage Facility               | A facility containing separate, individual, private storage spaces, which may be of various sizes and which are rented pursuant to individual leases for varying periods of time.                                                                                                                                                                                                                                             |
| Mixed-Use Dwelling                  | Multi-Family Dwelling units contained within a mixed-use building attached above the building's non-residential uses (the mixed-use building may contain office or commercial uses below the residential use).                                                                                                                                                                                                                |
| Motor Vehicle Dealership            | A facility for the sale or rental of automobiles, motorcycles, ATVs, boats, or recreational vehicles. This                                                                                                                                                                                                                                                                                                                    |
| Motor Vehicle Repair, Heavy         | An establishment that offers mechanical and body work on motor vehicles including straightening of body parts, body repairs, battery rebuilding, painting, welding, short term storage of automobiles not in operating condition, outdoor similar work on motor vehicles that may involve noise, glare, fumes, smoke, or similar impacts.                                                                                     |
| Motor Vehicle Repair, Light         | An establishment that offers only general maintenance activities including engine tune-ups, lubrication, carburetor cleaning, brake repair, car washing, detailing, polishing, replacement of filters, fluids, light bulbs, belts, fuses, oil, and tires, emissions testing, and similar activities.                                                                                                                          |
| Motor Vehicle Storage               |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Multi-Family Dwelling               | A dwelling contained in a structure also containing other dwellings in which each unit is attached to another at one or more party walls and at either the floor or the ceiling. This includes apartments and manor style apartments. This does not include townhomes or duplexes, which are considered single-family attached dwellings.                                                                                     |
| Nightclub                           | a bar or similar nonalcoholic establishment containing more than one hundred (100) square feet of dance floor area.                                                                                                                                                                                                                                                                                                           |
| Off-Street Parking Facility         | An enclosed structure (other than a private garage) or open, hard surfaced area (other than a public street or private road), designed, arranged, and made available for parking vehicles, where such use is operated as a business enterprise with a service charge or fee being paid by the vehicle operator. Off street parking facility shall include, but not be limited to, a commercial parking lot and public garage. |
| Open-air farmers' markets           | an occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.                                                                                               |
| Pawn Shop                           | Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling that property back to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security on it, and takes or receives                                                                                                            |
| Personal Service                    | shops primarily engaged in providing services generally involving the care of the person or such person's apparel, or rendering services to business establishments such as laundry or dry-cleaning retail outlets, portrait/photographic studios, beauty or barber shops, employment service, or mailing or copy shops.                                                                                                      |
| Print Shop                          | an establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint or offset printing equipment and may include the collating of booklets and reports.                                                                                                                                                                                                                 |
| Professional Office                 | An office for professionals, such as physicians, dentists, lawyers, architects, financiers, engineers, artists, musicians, designers, teachers, accountants and others who, through training, are qualified to perform services of a professional nature and where no storage or sale of merchandise exists, except as accessory to the professional services.                                                                |
| Public Facilities                   | Those constructed facilities, including but not limited to transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, electric, gas, telecommunication utilities or facilities and publicly owned buildings or facilities.                                                                  |
| Recreational Entertainment, Indoor  | a place where recreation activities occur completely within an enclosed structure, including but not limited to bowling alleys, skating rinks, pool halls, video and pinball parlors.                                                                                                                                                                                                                                         |
| Recreational Entertainment, Outdoor | a place with outdoor activities, including but not limited to miniature golf, batting cages, water slides, skateboard parks, driving ranges and go-cart tracks.                                                                                                                                                                                                                                                               |
| Recycling Facility                  | A facility used for the collection and/or processing of recyclable material. Processing means the preparation of material for efficient shipment by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning. Such a facility, if entirely enclosed within a building or buildings, shall be considered a warehouse.                                                                  |

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| Religious Land Use                                           | A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, parking, child and adult day care facilities, summer camps, recreational facilities, caretaker's quarters, food bank, thrift shop, sale of religious items, and cemeteries.                                                           |
| Research and Development                                     | A facility (such as a laboratory) for general research, scientific research, development and/or training where assembly, integration, and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development, and training.                                                                                                                                                                                                                                                                                               |
| Resource Extraction                                          | Any facility, land, or portion thereof, removal or recovery by any means whatsoever of sand, gravel, soil, rock, minerals, mineral substances or organic substances, other than vegetation, from water or land on or beneath the surface thereof, exposed or submerged.                                                                                                                                                                                                                                                                                                             |
| Restaurant, Fast Food                                        | Any establishment in which the principal business is the sale of food and beverages to the customer in a ready-to-consume state, and in which the design or principal method of operation includes the following characteristics:<br><br>a. Food and beverages are usually served in paper, plastic or other disposable containers; and b. The consumption of food and beverages is encouraged or permitted within the restaurant building, within a motor vehicle parked upon the premises or at other facilities on the premises outside the restaurant building or for carryout. |
| Restaurant, Fast Food with Drive-Thru                        | Any <i>Restaurant, Fast Food</i> establishment in which the principal business is the sale of foods and beverages to the customer in a ready-to-consume state and in which the design or principal method of operation of all or any portion of the business is to allow food or beverages to be served directly to the customer in a motor vehicle without the need for the customer to exit the motor vehicle.                                                                                                                                                                    |
| Restaurant, Sit-down                                         | Any establishment in which the principal business is the sale of food and beverages to customers in a ready-to-consume state; where fermented malt beverages and/or malt, special malt or vinous and spirituous liquors may be produced on the premises as an accessory use; and where the design or principal method of operation includes one (1) or both of the following characteristics:                                                                                                                                                                                       |
| Retail Store (add supplemental regs for large retail stores) | A shop or store that, as its primary business, sells new merchandise to the public. Examples include drugstores and discount department stores, and stores that sell apparel, home improvement/furnishings, toys, electronics or sporting goods.                                                                                                                                                                                                                                                                                                                                    |
| Salvage Yard                                                 | A facility used to store used appliances, scrapped glass, rags, paper, metals, automotive parts, or equipment, regardless of whether used for remanufacture, resale or recycling.                                                                                                                                                                                                                                                                                                                                                                                                   |
| School                                                       | A public or private educational facility offering instruction at the elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in the schools of Colorado.                                                                                                                                                                                                                                                                                                                                                                   |
| Service Station                                              | Any building, land area, premises or portion thereof, where gasoline or other petroleum products or fuels are sold and light maintenance activities, such as engine tune-ups, lubrication, minor repairs and carburetor cleaning, may be conducted. A service station shall not include premises where heavy automobile maintenance activities, such as engine overhaul, automobile painting and body fender work, are conducted.                                                                                                                                                   |
| Single-Family Attached Dwelling                              | A dwelling contained in a structure that shares party walls with another dwelling. This includes duplexes and townhomes.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Single-Family Detached Dwelling                              | A single-family dwelling (a building designed exclusively for occupancy by one (1) family) which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation.                                                                                                                                                                                                                                                                                                                                |
| Solid Waste Facility                                         | A facility where non-hazardous wastes are taken from collection vehicles, temporarily stored, and ultimately relocated to a permanent disposal site. This includes any facility, incinerator, landfill, materials recovery facility, municipal solid waste landfill, private or public solid waste management facility, recovered materials processing facility, sanitary landfill, or solid waste management facility.                                                                                                                                                             |
| Stable                                                       | A facility that keeps or boards horses owned for the private use of the owners and/or residents of the property. This also includes horses owned by non-owners or non-residents of the property for private use. Accessory uses are permitted and include but are not limited to offices, storage areas, caretaker's quarters, educating and training in equitation, and caring for, breeding, or training horses associated with the Stable use.                                                                                                                                   |
| Technical School                                             | A nonacademic establishment such as a trade school, where instruction is offered in secretarial, computer and data processing, drafting, electronic repair including radio/TV repair, commercial art, allied health care, real estate, banking, restaurant operation, or similar trades, or vocational training such as automobile body and engine repair, construction equipment operation, building trades, truck driving, and mechanical and electrical equipment/appliance repair.                                                                                              |
| Tourist Facilities                                           | an establishment set up to primarily provide local tourist information to visitors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Transit Facilities                                           | Includes transit or bus shelters, bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street, which is designed and used primarily for the protection and convenience of bus passengers. Includes accessory vehicle and bicycle parking.                                                                                                                                                                                                                                                     |

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| Veterinary Facilities, Large animals             | Any facility which is maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Veterinary Facilities, Small animals             | Any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases wherein the animals are limited to dogs, cats or other comparable household pets and wherein the overnight care of said animals is prohibited except when necessary in the medical treatment of the animal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Wholesale Distribution, Warehousing, and Storage | <p>The storage of goods, and the sale of goods to other firms for resale, including activities involving significant storage and movement of products or equipment. This use does not involve manufacturing or production.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>·carting,</li> <li>·cold storage,</li> <li>·distribution facilities (as defined below),</li> <li>·dry goods wholesale,</li> <li>·express crating,</li> <li>·hauling,</li> <li>·feed locker plants,</li> <li>·fulfillment centers that combine storage with call centers,</li> <li>·hardware storage,</li> <li>·merchant wholesalers (such as restaurant supply sales),</li> <li>·warehouse or produce/fruit/food storage and wholesale structures,</li> <li>·wholesale sale of paper supplies, shoes, sporting goods, professional and commercial equipment and supplies, and</li> <li>·otherwise preparing goods for transportation.</li> </ul> <p>A "distribution facility" means the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of such goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off -site of such goods and merchandise. Distribution may be provided to an entity with an identity of interest with the distribution facility or to businesses and individuals unrelated to the distributor. The term "Distribution Facility" also includes a transshipment facility for the temporary holding, storage and shipment of goods or vehicles.</p> |
| Wireless Telecommunications Facility             | any freestanding facility, building, pole, tower or structure used to provide only wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage and other accessory structures used to provide wireless telecommunication services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Workshop                                         | A facility wherein goods are produced or repaired on a small scale by hand, using hand tools or small-scale equipment, including small engine repair, furniture making and restoring, upholstery, custom car or motorcycle restoring or other similar uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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# DRAFT

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| Black Text  | Existing Use Categories and Zone District Allowances                             |
| Green Text  | Proposed New Use Categories and Zone District Allowances                         |
| Yellow Cell | Guidance Being Requested from PC for Proposed New Zone District Allowances       |
| Orange Cell | Deferred to December 6 Work Session, Needs more Discussion with Legal Consultant |
| Gray Cell   | Existing Use Categories or Zone Districts Being Replaced                         |

# DRAFT

| Proposed Use                                | Existing Uses Collapsed into Proposed Uses                                                                                                          | Open             | Residential                      |                                |                                   |                                                          |                                                            |                              | Commercial                  |                                 |                             | Industrial              |                   | Miscellaneous |                                                         |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------|--------------------------------|-----------------------------------|----------------------------------------------------------|------------------------------------------------------------|------------------------------|-----------------------------|---------------------------------|-----------------------------|-------------------------|-------------------|---------------|---------------------------------------------------------|
|                                             |                                                                                                                                                     | A<br>Agriculture | R-1 Residential<br>Rural Density | R-2 Residential<br>Low Density | R-3 Residential<br>Medium Density | R-4 Multi-Family<br>(OLD DISTRICT,<br>COMBINED WITH R-3) | R-4 Downtown<br>Neighborhood<br>(PROPOSED NEW<br>DISTRICT) | MH Manufactured<br>Home Park | C-1 Community<br>Commercial | C-2 Downtown Core<br>Commercial | C-3 Mixed-Use<br>Commercial | I-1<br>Light Industrial | I-2<br>Industrial | P<br>Public   | TK Transitional<br>(OLD DISTRICT,<br>REPLACED WITH R-4) |
| Accessory Building                          |                                                                                                                                                     | P                | P                                | P                              | P                                 |                                                          | P                                                          | P                            |                             |                                 |                             |                         |                   |               |                                                         |
|                                             | Accessory buildings                                                                                                                                 | P                | P                                | P                              | P                                 |                                                          |                                                            | P                            | P                           |                                 | P                           | P                       | P                 | P             | P                                                       |
| Accessory Dwelling Unit                     |                                                                                                                                                     | P                | P                                | P                              | P                                 |                                                          | P                                                          |                              |                             |                                 | P                           |                         |                   |               |                                                         |
|                                             | Accessory dwelling when associated with a permitted use                                                                                             | P                | P                                | P                              | P                                 |                                                          |                                                            |                              |                             |                                 |                             | C                       | C                 |               |                                                         |
|                                             | Accessory dwelling with alley access when associated with a principal use                                                                           |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             | C                               |                             |                         |                   |               |                                                         |
| Accessory Use                               |                                                                                                                                                     | P                | P                                | P                              | P                                 |                                                          | P                                                          | P                            | P                           | P                               | P                           | P                       | P                 | P             | P                                                       |
|                                             | Accessory Uses                                                                                                                                      | P                | P                                | P                              | P                                 |                                                          |                                                            | P                            | P                           |                                 | P                           | P                       | P                 | P             | P                                                       |
| Adult Entertainment Establishments          |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         |                   |               |                                                         |
|                                             | Adult uses, including product sales and entertainment                                                                                               |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         | C                 |               |                                                         |
| Agriculture                                 |                                                                                                                                                     | P                | P                                |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         |                   |               |                                                         |
|                                             | Livestock                                                                                                                                           | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         |                   |               |                                                         |
|                                             | Cultivation, storage and sale of crops, vegetables, plants, flowers and nursery stock produced on the property.                                     | P                | P                                |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         |                   |               | C                                                       |
|                                             | Farming, including but not limited to gardening, horticulture and growing and harvesting of fruit, vegetables, trees, shrubs, plants, turf and sod. | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         |                   |               |                                                         |
|                                             | Structures for storage of agricultural products produced on the property.                                                                           | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         |                   |               |                                                         |
| Airport                                     |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         | C                 | C             |                                                         |
|                                             | Airports                                                                                                                                            |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         | C                 | C             |                                                         |
| Art Studio                                  |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | P                       | P                 |               |                                                         |
|                                             | Artisan and photography studios and galleries                                                                                                       |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | C                           | C                       | C                 |               | C                                                       |
| Bar / Tavern                                |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | P                       | P                 |               |                                                         |
|                                             | Bars and taverns                                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | C                           | P                       | C                 |               | C                                                       |
| Bed and Breakfast                           |                                                                                                                                                     |                  |                                  |                                | C                                 |                                                          | C                                                          |                              | C                           | C                               | C                           |                         |                   |               |                                                         |
|                                             | Bed and breakfasts                                                                                                                                  |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | C                       |                   |               | C                                                       |
| Brewery, Distillery, or Winery              |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | P                           | P                       | P                 |               |                                                         |
| Boarding and Room House                     |                                                                                                                                                     |                  |                                  |                                | C                                 |                                                          | C                                                          |                              |                             |                                 | P                           |                         |                   |               |                                                         |
|                                             | Boarding and rooming houses                                                                                                                         |                  |                                  |                                |                                   | C                                                        |                                                            |                              | P                           | P                               | P                           | C                       |                   |               | C                                                       |
| Brew Pub, Distillery Pub, or Limited Winery |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | P                       |                   |               |                                                         |
| Building and Landscaping Materials Supply   |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           |                                 | C                           | P                       | P                 |               |                                                         |
|                                             | Retail and supply yard establishments with outdoor storage                                                                                          |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           | C                       | P                 |               |                                                         |
| Car Wash                                    |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 | P                           | P                       |                   |               |                                                         |
|                                             | Car washes                                                                                                                                          |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                       | P                 |               | C                                                       |
| Cemetery                                    |                                                                                                                                                     | P                | P                                |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         |                   | P             |                                                         |
|                                             | Cemeteries                                                                                                                                          | C                | C                                |                                |                                   | C                                                        |                                                            |                              |                             |                                 |                             |                         |                   | P             |                                                         |
| Child Care Center                           |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          | C                                                          |                              | P                           | P                               | P                           | C                       | C                 |               | C                                                       |
|                                             | Child care centers                                                                                                                                  | C                | C                                | C                              |                                   | C                                                        |                                                            |                              | P                           | P                               | P                           | C                       | C                 |               | C                                                       |
| Civic Space                                 |                                                                                                                                                     | P                | P                                | P                              | P                                 |                                                          | P                                                          |                              | P                           | P                               | P                           | P                       |                   | P             |                                                         |
|                                             | Parks and open space                                                                                                                                | P                | P                                | P                              | P                                 | P                                                        |                                                            |                              | P / C                       | P                               | P                           | P                       | P                 | P             | C                                                       |
| Club / Lodge                                |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           |                         |                   |               |                                                         |
|                                             | Clubs and lodges                                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           | P                       | P                 |               |                                                         |
| College                                     |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | C                               | P                           | P                       |                   | P             |                                                         |
|                                             | Public and private schools, including colleges, universities, vocational and technical training                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | C                           | P                       | C                 | C             |                                                         |
| Communication Facility                      |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         |                   |               |                                                         |
| Community Facility                          |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 | P                           | P                       |                   |               |                                                         |
|                                             | Community Facility                                                                                                                                  |                  | C                                | C                              | C                                 | C                                                        |                                                            |                              | C                           | C                               | C                           | P                       | P                 | P             |                                                         |
| Contractor and Contractor Storage           |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | C                       | P                 |               |                                                         |
| Convenience Store                           |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | P                       |                   |               |                                                         |
|                                             | Convenience retail stores with or without fuel sales                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           |                         |                   |               |                                                         |
|                                             | Convenience shopping and retail establishments without fuel sales                                                                                   |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               |                             |                         |                   |               | C                                                       |
|                                             | Convenience shopping and retail establishments                                                                                                      |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | P                       | C                 |               | C                                                       |
| Convenience Store, with fuel sales          |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 | P                           | P                       |                   |               |                                                         |
|                                             | Convenience retail stores with or without fuel sales                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           |                         |                   |               |                                                         |
| Commercial Dry Cleaning Facility            |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | C                       | P                 |               |                                                         |
|                                             | Dry-cleaning plants                                                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                         | C                 |               |                                                         |
| Entertainment Facility                      |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 | P                           |                         |                   |               |                                                         |
|                                             | Entertainment facilities and theaters                                                                                                               |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | C                           | C                       | C                 |               |                                                         |
| Financial Institution                       |                                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | C                               | P                           |                         |                   |               |                                                         |

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| Proposed Use                                           | Existing Uses Collapsed into Proposed Uses                                                                                                                                   | Open             | Residential                      |                                |                                   |                                                          |                                                            |                              | Commercial                  |                                 |                             | Industrial             |                 | Miscellaneous |                                                         |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------|--------------------------------|-----------------------------------|----------------------------------------------------------|------------------------------------------------------------|------------------------------|-----------------------------|---------------------------------|-----------------------------|------------------------|-----------------|---------------|---------------------------------------------------------|
|                                                        |                                                                                                                                                                              | A<br>Agriculture | R-1 Residential<br>Rural Density | R-2 Residential<br>Low Density | R-3 Residential<br>Medium Density | R-4 Multi-Family<br>(OLD DISTRICT,<br>COMBINED WITH R-3) | R-4 Downtown<br>Neighborhood<br>(PROPOSED NEW<br>DISTRICT) | MH Manufactured<br>Home Park | C-1 Community<br>Commercial | C-2 Downtown Core<br>Commercial | C-3 Mixed-Use<br>Commercial | LI<br>Light Industrial | I<br>Industrial | P<br>Public   | TK Transitional<br>(OLD DISTRICT,<br>REPLACED WITH R-4) |
| Food Catering                                          | Food catering                                                                                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                      |                 |               |                                                         |
| Funeral Services                                       | Funeral homes                                                                                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           |                                 | P                           | P                      |                 |               |                                                         |
| Golf Course                                            | Golf courses                                                                                                                                                                 | P                | P                                |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           |                        |                 | P             |                                                         |
| Greenhouse / Nursery                                   | Plant nurseries and greenhouses                                                                                                                                              | C                | C                                |                                |                                   | C                                                        |                                                            |                              |                             |                                 | C                           | C                      | C               | P             |                                                         |
| Grocery Store (add supplemental regs for supermarkets) | Small grocery stores                                                                                                                                                         | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                      | P               |               | C                                                       |
|                                                        | Supermarkets                                                                                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | C                      |                 |               | C                                                       |
| Group Home                                             | Group homes                                                                                                                                                                  |                  | P                                | P                              | P                                 | P                                                        | P                                                          |                              | P                           |                                 | P                           |                        |                 |               |                                                         |
| Health and Membership Club                             | Health and membership clubs                                                                                                                                                  |                  | P                                | P                              | P                                 | P                                                        |                                                            |                              | P                           | C                               | P                           | C                      |                 |               | C                                                       |
| Heavy Equipment Sales & Rental                         | Sales and leasing of farm implements, heavy equipment sales, mobile and manufactured homes and heavy excavation equipment                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                      | P               | C             | C                                                       |
|                                                        | Equipment rental facilities                                                                                                                                                  |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | P               |               |                                                         |
|                                                        | Equipment, truck and trailer rental establishments                                                                                                                           |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           |                        |                 |               |                                                         |
|                                                        | Equipment, truck and trailer rental establishments with outdoor storage                                                                                                      |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | C               |               |                                                         |
|                                                        | Equipment rental establishments (without outdoor storage)                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                      |                 |               | C                                                       |
| Home Occupation                                        | Home occupations                                                                                                                                                             | P                | P                                | P                              | P                                 |                                                          | P                                                          | P                            |                             |                                 |                             |                        |                 |               |                                                         |
| Hotel / Motel                                          | Hotel/motel/lodging establishments                                                                                                                                           | P                | P                                | P                              | C                                 | C                                                        |                                                            |                              | P                           | C                               | P                           | P                      |                 |               |                                                         |
| Industrial and Manufacturing, Heavy                    | Heavy industrial uses                                                                                                                                                        |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | P                           | C                      |                 |               |                                                         |
|                                                        | Poultry slaughtering                                                                                                                                                         |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | P               |               |                                                         |
| Industrial and Manufacturing, Light                    | Light industrial (production, assembly packaging)                                                                                                                            |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           | P                      | P               |               |                                                         |
|                                                        | Light industrial uses; provided all manufacturing, fabrication and similar uses shall be carried on entirely within a completely enclosed structure                          |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               |                             | P                      |                 |               | C                                                       |
|                                                        | Light industrial uses with manufacturing, fabrication and similar uses carried on outside of a completely enclosed structure                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | C                      |                 |               |                                                         |
|                                                        | Light industrial uses                                                                                                                                                        |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           |                        | P               |               |                                                         |
|                                                        | Manufacturing of electric or electronic instruments and devices                                                                                                              |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | C                      | P               |               |                                                         |
|                                                        | Manufacturing and preparing food products                                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | P               |               |                                                         |
|                                                        | Manufacturing, assembly or packaging of products from previously prepared materials                                                                                          |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | C                      | P               |               |                                                         |
|                                                        | Plumbing, electrical and carpenter shops                                                                                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | P               |               |                                                         |
| Kennel                                                 | Small animal boarding (kennels and catteries)                                                                                                                                | C                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                      |                 |               |                                                         |
| Long-Term Care Facilities                              | Convalescent center / nursing care facility / intermediate health care facility                                                                                              | C                |                                  |                                | C                                 |                                                          |                                                            |                              | C                           | C                               | C                           | P / C                  | C               |               | C                                                       |
| Manufactured Home                                      | Manufactured homes                                                                                                                                                           | P                | P                                |                                |                                   |                                                          | P                                                          | P                            |                             |                                 |                             |                        |                 |               |                                                         |
| Medical Care Facility                                  | Hospitals                                                                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                      |                 |               |                                                         |
| Medical Office                                         | Medical and dental offices and clinics                                                                                                                                       |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | C                           | C                      |                 | C             |                                                         |
| Mini-Storage Facility                                  | Enclosed mini-storage facilities                                                                                                                                             |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                      | P               |               |                                                         |
| Mixed-Use Dwelling                                     | Mixed-use dwelling units                                                                                                                                                     |                  |                                  |                                |                                   |                                                          | P                                                          |                              | P                           | P                               | C                           | C                      | P               |               |                                                         |
|                                                        | Mixed-use dwelling units. In the case of single-story structures with commercial uses on the primary street front, alley-loaded or side-loaded residential uses are allowed. |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               |                             |                        |                 |               | C                                                       |

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| Proposed Use                        | Existing Uses Collapsed into Proposed Uses                                                                                                                                                                                                                                                                          | Open             | Residential                      |                                |                                   |                                                          |                                                            |                              | Commercial                  |                                 |                             | Industrial             |                 | Miscellaneous |                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------|--------------------------------|-----------------------------------|----------------------------------------------------------|------------------------------------------------------------|------------------------------|-----------------------------|---------------------------------|-----------------------------|------------------------|-----------------|---------------|---------------------------------------------------------|
|                                     |                                                                                                                                                                                                                                                                                                                     | A<br>Agriculture | R-1 Residential<br>Rural Density | R-2 Residential<br>Low Density | R-3 Residential<br>Medium Density | R-4 Multi-Family<br>(OLD DISTRICT,<br>COMBINED WITH R-3) | R-4 Downtown<br>Neighborhood<br>(PROPOSED NEW<br>DISTRICT) | MH Manufactured<br>Home Park | C-1 Community<br>Commercial | C-2 Downtown Core<br>Commercial | C-3 Mixed-Use<br>Commercial | LI<br>Light Industrial | I<br>Industrial | P<br>Public   | TK Transitional<br>(OLD DISTRICT,<br>REPLACED WITH R-4) |
|                                     | Residential lofts above ground-level retail or office space.                                                                                                                                                                                                                                                        |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               |                             | P                      |                 |               | C                                                       |
| Motor Vehicle Dealership            | Auto, RV, boat and truck sales                                                                                                                                                                                                                                                                                      |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | C                      | C               |               |                                                         |
| Motor Vehicle Repair, Heavy         | Motor vehicle service and repair (major repairs)                                                                                                                                                                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           |                                 | C                           |                        | P               |               |                                                         |
|                                     | Motor vehicle service and repair facilities                                                                                                                                                                                                                                                                         |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               |                             |                        |                 |               |                                                         |
| Motor Vehicle Repair, Light         | Motor vehicle service and repair (minor repairs)                                                                                                                                                                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 | P                           | P                      |                 |               |                                                         |
|                                     | Motor vehicle service and repair facilities                                                                                                                                                                                                                                                                         |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | P                           | C                      |                 |               |                                                         |
| Motor Vehicle Storage               | Auto, RV, boat and truck storage                                                                                                                                                                                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | P                      | P               |               |                                                         |
| Multi-Family Dwelling               | Multiple-family dwellings (no more than twelve [12] units per building); provided that the density and dimensional standards for the R-4 District are met and the lot upon which any such dwelling is located is of sufficient size so that twenty percent (20%) thereof shall be devoted to functional open space. |                  |                                  | P                              |                                   |                                                          | C                                                          |                              |                             |                                 | P                           |                        |                 |               |                                                         |
|                                     | Multi-family dwellings                                                                                                                                                                                                                                                                                              |                  |                                  |                                |                                   | P                                                        |                                                            |                              |                             |                                 |                             |                        |                 |               |                                                         |
| Nightclub                           | Nightclubs                                                                                                                                                                                                                                                                                                          |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           |                                 | C                           | P                      | P               |               |                                                         |
| Off-Street Parking Facility         | Parking lots and parking garages                                                                                                                                                                                                                                                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | P                               | C                           | P                      | C               |               |                                                         |
|                                     | Parking lots and parking garages as a principal use                                                                                                                                                                                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | C                           | P                      | P               |               |                                                         |
| Open-Air Farmers' Markets           | Open-air farmers' markets                                                                                                                                                                                                                                                                                           | P                |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | C                      | C               |               | C                                                       |
| Fawn Shop                           | Personal and business service shops                                                                                                                                                                                                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | C                      |                 |               |                                                         |
| Personal Services                   | Print shops                                                                                                                                                                                                                                                                                                         |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | C                      |                 |               | C                                                       |
| Print Shop                          | Professional offices, financial services and clinics                                                                                                                                                                                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           |                        |                 |               |                                                         |
| Professional Office                 | Professional offices, financial services and clinics                                                                                                                                                                                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | P                      |                 |               | C                                                       |
| Public Facilities                   | Public facilities; provided that business offices and repair and storage facilities are not included.                                                                                                                                                                                                               | C                | C                                | C                              | C                                 | C                                                        |                                                            | P                            | C                           | C                               | C                           | C                      | C               | C             |                                                         |
|                                     | Public facilities, no business offices or repair and storage facilities                                                                                                                                                                                                                                             |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 |                             | C                      | C               | C             | C                                                       |
|                                     | Public facilities with business offices and repair and storage facilities                                                                                                                                                                                                                                           |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           |                                 | C                           | C                      | C               | C             |                                                         |
|                                     | Public facilities, no repair and storage facilities                                                                                                                                                                                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             | P                               |                             |                        |                 |               |                                                         |
|                                     | Public facilities with repair and storage facilities                                                                                                                                                                                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             | C                               |                             |                        |                 |               |                                                         |
|                                     | Public facilities, without business offices or repair and storage facilities                                                                                                                                                                                                                                        |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           |                        |                 |               |                                                         |
|                                     | Public facilities, with or without business offices and repair and storage facilities                                                                                                                                                                                                                               |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | P               |               |                                                         |
| Recreational Entertainment, Indoor  | Limited indoor recreation facilities                                                                                                                                                                                                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | P                      | C               | P             | C                                                       |
| Recreational Entertainment, Outdoor | Limited outdoor recreation facilities                                                                                                                                                                                                                                                                               | C                | C                                | C                              | C                                 | C                                                        |                                                            |                              | P                           |                                 | P                           | P                      |                 |               | C                                                       |
| Recycling Facility                  | Recycling facilities                                                                                                                                                                                                                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | C                           | C                      | C               | C             | C                                                       |
| Religious Land Use                  | Churches or places of worship and assembly                                                                                                                                                                                                                                                                          | C                | P                                | P                              | P                                 |                                                          | P                                                          |                              | C                           |                                 | C                           |                        |                 |               | C                                                       |
| Research and Development            | Research, experimental or testing laboratories                                                                                                                                                                                                                                                                      |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | C                      | P               | P             | C                                                       |
| Resource Extraction                 | Resource extraction, processes and sales establishments                                                                                                                                                                                                                                                             | C                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           | C                      | P / C           |               |                                                         |
|                                     | Gas, oil and other hydrocarbon well drilling and production (as permitted by state and local regulations)                                                                                                                                                                                                           | C                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | C               | C             |                                                         |
| Restaurant, Fast Food               | Restaurants, standard and fast food without drive-through facilities                                                                                                                                                                                                                                                |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | C                      |                 |               |                                                         |
|                                     | Restaurants, with or without drive-through facilities                                                                                                                                                                                                                                                               |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           |                        | P               |               | C                                                       |

# DRAFT

| Proposed Use                                                 | Existing Uses Collapsed into Proposed Uses                                                      | Open             | Residential                      |                                |                                   |                                                          |                                                            |                              | Commercial                  |                                 |                             | Industrial             |                 | Miscellaneous |                                                         |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------|----------------------------------|--------------------------------|-----------------------------------|----------------------------------------------------------|------------------------------------------------------------|------------------------------|-----------------------------|---------------------------------|-----------------------------|------------------------|-----------------|---------------|---------------------------------------------------------|
|                                                              |                                                                                                 | A<br>Agriculture | R-1 Residential<br>Rural Density | R-2 Residential<br>Low Density | R-3 Residential<br>Medium Density | R-4 Multi-Family<br>(OLD DISTRICT,<br>COMBINED WITH R-3) | R-4 Downtown<br>Neighborhood<br>(PROPOSED NEW<br>DISTRICT) | MH Manufactured<br>Home Park | C-1 Community<br>Commercial | C-2 Downtown Core<br>Commercial | C-3 Mixed-Use<br>Commercial | LI<br>Light Industrial | I<br>Industrial | P<br>Public   | TK Transitional<br>(OLD DISTRICT,<br>REPLACED WITH R-4) |
|                                                              | Restaurants without drive-through facilities                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 | P                           | P                      |                 |               | C                                                       |
| Restaurant, Fast Food with Drive-Thru                        |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 | P                           | C                      |                 |               |                                                         |
|                                                              | Restaurants, standard and fast food with drive-through facilities                               |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           |                                 |                             | C                      | C               |               |                                                         |
| Restaurant, Sit-down                                         |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | P                      | P               |               |                                                         |
|                                                              | Restaurants, standard and fast food without drive-through facilities                            |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               |                             |                        | P               |               | C                                                       |
|                                                              | Restaurants, with or without drive-through facilities                                           |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           |                        |                 |               |                                                         |
|                                                              | Restaurants without drive-through facilities                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | P                      |                 |               | C                                                       |
| Retail Store (add supplemental regs for large retail stores) |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           |                        |                 |               |                                                         |
|                                                              | Large retail establishments                                                                     |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           |                        |                 |               |                                                         |
| Salvage Yard                                                 |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | C               |               |                                                         |
| School                                                       |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        |                 | P             |                                                         |
|                                                              | Public and private schools for elementary, intermediate and high school education               | C                | C                                | C                              |                                   | C                                                        |                                                            |                              |                             |                                 |                             |                        |                 | C             |                                                         |
| Service Station                                              |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           |                                 | P                           | P                      | P               |               |                                                         |
|                                                              | Gasoline stations                                                                               |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | P                           | P                      | P               |               | C                                                       |
| Single-Family Attached Dwelling                              |                                                                                                 | P                |                                  | P                              | P                                 |                                                          | P                                                          |                              |                             |                                 |                             |                        |                 |               |                                                         |
| Single-Family Detached Dwelling                              |                                                                                                 | P                | P                                | P                              | P                                 |                                                          | P                                                          |                              |                             |                                 |                             |                        |                 |               |                                                         |
|                                                              | Single-family detached dwellings                                                                |                  | P                                | P                              | P                                 |                                                          |                                                            |                              |                             |                                 |                             |                        |                 |               |                                                         |
|                                                              | Single-family dwellings                                                                         | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        |                 |               |                                                         |
| Solid Waste Facility                                         |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        |                 |               |                                                         |
| Stable                                                       |                                                                                                 | P                | P                                |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | C               | C             |                                                         |
|                                                              | Corrals                                                                                         | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        |                 |               |                                                         |
|                                                              | Horses, subject to densities based on specified number per acre of ground and pasture area      |                  | C                                |                                |                                   | C                                                        |                                                            |                              |                             |                                 |                             |                        |                 |               |                                                         |
| Technical School                                             |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | C                               | P                           | P                      |                 | P             |                                                         |
|                                                              | Public and private schools, including colleges, universities, vocational and technical training |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | C                           | P                      | C               | C             |                                                         |
| Tourist Facilities                                           |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             | P                               | P                           | P                      |                 |               |                                                         |
|                                                              | Tourist facilities                                                                              |                  |                                  |                                |                                   |                                                          |                                                            |                              | P                           | P                               | P                           | P                      |                 | P             | C                                                       |
| Transit Facilities                                           |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           |                        |                 |               |                                                         |
|                                                              | Transit facilities without repair or storage                                                    |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           |                        |                 |               |                                                         |
| Veterinary Facilities, Large animals                         |                                                                                                 | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           | C                      | P               |               |                                                         |
|                                                              | Veterinary facilities, large animal clinics                                                     | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | C               |               |                                                         |
|                                                              | Veterinary hospitals                                                                            |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           | C                      | C               |               |                                                         |
| Veterinary Facilities, Small animals                         |                                                                                                 | P                |                                  |                                |                                   |                                                          |                                                            |                              | P                           |                                 | C                           | P                      | P               |               |                                                         |
|                                                              | Veterinary facilities, small animal clinics                                                     | P                |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | P                           | P                      | P               |               | C                                                       |
|                                                              | Veterinary hospitals                                                                            |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 | C                           | C                      | C               |               |                                                         |
| Wholesale Distribution, Warehousing, and Storage             |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        | P               |               |                                                         |
|                                                              | Warehouse, distribution and wholesale uses                                                      |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | P                      | P               |               | C                                                       |
| Wireless Telecommunications Facility                         |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             |                        |                 |               |                                                         |
|                                                              | Wireless telecommunications facilities                                                          |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | P                      | C               |               |                                                         |
| Workshop                                                     |                                                                                                 |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | P                           | P                      | P               |               |                                                         |
|                                                              | Workshops and custom small industry uses                                                        |                  |                                  |                                |                                   |                                                          |                                                            |                              | C                           | C                               | P                           | P                      | P               |               | C                                                       |
|                                                              | Plumbing, electrical and carpenter shops                                                        |                  |                                  |                                |                                   |                                                          |                                                            |                              |                             |                                 |                             | P                      |                 |               |                                                         |



## **Planning Commission Meeting**

**Date:** November 1, 2021  
**Submitted By:** Patty Lundy, Development Coordinator  
**Subject:** Meeting Minutes of October 4, 2021

### **EXECUTIVE SUMMARY**

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### **BACKGROUND / DISCUSSION**

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### **STAFF RECOMMENDATION**

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Move to approve the work session minutes and regular meeting minutes of October 4, 2021, as presented.

### **ATTACHMENTS**

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1. Minutes of October 4, 2021



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
October 4, 2021**

**MINUTES  
WORK SESSION – 5:30pm**

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**1. WORK SESSION – 5:30pm**

The Planning Commission for the Town of Wellington, Colorado, met on October 4, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 5:30 p.m. in a work session to discuss draft language relating to land use code updates and landscape and irrigation standards updates.

Commissioners discussed the proposed waterwise rain sensors, the potential costs and how regulations for the sensors would work. It was discussed that the proposed draft language could serve as a suggestion not a requirement. Discussion was primarily related to residential land uses, but it was discussed that it could be fine for commercial.

Cody Bird, Planning Director and Jennifer Gardner, Logan Simpson introduced a proposed new outline for the land use code, draft descriptions for general code provisions, and a draft of land use application procedures.

No action was taken during the work session. The work session adjourned at 6:30pm.



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
October 4, 2021**

**MINUTES  
REGULAR MEETING – 6:30pm**

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**2. CALL REGULAR MEETING TO ORDER – 6:30pm**

The Planning Commission for the Town of Wellington, Colorado, met on October 4, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

**3. ROLL CALL**

Commissioners Present: Bert McCaffrey, Chairperson  
Tim Whitehouse  
Rebekka Kinney  
Eric Sartor  
Troy Hamman  
Linda Knaack  
Barry Friedrichs

Absent:

Town Staff Present: Cody Bird, Planning Director  
Liz Young Winne, Planner II  
Patty Lundy, Development Coordinator

**4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**5. PUBLIC FORUM**

Christine Gaiter said that she had submitted a question in the forum and was wondering if it was received.

**6. CONSIDERATION OF MINUTES**

**A. Meeting Minutes of September 13, 2021**

Moved by Commissioner Hamman, seconded by Commissioner Whitehouse to approve the minutes as presented.

Motion passed 7-0.

**7. NEW BUSINESS**

**A. Site Plan Review – Lot 6 & 7, Meridian First Subdivision – Multi-tenant, mixed use**

Liz Young Winne, Planner II introduced the staff report. The applicant is seeking approval for a site plan for a multi-tenant commercial building in the Meridian First Subdivision generally located north of HWY 1/Cleveland Ave. and west of Wellington Blvd. The property is 1.67 acres (72,786

square feet). The property is zoned C3 - Highway Commercial and the building is intended to be mixed use. The applicant has not yet identified tenants for the development. Generally, the development is proposed to consist of 4,000 square feet of restaurant; 5,100 square feet of retail; and 5,065 square feet of office space (total square feet = 14,165). The square footage of the uses impacts the calculations for minimum required parking spaces. The applicant is proposing to restrict the tenant uses to the number of available parking spaces proposed. The subdivision has private drives connecting at Wellington Blvd. (2 locations) and at Saratoga St. The private drives were constructed along with the subdivision infrastructure and are in place to serve the site. Staff, the applicant, and the applicant's design agents held a conceptual review meeting and had a number of communications discussing site design. The applicant has addressed many of staff's comments and suggestions and reflected changes in the site plan presented.

Fouad Faour with Wellington Business Court LLC and his agent Rob Molloy with Planscapes shared the applicant's considerations regarding the site plan review and some of staff's comments.

Chairman McCaffrey opened the public hearing for comments to which there was none.

After hearing comments from the applicant and discussing the proposed site plans, the Planning Commission provided general guidance on several topics and requested additional clarifications on other items. It was agreed that the applicant was willing to make some changes and resubmit the plans for additional Planning Commission consideration at the November 1, 2021 meeting.

Commissioner Whitehouse moved to table the site plan review for Lot 6 & 7, Meridian First Subdivision to November 1, 2021 to be held the Wilson Leeper Center, 3800 Wilson Avenue at 6:30pm. Commissioner Kinney seconded.

Motion passed 7-0.

8. ANNOUNCEMENTS

None

9. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:37 PM.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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Recording Secretary