

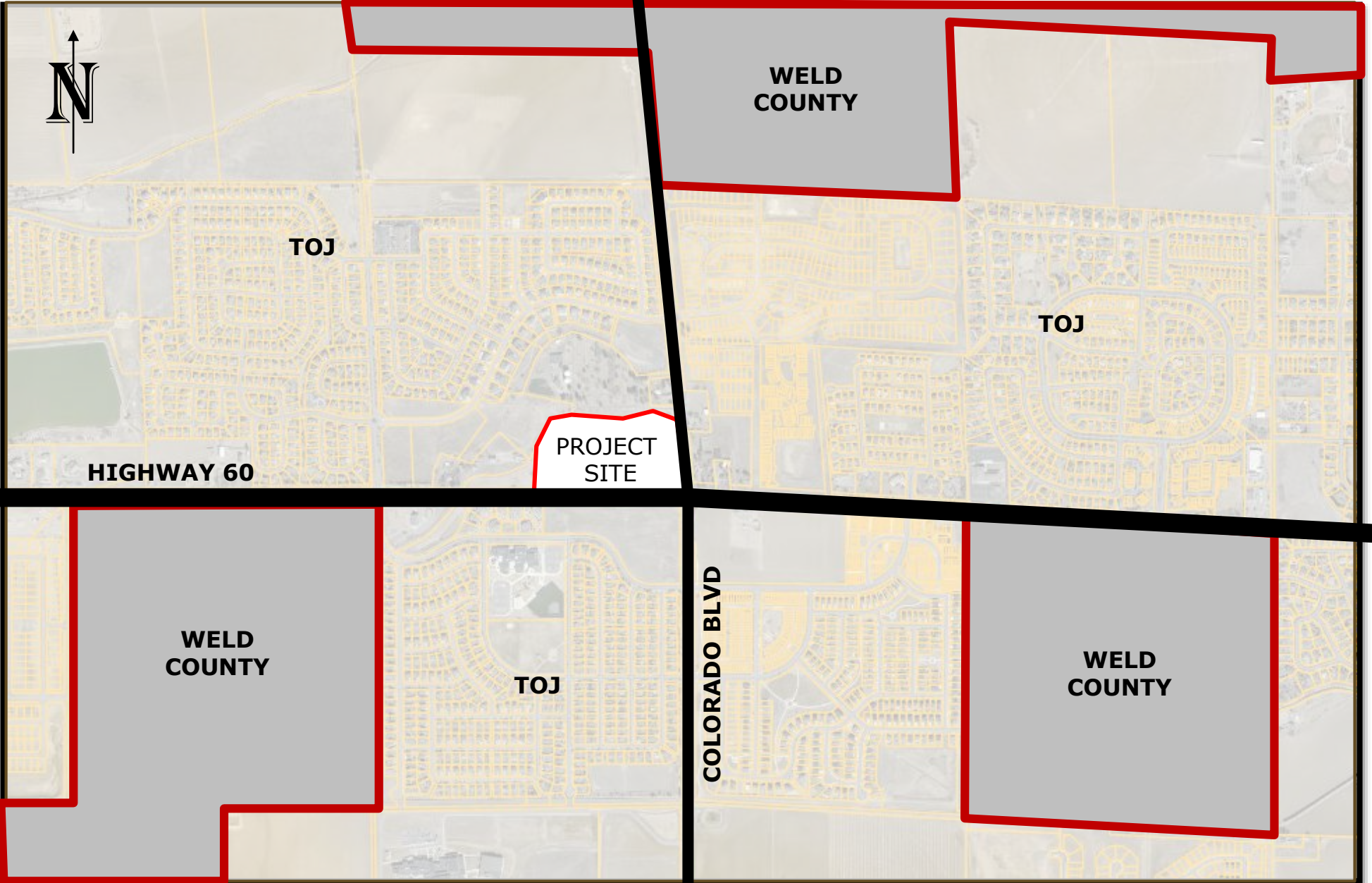
The background features a large, faint watermark of the Town of Johnstown seal. The seal is circular with the text 'TOWN OF JOHNSTOWN' at the top and 'COLORADO' at the bottom. In the center, it says 'EST. 1902' and 'THE COMMUNITY THAT CARES'.

Waggoner Farms Preliminary Plat and Change of Zone

SUB23-0021

Town Council
November 4, 2024

The Community that Cares



**WELD
COUNTY**

TOJ

TOJ

**PROJECT
SITE**

HIGHWAY 60

**WELD
COUNTY**

TOJ

COLORADO BLVD

**WELD
COUNTY**

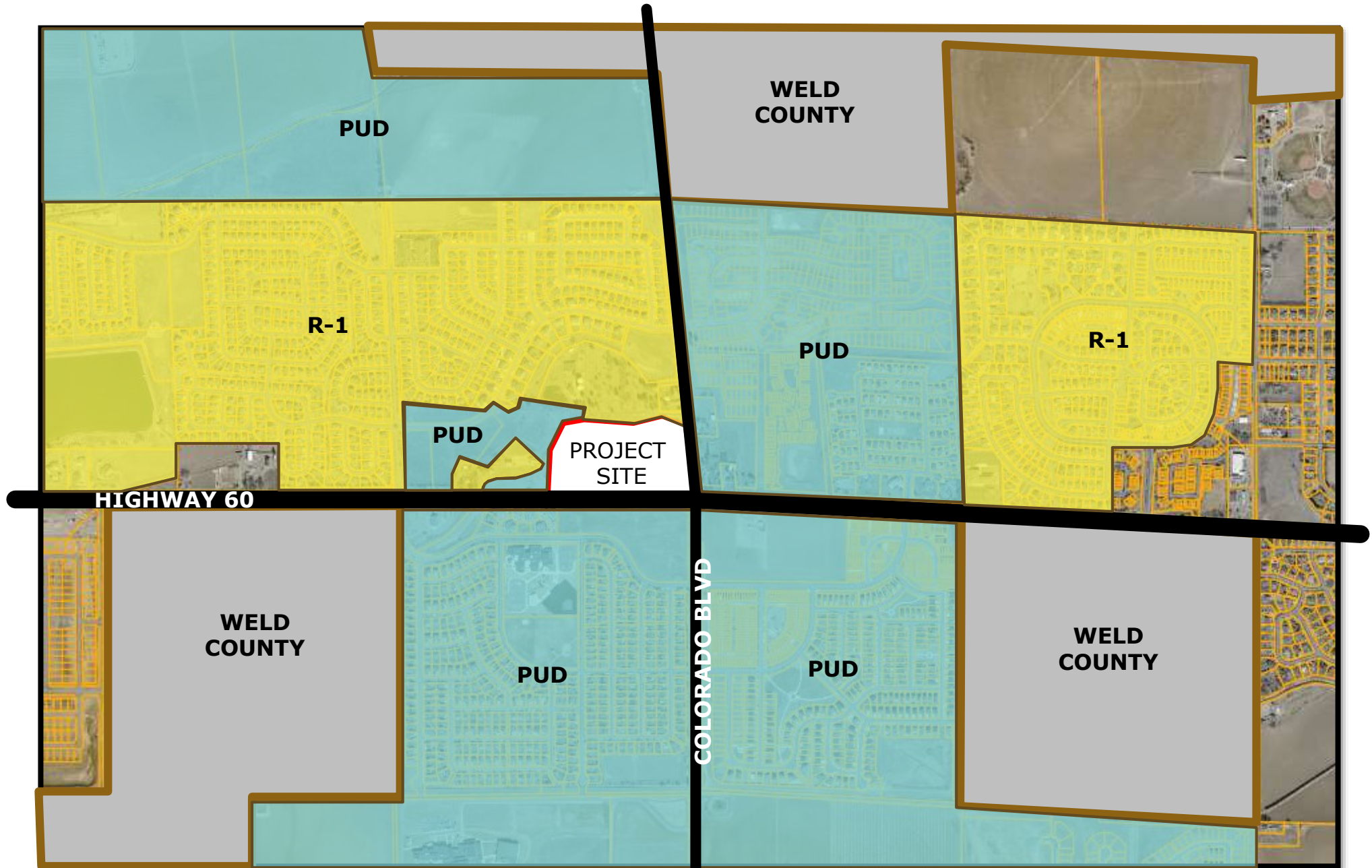


The Community that Cares

ZONING

Existing: PUD-B

Proposed: MU-NC



The Community that Cares

Article 4: Section 17-4-2 Permitted Uses

Article 4 - Districts & Uses

17-4-2 Permitted Principal Land Uses

Principal Land Use	Permitted Use by District						
	HA	MI	HI	HI	HI	HI	HI
Residential Use							
Detached Dwelling	Y	Y	Y	Y	Y	Y	Y
Attached (Townhome) Multi-Unit Dwelling		Y	Y	Y	Y	Y	Y
Residential Care							
Small Home - Single-Unit	Y	Y	Y	Y	Y	Y	Y
Medium Home - Single-Unit							
Nursing Home - Institutional							
Public/Institutional Use							
Assemble	Y	Y	Y	Y	Y	Y	Y
Community Center	Y	Y	Y	Y	Y	Y	Y
Day-Care/Child Development Center	Y	Y	Y	Y	Y	Y	Y
Educational	Y	Y	Y	Y	Y	Y	Y
Fire Station	Y	Y	Y	Y	Y	Y	Y
Police Station	Y	Y	Y	Y	Y	Y	Y
Public Administration	Y	Y	Y	Y	Y	Y	Y
Religious	Y	Y	Y	Y	Y	Y	Y
Public Utility	Y	Y	Y	Y	Y	Y	Y
Theater	Y	Y	Y	Y	Y	Y	Y
Office - Other (Professional)							
Commercial Use							
Retail	Y	Y	Y	Y	Y	Y	Y
Professional Office	Y	Y	Y	Y	Y	Y	Y
Service	Y	Y	Y	Y	Y	Y	Y
Specialty Retail	Y	Y	Y	Y	Y	Y	Y
Office - Other (Professional)							
Industrial Use							
Light Industrial	Y	Y	Y	Y	Y	Y	Y
Medium Industrial							
Heavy Industrial							
Other Use							
Automobile Repair - Limited							
Auto Wash							
Car Wash							
Detailing							
Exhaust							
Lubrication							
Paint							
Tire Repair							
Wash							
Wax							
Windshield Treatment							

Article 4 - Districts & Uses

17-4-2 Permitted Land Uses

Principal Land Use	Permitted Use by District						
	HA	MI	HI	HI	HI	HI	HI
Professional Office							
General Office							
Medical Office							
Dental Office							
Vocational/Trade School							
Professional Office - Other							
Professional Office - Other							
Architecture							
Engineering							
Law Firm							
Real Estate							
Accounting							
Advertising							
Consulting							
Education							
Healthcare							
Insurance							
Marketing							
Non-Profit							
Public Administration							
Public Utility							
Religious							
Social Service							
Theater							
Vocational/Trade School							
Writing							

Article 4 - Districts & Uses

17-4-2 Permitted Principal Land Uses

Principal Land Use	Permitted Use by District							Specific Conditions
	HA	MI	HI	HI	HI	HI	HI	
Professional Office								
General Office								
Medical Office								
Dental Office								
Vocational/Trade School								
Professional Office - Other								
Professional Office - Other								
Architecture								
Engineering								
Law Firm								
Real Estate								
Accounting								
Advertising								
Consulting								
Education								
Healthcare								
Insurance								
Marketing								
Non-Profit								
Public Administration								
Public Utility								
Religious								
Social Service								
Theater								
Vocational/Trade School								
Writing								

17-4-3 Specific Use Standards

The following uses may have impacts different than those generally included in the zoning districts, and have standards specific to the uses. These standards shall be met whether the use is a generally permitted use, accessory use, or a Use by Special Review according to Table 4.3. The uses in this section may include more specific types or formats of the uses generally entitled in Table 4.3.

- Live-Work Dwelling.** In districts where Live/Work Dwellings are permitted, they shall meet the following standards and conditions to be compatible with the adjacent:
 - Commercial uses shall be limited to those uses that are otherwise permitted in the district or uses allowable through the Use by Special Review process in Section 17-2-7.
 - Any commercial activity shall occur on the ground floor and be directly accessible from the adjacent public street, sidewalk, or other public space or publicly accessible common area.
 - Commercial activity, and any accessory assembly, production or fabrication shall be scaled and operated in a way that it is compatible with other residential uses in the area.
 - The commercial occupancy shall not be considered accessory to the residential dwelling, and therefore not subject to the accessory home occupancy standards. However, the resident and the principal occupant of the commercial area shall be the same and the commercial occupancy shall be limited to no more than 50% of the building. Any greater percentage shall be treated as a mixed-use or multi-unit building.
- Mixed-Use Dwelling.** In districts where mixed-use dwellings are allowed uses, the following standards shall apply:
 - In the mixed-use districts, at least 50 percent of the ground floor of a mixed-use building shall be in a non-residential land use. In the R-3 Zoning District, no more than 50 percent of the total gross floor area of a structure containing a mixed-use, including independent areas, shall be devoted to non-residential uses.
 - In the R-3 zone, the use shall be located on a collector street or higher, or otherwise located on a transition between residential and non-residential uses.
 - In the R-3 zone, only commercial uses permitted in the MU-NC district are allowed, and they may be further conditioned, limited, or prohibited through the Use by Special Review process in Section 17-2-7.
 - Mixed-use dwellings in commercial and mixed-use zones may include any commercial use permitted within that zoning district.
 - The design and character of all buildings and sites shall be compatible with the predominant character of the surrounding neighborhood. The operating characteristics

Article 6: Section 17-6-2 Development Standards

Article 6 - Non-Residential Development & Design

17-6-2 Non-Residential Development Standards

A. Non-Residential Lot and Building Standards. The lot and building standards for non-residential uses in the following districts are specified in Table 6-1.

Zoning District	Minimum Lot Standards					Minimum Setbacks (ft)		Building Height (ft)
	Area	YF Coverage (%)	Front	Side/Rear	Corner	Street		
MU-NC	2K - 42K s.f.	20%	10'	5'	20'	10'	42'	
MU-DT	2K - 32K s.f.	18%	10'	5'	18'	10'	42'	
MU-NC	2.5K s.f.	20%	10'	5'	18'	10'	60'	
PT&I-2	10K s.f. min.	15%	25'	10'	25'	10'	42'	

[1] Front setback requirements may be modified for a particular street or block, based on the lot layout and design standards in Section 17-6-2.

[2] The minimum side setback for buildings shall have a depth of 5'. For any side lot that abuts a residential use or a district that has a greater side setback requirement, the greater side setback of the abutting district shall apply.

[3] For any lot where a rear lot line abuts a residential district, a setback of at least 25 feet shall apply.

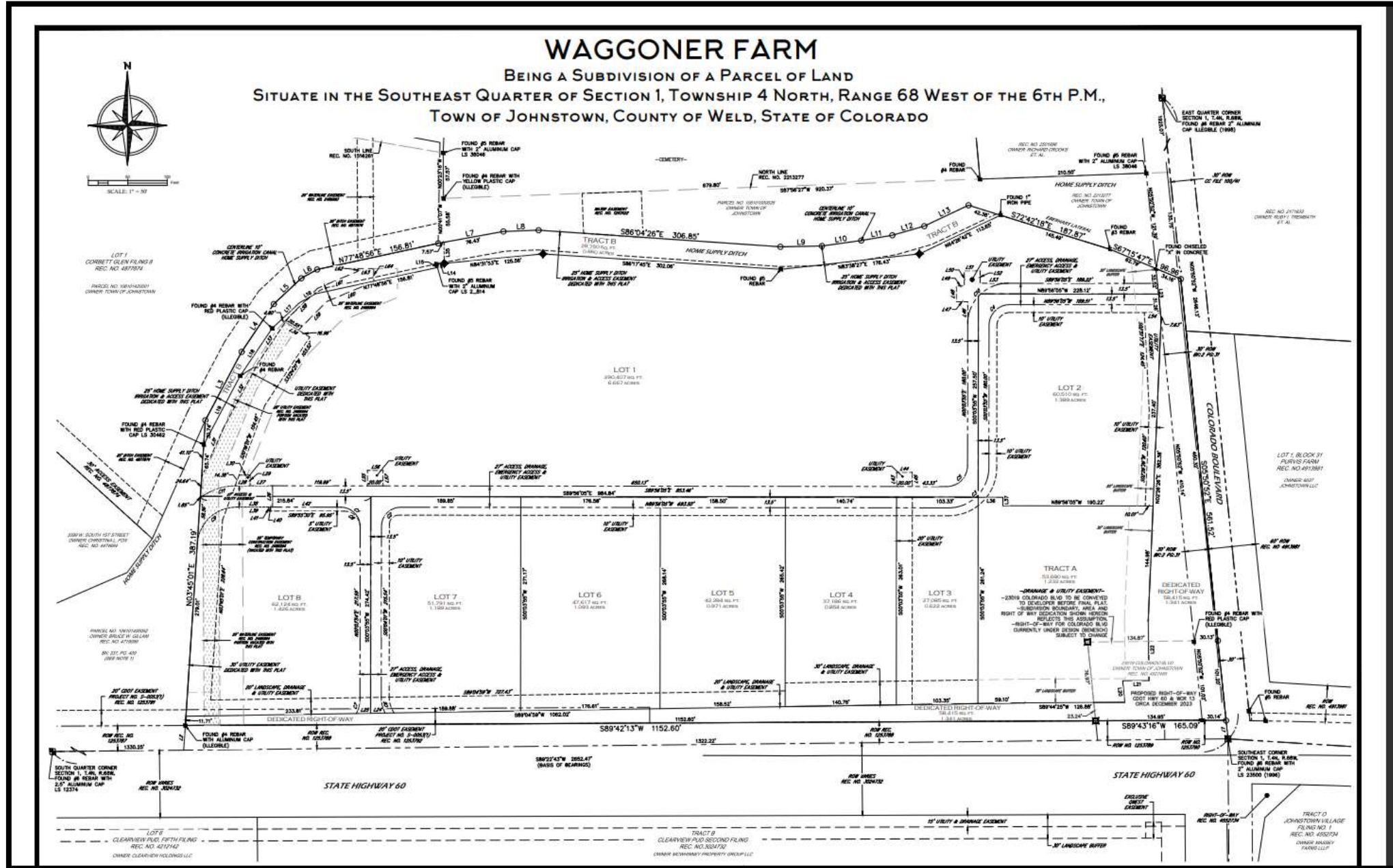
[4] The side setback for corner buildings may be 2' in the MU-NC, MU-DT, or MU-NC districts, provided they meet the Frontage A standards on the lot and building for at least 50' from the front corner. (Section 17-6-2).

[5] Buildings and structures shall be setback from alleys and undeveloped lands of at least 10 feet, and from oil and gas facilities of at least 25 feet.

B. Dimension Standards & Exceptions. The following applies to the lot and building standards established in Table 6-1, Non-Residential Lot & Building Standards.

- Setbacks**
 - In no case shall any setback exception or modification violate the provisions of a recorded easement.
 - Any structural projections over public rights of way, or any similar area designed for pedestrian circulation, shall be at least 3' (3.0) above the grade, and in no case within 5 feet of any curb for a street, access driveway, or other area for vehicles.
 - Structural projections such as bay windows, balconies, chimneys, eaves, cornices, awnings, open fire escapes, egress walks, or other non-functional overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, but no closer than 2 feet from any lot line. This exception shall be limited to no more than 20% of the total area of any single facade.
 - Ground-mounted mechanical equipment, mowers, and utility boxes accessory to the building may be located in the side or rear setback provided that they extend no more than 5 feet from the principal building and no closer than 3 feet to the lot line, and are screened from public right-of-way by structures or landscaping. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
 - A lot may have more than one principal building, provided any accessory, secondary, or additional principal building be located at least 10 feet from any

Preliminary Plat



Preliminary Plat

