

Minturn Planning Department
Minturn Town Center
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Minturn, Colorado 81645



Minturn Planning Commission
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To: Planning Commission
From: Madison Harris, Planner I
Date: January 21, 2021
Re: Chapter 16 Summary of Changes in Zone Districts and Uses

Overview:

Below is a detailed list of all changes made concerning Uses and Dimensional Limitations.

Zone Districts:

R-1 (Old Town Residential)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings to Accessory Dwelling Units
- Added Alternative Energy Production as a Limited Use
- Changed Club as a Limited Use to Membership Organization as a Conditional Use
- Added Day Care Home as a Conditional Use
- Changed Day Care Center to Conditional Use from a Limited Use
- Changed Duplexes to a Permitted Use from a Not Permitted Use
- Changed Home Business to a Conditional Use from a Limited Use
- Changed Home Occupation to a Permitted Use from a Limited Use
- Changed Multi-family Dwellings to a Conditional Use from a Not Permitted Use
- Added Parks and Playgrounds as a Conditional Use
- Added Senior Housing as a Conditional Use
- Maximum Lot Coverage Increased to 45% from 40%
- Maximum Impervious Coverage Increased to 55% from 50%

R-2 (South Town and Game Creek Residential)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings to Accessory Dwelling Units
- Added Alternative Energy Production as a Limited Use
- Changed Bed and Breakfast to a Conditional Use from a Limited Use
- Changed Day Care Center to Conditional Use from a Limited Use
- Added Day Care Home as a Conditional Use
- Changed Duplexes to a Permitted Use from a Conditional Use in the Game Creek Zone District

- Removed Flea Market as a use
- Changed Home Business to a Conditional Use from a Limited Use
- Changed Home Occupation to a Permitted Use from a Limited Use Changed Multi-family Dwellings to a Conditional Use from a Not Permitted Use in the Game Creek Zone District
- Added Parks and Playgrounds as a Conditional Use
- Removed Roadside Stand as a use
- Added Senior Housing as a Conditional Use
- No Dimensional Standards were changed

R-3 (Martin Creek Residential)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings to Accessory Dwelling Units
- Added Alternative Energy Production as a Limited Use
- Added Day Care Home as a Conditional Use
- Changed Duplexes to a Permitted Use from a Not Permitted Use
- Added Home Business as a Conditional Use
- Changed Home Occupation to a Permitted Use from a Limited Use
- Added Parks and Playgrounds as a Conditional Use
- Maximum Lot Coverage changed to 20% from N/A

R-4 (Cross Creek North)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings to Accessory Dwelling Units
- Added Alternative Energy Production as a Limited Use
- Changed Bed and Breakfast to a Conditional Use from a Limited Use
- Added Day Care Home as a Conditional Use
- Removed Flea Market as a use
- Changed Home Business to a Conditional Use from a Limited Use
- Changed Home Occupation to a Permitted Use from a Limited Use
- Added Parks and Playgrounds as a Conditional Use
- Minimum Lot Dimension (linear feet) changed to 50 ft. from 100 ft.
- Maximum Lot Coverage Increased to 40% from 25%
- Maximum Impervious Coverage changed to 50% from N/A

R-5 (Cross Creek South)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings to Accessory Dwelling Units
- Added Alternative Energy Production as a Limited Use
- Changed Bed and Breakfast to a Conditional Use from a Limited Use
- Added Day Care Home as a Conditional Use
- Removed Flea Market as a use
- Changed Duplexes to a Conditional Use from a Permitted Use

- Changed Home Business to a Conditional Use from a Limited Use
- Changed Home Occupation to a Permitted Use from a Limited Use
- Added Parks and Playgrounds as a Conditional Use
- Minimum Lot Area Decreased to 2,500 square feet from 5,000 square feet
- Minimum Lot Dimension (linear feet) decreased to 25 feet from 50 feet
- Maximum Lot Coverage increased to 50% from 40%
- Maximum Impervious Coverage changed to 60% from N/A
- Minimum Side Yard Setback decreased to 5 feet from 10 feet

R-6 – Multi-Family (New Zone District)

- Added Accessory Buildings as a Limited Use
- Added Accessory Dwelling Units as a Limited Use
- Added Alternative Energy Production as a Limited Use
- Added Bed and Breakfast as a Conditional Use
- Added Day Care Home as a Conditional Use
- Added Home Business as a Conditional Use
- Added Home Occupation as a Permitted Use
- Added Multi-family Dwellings as a Permitted Use
- Added Parks and Playgrounds as a Conditional Use
- Minimum Lot Area is 5,000 square feet
- Minimum Lot Dimension (linear feet) is 50 feet
- Maximum Lot Coverage is 40%
- Maximum Impervious Coverage is 50%
- Minimum Front Yard Setback is 20 feet
- Minimum Side Yard Setback is 10 feet
- Minimum Rear Yard Setback is 10 feet
- Minimum Stream Setback is 30 feet
- Maximum Building Height is 28 feet

C-1 (Grouse Creek)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings as a Not Permitted Use to Accessory Dwelling Units as a Limited Use
- Added Alternative Energy Production as a Limited Use
- Added Automobile Body Shop as a Permitted Use
- Added Automobile Dealership as a Conditional Use
- Changed “Cocktail Lounges, Taverns” to “Bar, Tavern”
- Removed Drive-thru/up Establishments as a use
- Changed “Dry Cleaners” to “Dry Cleaners, Storefront”
- Removed Festival Marketplace as a use
- Removed Flea Market as a use
- Added Health, Medical Offices (2nd level & above) as a Permitted Use
- Added Home Business as a Conditional Use

- Added Home Occupation as a Permitted Use
- Removed Mobile/manufactured Homes Sales, Service and Rental as a use
- Added Office Uses (2nd level & above) as a Permitted Use
- Removed Roadside Stand as a use
- Changed “Small Appliance repair shops, excluding furniture repair” to “Small Appliance Repair Shops”
- Maximum Impervious Coverage changed to 80% from N/A

C-2 (Old Town Commercial, South Town Commercial)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings as a Conditional Use to Accessory Dwelling Units as a Limited Use
- Added Alternative Energy Production as a Limited Use
- Added Art Gallery as a Permitted Use
- Changed Automotive Detail Shops to a Conditional Use from a Permitted Use in existing South Town Commercial Zone District
- Change Automotive Parts Sales to a Conditional Use from a Permitted Use in existing South Town Commercial Zone District
- Changed Bed and Breakfast to a Conditional Use from a Limited Use
- Changed Car Washes to a Conditional Use from a Not Permitted Use in existing Old Town Commercial Zone District
- Removed Club as a use
- Changed “Cocktail Lounges, Taverns” to “Bar, Tavern”
- Changed Convenience Stores to a Permitted Use from a Conditional Use in existing Old Town Commercial Zone District
- Removed Day Care Center as a use
- Removed Drive-thru/up Establishments as a use
- Removed Dry Cleaners as a use
- Removed Duplexes as a use
- Removed Flea Market as a use
- Changed Gas Stations to a Conditional Use from a Not Permitted Use in existing Old Town Commercial Zone District
- Changed “Health/medical offices (street level)” as a Conditional Use to “Health, Medical Offices” as a Permitted Use in existing Old Town Commercial Zone District
- Changed Home Business to a Conditional Use from a Limited Use
- Changed Home Occupation to a Permitted Use from a Limited Use
- Changed Manufacturing, Light to a Limited Use from a Conditional Use
- Added Motor/Recreational Vehicle Sales, Service and Rental as a Conditional Use
- Changed Multi-family Dwellings to a Limited Use from a Conditional Use
- Added Office Uses as a Permitted Use
- Added Office Uses (2nd level & above) as a Permitted Use
- Added Parks and Playgrounds as a Conditional Use

- Combined “Professional Offices, Business offices and studios (street level)” and “Professional Offices, Business offices and studios (second floor or above)” into “Professional Offices, Business Offices and Studios as Permitted Use
- Added Senior Housing as a Conditional Use
- Removed Single-Family Dwellings as a use
- Changed “Small Appliance repair shops, excluding furniture repair” to “Small Appliance Repair Shops”
- Changed Theaters, Meeting Rooms and Convention Centers to a Permitted Use from a Conditional Use in existing Old Town Commercial Zone District
- Minimum Lot Area decreased to 2,500 square feet from 7,500 square feet in existing South Town Commercial Zone District
- Minimum Lot Dimension (linear feet) decreased to 25 feet from 50 feet in existing South Town Commercial Zone District
- Maximum Lot Coverage increased to 80% from 70% in existing South Town Commercial Zone District
- Maximum Impervious Coverage changed to 90% from N/A
- Minimum Front Yard Setback increased to 10 feet from 0 feet in existing Old Town Commercial Zone District and decreased from 20 feet in existing Old Town Commercial Zone District

C-3 (100 Block)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings as a Conditional Use to Accessory Dwelling Units as a Limited Use
- Added Alternative Energy Production as a Limited Use
- Changed “Club” to “Membership Organization”
- Changed “Cocktail Lounges, Taverns” to “Bar, Tavern”
- Removed Drive-thru/up Establishments as a use
- Removed Dry Cleaners as a use
- Removed Duplexes as a use
- Removed Health/Medical Office (street level) as a use
- Changed Home Business to a Conditional Use from a Limited Use
- Changed Home Occupation to a Permitted Use from a Limited Use
- Removed Laundries as a use
- Removed Manufacturing, Light as a use
- Changed Multi-family Dwellings to a Limited Use from a Conditional Use
- Added Office Uses (2nd level & above) as a Permitted Use
- Added Parks and Playgrounds as a Conditional Use
- Removed Professional Offices, Business Offices and Studios (both street level and 2nd level & above) as a use
- Added Public Events and Mass Gatherings as a Limited Use
- Removed Radio and Television Stores and Repair Shops as a use
- Removed Single-Family Dwellings as a use

- Removed Small Appliance Repair Shops, Excluding Furniture Repair as a use
- Removed Tailors and Dressmakers as a use
- Removed Theaters as a use
- Removed Theater, Meeting Rooms and Convention Centers as a use
- Removed Travel and Ticket Agencies as a use
- Minimum Front Yard Setback decreased to 0 feet from 10 feet
- Building height step-ups and -backs determinations

MU-1 (Mixed-Use)

- Removed Accessory Apartments as a use
- Changed Accessory Dwellings to Accessory Dwelling Units
- Added Alternative Energy Production as a Limited Use
- Changed Bakeries and Confectionaries to a Conditional Use from a Permitted Use in existing Cross Creek Mixed Use Zone District
- Removed Bed and Breakfast as a use
- Changed Car Washes to a Conditional Use from a Not Permitted Use in existing Cross Creek Mixed Use Zone District
- Removed Club as a use
- Changed “Cocktail Lounges, Taverns” to “Bar, Tavern”
- Changed Commercial Accommodations to a Permitted Use from a Conditional Use in existing Old Town Mixed Use District
- Changed Day Care Center to a Conditional Use from a Limited Use
- Changed Delicatessens and Specialty Food Stores to a Conditional Use from a Permitted Use in existing Cross Creek Mixed Use District
- Removed Dry Cleaners as a Use
- Changed Duplexes to a Conditional Use from a Permitted Use in existing Cross Creek Mixed Use District
- Removed Flea Market as a use
- Changed Gas Stations to a Conditional Use from a Not Permitted Use in existing Cross Creek Mixed Use District
- Changed Grocery Stores to a Permitted Use from a Conditional Use in existing Old Town Mixed Use District
- Changed “Health/medical offices (street level)” to “Health, Medical Offices”
- Changed “Health/medical offices (second floor or above)” to “Health, Medical Offices (2nd level & above)” and added as a Permitted Use
- Changed Home Business to a Conditional Use from a Limited Use
- Changed Home Occupation to a Permitted Use from a Limited Use
- Added Laundries as a Conditional Use
- Changed Office Uses to a Conditional Use from a Permitted Use in existing Cross Creek Mixed Use District
- Added Office Uses (2nd level & above) as a Conditional Use
- Added Parks and Playgrounds as a Conditional Use

- Changed Professional Activities to a Permitted Use from a Conditional Use in existing Old Town Mixed Use District
- Combined “Professional Offices, Business offices and studios (street level)” and “Professional Offices, Business offices and studios (second floor or above)” into “Professional Offices, Business Offices and Studios
- Changed Restaurants to a Conditional Use from a Permitted Use in existing Cross Creek Mixed Use District
- Changed Single-Family Dwellings to a Conditional Use from a Permitted Use
- Added Senior Housing as a Conditional Use
- Changed “Small Appliance repair shops, excluding furniture repair” to “Small Appliance Repair Shops”
- Changed Theaters, Meeting Rooms and Convention Centers to a Not Permitted Use from a Conditional Use
- Minimum Lot Area decreased to 5,000 square feet from 10,000 square feet in existing Cross Creek Mixed Use Zone District
- Minimum Lot Dimension (linear feet) decreased to 50 feet from 100 feet in existing Cross Creek Mixed Use Zone District
- Maximum Lot Coverage increased to 70% from 40% in existing Cross Creek Mixed Use Zone District and 45% in existing Old Town Mixed Use Zone District
- Maximum Impervious Coverage changed to 80% from N/A
- Minimum Front Yard Setback decreased to 10 feet from 20 feet in existing Cross Creek Mixed Use Zone District
- Minimum Side Yard Setback decreased to 5 feet from 10 feet in existing Cross Creek Mixed Use Zone District

Railroad Transportation District

- Added Accessory Buildings as a Permitted Use
- Added Accessory Uses Associated with Allowable Uses as a Permitted Use
- Added Light-Rail as a Permitted Use
- Added Multi-modal Transportation as a Permitted Use
- Added Rail as a Permitted Use
- Added Regional Recreational and Multi-Use Trails as a Permitted Use
- No dimensional standards

Railroad Planned Unit Development District (Game Creek PUD Holding Zone)

- Added Contractor Storage as a Conditional Use
- Added Municipal Parking as a Conditional Use
- Added Restaurants as a Conditional Use
- No dimensional standards

PFLI – Public Facilities Light Industrial (Lionshead Light Industry and Public Facilities Zone)

- Added Indoor Storage as a Conditional Use
- Added Public Events and Mass Gatherings as a Limited Use
- Added Public Facilities and Uses as a Permitted Use

- Added Recreational Facilities as a Permitted Use
- No Dimensional Standards were changed

PF – Public Facilities (Maloit Park Public Facilities Zone)

- Added Accessory Buildings as a Permitted Use
- Removed Accessory Apartment as a use
- Removed Accessory Dwelling as a use
- Added Alternative Energy Production as a Limited Use
- Changed “Trails, trailheads” to “Trails and Trailheads”
- Changed “Utility facilities and improvements, including but not limited to water storage, transmission lines, transformers, etc.” to “Utility Facilities and Improvements”
- Added Water Treatment Facilities as a Permitted Use
- Minimum Lot Area is 10,000 square feet
- Minimum Lot Dimension (linear feet) is 100 feet
- Maximum Lot Coverage is 45%
- Maximum Impervious Coverage is No Limit
- Minimum Front Yard Setback is 25 feet
- Minimum Side Yard Setback is 10 feet
- Minimum Rear Yard Setback is 25 feet
- Minimum Stream Setback is 30 feet
- Maximum Building Height is 28 feet

OS-1/PARO – Parks, Recreation and Open Space Zone District (Lionshead/Maloit Park Recreation & Open Space Zones)

- Added Alternative Energy Production as a Limited Use
- Added Public Events and Mass Gatherings as a Limited Use
- Added Recreational Facilities as a Permitted Use
- Added Mobile Vendor as a Limited Use
- Removed Roadside Stand as a use
- Changed “Trails, trailheads” to “Trails and Trailheads”
- Changed “Utility facilities and improvements, including but not limited to water storage, transmission lines, transformers, etc.” to “Utility Facilities and Improvements”
- No Dimensional Standards were changed

OS-2 – Conservation Lands Zone District (Cross Creek Recreation & Open Space Zone)

- Added Accessory Uses Associated with Allowable Uses as a Permitted Use
- Added Conservation and Public Open Space as a Permitted Use
- Added Conservation Area as a Permitted Use
- Added Trails and Trailheads as a Permitted Use
- No Dimensional Standards were changed

F-1 – Federal Lands

- No uses were added or removed, there are no uses in this zone district.

- No Dimensional Standards were changed

Questions for Planning Commission:

- Alternative Energy Sources as a use break down like the county does. Should we model ours after theirs?
- Should we separate out the cemetery into it's own district?

Attached to Memo:

- County Alternative Energy Breakout
- Chapter 16 Draft Articles 4-13