



# Community Matters Institute

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## MEMO

To: Palmer Lake Planning Commission  
Thru: Dawn Collins, CMC, Town Administrator/Clerk  
From: Barb Cole, Executive Director, CMI  
CC: Mike Davenport, CMI, Mark Morton, GMS, and Scott Krob, Town Attorney  
Date: September 13, 2024  
RE: Article 2- Zone Districts Overview and Responses to Planning Commissioner Comments and Suggestions

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Your packet includes the following items:

1. Overview and Responses to Planning Commission:
  - a. Overview of the Code (statutory considerations)
  - b. Review of Land Uses per Zone District- table for review
  - c. Review of Dimensional Standards – table for review
  - d. Specific answers to Amy, Bill, and Susan’s comments are highlighted in yellow and underlined.
2. Specific questions for the PC (see below\_
3. ARTICLE 2 draft in progress
4. Bill Fisher’s graphic on height in the downtown district.
5. Draft PD ordinance.

**Question # 1: Please review the list of principal uses for each zone district using the newly created land use table. Remember that all terms that are not commonly used will be included in Article 7: definitions.**

Do any principal uses need to be added: \_\_\_\_\_

Do any principal uses need to be removed: \_\_\_\_\_

- Are there any redundancies? \_\_\_\_\_
- What terms would you like to have defined? \_\_\_\_\_

**Question # 2: Please review the list of accessory uses for each zone district.**

- Do any accessory uses need to be added: \_\_\_\_\_
- Do any accessory uses need to be removed: \_\_\_\_\_
- Clarification: As the Code is currently drafted, you can have an attached garage as well as a detached garage or other accessory structure because the attached garage is not an accessory structure? (Bill's question)- Is this acceptable? \_\_\_\_\_

*Note: Any structure under 200 sq. ft. does not need a building permit. However, the property owner still needs to comply with the impervious surface standard. This will be the controlling standard.*

**Question # 3: Please review the list of conditional (review) uses for each zone district.**

- Do any uses need to be added: \_\_\_\_\_
- Do any uses need to be removed: \_\_\_\_\_
- ADUS are now a conditional (review) use in all R zones per State Law. How
- Should we change the name to Conditional Review Uses to help applicants understand that impacts need to be mitigated?

*The following is found at the beginning of the Chapter (pg. 5): "Conditional uses are uses that may be allowed in the zone district subject to any applicable regulations. Conditional uses may be permitted if it can be demonstrated that the location and the*

*site proposed for the use is appropriate, supports the purposes and intent of the zone district, and is compatible with the surrounding area. Conditions to mitigate impacts are attached to the Conditional Use Permit. Conditional uses require the issuance of a permit approved by resolution after a duly noticed public hearing by both the Planning Commission and Board of Trustees.”*

**Question # 8: M-1 zone district accommodates Adult oriented uses, Marijuana facilities, and healing centers. Within the M-1 district, a number of businesses including those along County Line Road are an example of a success. Should the district boundaries of the north end M-1 be modified?**

- Yes      Make district smaller by adding property to the new B-I (old C-1) district \_\_\_\_\_**
  
- Yes      Clean up by removing small zoned property that is not M-1 (R-A, R-10,000 and C-1 on the other side of the tracks)  
Comments\_\_\_\_\_**
  
- No- Keep as is and if someone wants to change the zone designation they can apply for a zone amendment. Comments:  
\_\_\_\_\_.**