

OVERVIEW OF CRITICAL UPDATES TO TITLE 17.

- 1) **Reorganization is a major objective of the Critical Update.** Article 2 is only one part of the total update. As a refresher, the Planning Commission approved the following Table of Contents.
 - Article 1: General Provisions (complete and approved by the PC)
 - Article 2: Zoning (In progress)
 - Article 3: General Standards Applicable to all Zone Districts (Stormwater Control/Hillside Ordinance, Signs, Landscaping, Home Occupations, Lighting, etc.)
 - Article 4: Special Requirements (e.g. Flood Plain, clustered development provision)
 - Article 5: Subdivision Requirements (adopted as Title 16- could move to a Unified code once everything is completed)
 - Article 6: Processes and Procedures
 - Article 7: Definitions
- 2) **Statutory Considerations**
 - a. Group homes with 8 or fewer people must be allowed in any residential zone district, but there must be at least 750 ft. separation between group homes. Group homes with more than 8 people is a conditional use.
 - b. Public schools in Colorado can be located anywhere. The same is not true for non-public learning institutions however some of these non-public learning institutions can be quite small.
 - c. Religious institutions must be allowed in all zone districts (Federal Law RLUIPA); however, you can control the impacts.
 - d. There are substantial legal challenges if a jurisdiction attempts to prohibit franchise businesses (AKA Chain stores or in some land use codes it is referred to as 'formula retail) from locating in a jurisdiction. Land use regulations can address impacts of any type of business, the design, and placement of such a business including building design, signs, landscaping required, lighting, amount of parking required (minimum or maximum), and impacts such as traffic. There are a few large municipalities (SFO) that consider any chain store a conditional use and consider such factors as the number of similar retail establishments and vacancy rates in granting the conditional use.
 - e. Solar systems must be allowed on residential properties, and in 2023 the State legislature passed HB1234 which creates a streamlined process for the permitting of such systems. CRS 38-30-168 states that you cannot restrict the installation or use of a renewable energy generation systems. While CMI understands that you may not want solar farms, we recommend at a minimum solar arrays be added as an allowable accessory use.
 - f. Affordable Housing- Proposition 123 (passed in 2023) requires a local government to file a commitment specifying how it will increase a combination of its newly constructed affordable housing units and its existing units converted to affordable housing over its determined baseline number of affordable housing

units by 3% each year. Proposition 123 is all about funding affordable housing- "If a commitment is not filed by November 1, 2024, then a local government and any development project in its jurisdiction are ineligible to receive any funding established by Proposition 123 during the 2025 calendar year. If this is to occur, a local government may file a commitment by November 1, 2025, for a 1-year commitment to increase its affordable housing stock by a total of 3% by December 31, 2026." These new requirements do not impact the critical updates to the Zoning Ordinance, but CMI recommends that in the upcoming years, the Board of Trustees should consider rules to accommodate affordable housing. Recommendations from DOLA include: reduce or eliminate minimum lot sizes allowing residential units that are between 500 and 1000 sq. ft.; establish a density bonus to increase construction of affordable units and for rural areas establish higher densities in areas close to services and jobs and served by centralized services.

- g. ADUS. "Accessory Dwelling units mandated throughout the front range. The bill requires a subject jurisdiction to allow, subject to an administrative approval process, one accessory dwelling unit as an accessory use to a single-unit detached dwelling in any part of the subject jurisdiction where the subject jurisdiction allows single-unit detached dwellings. The bill also prohibits subject jurisdictions from enacting or enforcing certain local laws that would restrict the construction or conversion of an accessory dwelling unit. A municipality that has a population of 1,000 or more and that is within the area of a metropolitan planning organization; or the portion of a county that is both within a census designated place with a population of ten thousand or more, as reported in the most recent decennial census, and within the area of a metropolitan planning organization." *Krob Law to check on the applicability of the requirement for TOPL. (HB24-1152) CMI recommends that ADUS are a conditional use in all zone districts.*
- 3) **Revisions to Existing Zone Districts.** The revised zone districts have been drafted to implement to the extent possible the Future Land Use map while also ensuring that we do not rezone property or in any substantial way create new dimensional requirements that would create non-conformities.
- a. Concept of combining R zones districts.
 - i. If RA and RE were combined, that would allow owners of lots that are 5 acres to subdivide into two 2.5 acre lots- that is not consistent with PC direction nor the Master Plan.
 - ii. We have per PC direction combined R-1 and R-2 but left R-3 alone due to small lot size.
 - b. Dimensional requirements remain the same with only slight modifications when R-1 and R-2 are combined.
 - i. CMI has developed each zone district to reflect the existing dimensional requirements with specific focus on the lot size.
 - ii. To aid in understanding the lot size in each zone, the names will be as suggested followed by the size of each lot.

- Rural Agricultural (RA- 5)
 - Residential Large Lot (R-2.5)
 - Residential Low Density (R- 1/2)- combines R-1 and R-2
 - Residential Medium Density (R-10,000)
 - Residential Small Lot (R-5,000)
 - Residential Multi-Family (R-15,000) name change based on PC rec.
- c. R-4 exists now, and that density is allowed as a conditional use in several zone districts. If a zone district is created, it does not necessarily mean that it will be used. This zone district is referred to as a conditional use in a few existing zone districts. Rather than referencing the R-4 district, multi-family dwellings up to 12 units per acre are allowed in the Business Industrial Mixed-Use Zone and Village Center Mixed-Use Zone.
- d. Changes to the Dimensional standards.
- i. Any reference to maximum allowable building coverage is changed to maximum impervious coverage. This is the same measurement used in the Stormwater Quality Control Ordinance (FKA Hillside Overlay).
 - ii. The other change to the dimensional requirements was the side yard setback measurement. CMI had changed the required setback measurement to a by-floor standard. The side yard setback increases as the number of floors increases. This addresses issues in smaller lots whereby the side yard setback is too small for an owner to get a ladder to the second-story or third-story windows without extending a ladder onto the neighbors' property. This means a 10 ft setback in the lots that are 2.5 acres and in R-1 (1/2 acre) would become a 20 ft. setback. Based on Bill Fisher's comments, we we recommend deleting the per-floor setback regulation. We are recommending that in the combined zone districts (R-1 and R-2), the minimum side yard setback remain 10 ft.
- e. **M-1 zone district.** There are two locations where M-1 exists: the area directly off County Line Road where the town shops are and a small sliver in the southeast part of town next to what is now zone R-3.
- i. We recommend rezoning the small sliver in the southeast part of town to reflect how the land is currently being used.
 - ii. We have suggested that M-1 becomes part of what we are calling the Business Industrial Mixed-Use Zone (BI-MU). The new zone combines all uses listed in the M-1 zone district and allows for housing to develop along the southeast portion of the area as contemplated in the adopted Master Plan.
 - iii. The one wrinkle to this approach as noted by Town Administrator Collins is that the M-1 zone is where certain uses (required by State Law) are allowed to locate. This includes Adult Uses (5.32.210-*No permit shall be issued under this chapter for any sexually oriented business within any zone district other than an M1 Zone (Industrial Zone)*). Note that adult uses cannot be within 2000 ft of a residential district , church or public park, Marijuana establishments (5.20.050- *Consistent with the other*

Husbandry of domesticated farm or ranch animals	P	P								
Nursery/tree farm*	P									
Table of Uses in Each Zone District										
Note: Asterisk (*) in the table below indicates there is a more specific definition of what is allowed.	RA	RE or R-LL	R-1	R3 or R-SL	R-4 or R-MF	R-10,000 or R-MD	CC or D-MU	C1 or BI MU	C2 or V-MU	O1 or REC-OS
Optional premises cultivation operations as such term is defined in chapter 5.30 as and if otherwise allowed and regulated by chapter 5.30								C		
Shelter for agricultural implements and tools used to maintain premises		A								
RESIDENTIAL USES										
Accessory dwelling unit limited to 750 square feet (per State Law this may need to be an administrative review but we could add pre-determined criteria)	C	C	C	C	C	C	C	C	C	C
Any residential development that is not mixed use or any residential development greater than 12 units per net residential acre					C					
Caretaker unit								P		
Dwelling units subordinate in size to the principal use and located on the second floor of a permitted principal use or in the rear of a permitted accessory use							A		A	
One single detached dwelling per lot	P	P	P	P		P				
Duplexes (defined as two-family)				P	P					
Home based businesses as specified in Chapter 17.X.XX	A	A	A	A	A	A	A	A	A	
Live/work							P	P	P	
Mixed, residential dwelling and commercial uses occurring in the same building								P	P	
Multi-family housing not to exceed twelve units per acre on the same lot as the principal use								A		
Multi-family residential, density greater than 12 units per acre								C	C	
Multi-unit attached residential dwellings not to exceed 6 units per structure with or without zero property lines				P	P					

Owner-occupied or nonprofit group home*	P	P	P		P					
Residential dwelling units including accessory dwelling units not fronting on Highway 105 and not to exceed 4 total dwelling units per lot							C			
Table of Uses in Each Zone District										
Note: Asterisk (*) in the table below indicates there is a more specific definition of what is allowed.	RA	RE or R-LL	R-1	R3 or R-SL	R-4 or R-MF	R-10,000 or R-MD	CC or D-MU	C1 or BI MU	C2 or V-MU	O1 or REC-OS
Type I manufactured homes									C	
COMMERCIAL AND INDUSTRIAL										
Bed and breakfast establishments	P	P			P		P	P		
Childcare facilities (this is not home care)			C		C	C		P	P	
Commercial accommodations only if parking can be provided onsite							C			
Daycare center, adult or child									P	
Eating and drinking establishments							P	P	P	
Financial Institutions							P	P	P	
Funeral homes and mortuaries								P		
Light assembly including arts/crafts shops such as woodworking, pottery, jewelry or other craft-based industries							P		P	
Light equipment sales and repair								P	P	
Lodging and meeting facilities, including hotels, motels and extended stay lodging, reception and banquet halls, event and conference centers, and excluding RV parks								C	C	
Medical and dental clinics							P		P	
Micro-brewery, Micro-distillery, or Micro-winery							P	P	P	
Offices					C		P	P	P	
Personal or Business Services							P	P	P	
Recreation and cultural facilities, public or non-public							P			
Recreation and entertainment, indoor								P		
Recreation and entertainment, outdoor								P		
Retail sales								P		
Small businesses that provide services and limited and specialty retail establishments on the ground floor level							P			

Small inns and lodges ranging from 5 to 20 rooms only if located above ground floor of nonresidential uses								P			
Any establishment with a drive-thru facility								C	C	C	
Vehicle fuel sales									P	P	
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Note: Asterisk (*) in the table below indicates there is a more specific definition of what is allowed.											
	RA	RE or R-LL	R-1	R3 or R-SL	R-4 or R-MF	R-10,000 or R-MD	CC or D-MU	C1 or BI MU	C2 or V-MU	O1 or REC-OS	
Vehicle sales, leasing, rental, and service								C			
Vehicle wash								P			
INDUSTRIAL											
Building materials and supply sales, provided any outdoor storage is screened from view								P			
Composting facility								P			
Contractor shop and yard								P			
Industrial, artisan								P			
Industrial, light								P			
Light assembly of prefabricated parts								P			
Light manufacturing								P	C		
Mini-warehouses and storage rental spaces									C		
Outdoor storage								C	C		
Recycling or donation drop-off								P			
Storage containers and pods								P			
Vehicle repair, major								C			
Warehouses and wholesale businesses								P			
Wholesale operations provided that traffic impacts can be mitigated									C		
PUBLIC AND INSTITUTIONAL USES											
Cemetery	P	P	P								
Emergency services including ambulance services								C	C		
Institutional and quasi-public uses*					C						
Non-public schools*		C		C		C	C	C	C		
Nursing homes, hospitals								C	C		
Public buildings, including police and fire stations or facilities, and civic facilities	P	P	P	P	P						

Public or community uses including public facilities, libraries, parks, museums, art galleries, and post offices							P	P	P	
Public schools for primary education (K-12)	P	P	P	P	P	P	P	P	P	
Religious institutions*	P	C	C	C	C	C	C	C	C	
Table of Uses in Each Zone District										
Note: Asterisk (*) in the table below indicates there is a more specific definition of what is allowed.										
	RA	RE or R-LL	R-1	R3 or R-SL	R-4 or R-MF	R-10,000 or R-MD	CC or D-MU	C1 or BI MU	C2 or V-MU	O1 or REC-OS
PARKS, RECREATION, OPEN SPACE										
Golf courses, skeet shooting, and low-impact recreational uses										P
Picnic grounds with facilities										P
Private open spaces, parks, and common areas							P			
Public parks, recreation, trails and open space	P	P	P	P	P	P	P	P	P	P
Skating rinks, which shall be, if covered or with seating stands, in accordance with the Community Master Plan										C
Sporting courts, tennis courts, swimming pools, and other similar recreational facilities	A	A								P
Stadiums										C
Trails including use by bicycle, motorbike, snowmobile, horse riding, hiking										P
UTILITIES										
Solar energy systems - accessory and small	A	A	A	A	A	A	A	A	A	A
Solar energy systems - community scale								P		
Utilities, major facilities								P		
Utilities, minor facilities	P	P	P	P	P	P		P	P	
Wireless communication facilities (WCF)								P	P	C
ACCESSORY USES										
Accessory structures that are customarily incidental to the permitted principal use and are subordinate in size to the principal structure and are located on the same lot				A	A		A	A	A	

Any permanent accessory structure that exceeds 720 square feet per lot		C	C	C		C		C	C	
Private garages subordinate in size to the principal structure			A	A	A	A				
Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot	A	A	A			A				A

REVIEW OF DIMENSIONAL STANDARDS

The following table summarizes the dimensional requirements for all zone districts. The PD district is not listed since all dimensional requirements are negotiated.

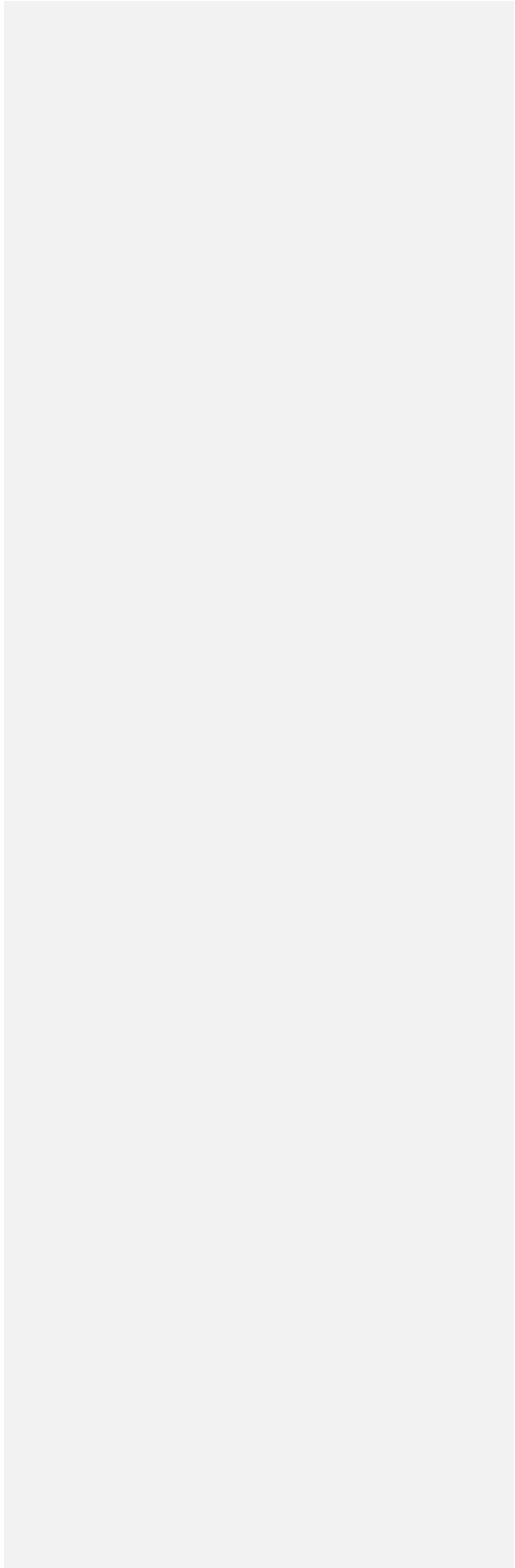


Table of Dimensional Standards											
Key: du - dwelling unit		RA	R-LL (RE)	R-1	R-SL (R-3)	R-10,000	R-HD (R4)	BI-MU (C1)	V-MU (C2)	D-MU (CC)	REC-OS (O1) ³
ac - acre ' - feet											
sf - square feet											
Minimum lot area (ac.)	5 ac.	2.5 ac.	0.5 ac.	5,000 sf	10,000 sf	15,000 sf	6,600 sf	6,600 sf	6,600 sf		
Minimum lot width (feet)	250'	150'									
Minimum lot frontage (feet)			75'	50'	50'	100'	35'	35'	35'		
Maximum density:											
Net density (du/ac)						12 du /ac					
Maximum front setback from back of sidewalk (feet)									10'		
Minimum setback:											
From Highway 105 (feet) ¹	200 ¹	200 ¹									
From front property line (feet)	50'	25'	25'	18'	25'	25'	20'	20'			
From side property line (feet)	25'	10'	10'	7.5'	7.5'	10'	see note ¹	see note ¹	see note ¹		
From rear property line (feet)	25'	25'	25'	10'	25'	15'	25'	25'	10' from any ROW		
From each adjacent street on a corner lot (feet)	25'	25'	25'			25'	25'	25'			
From a different zone district (feet)						25'					
Maximum impervious coverage (percent)	15%	35%	15%	45%	25%	65%	65%	65%	None	10% ⁴	
Maximum building height (feet)	30'	30'	30'	30'	30'	35'	30'	30'	see note 2	25'	
Maximum size for an accessory dwelling (square feet)	750 sf										

¹ No sideyard setback if side wall construction is at least four-hour fire resistance; otherwise 5 feet.

² 32 feet with 3rd story stepped back.

³ There are no lot requirements in an REC-OS zone, except that uses shall be in line with the locally adopted open space and recreation standards.

⁴ Structures shall not exceed cover more than 10% of the proposed area, with the exception of indoor skating rinks and stadiums.

RECOMMENDED CHANGES TO THE CODE BASED ON PLANNING COMMISSION COMMENTS

RECAP of PLANNING COMMISSION DIRECTION ON ZONE DISTRICTS- ARTICLE 2

Hi Dawn,

The workshop yesterday on the zoning code was less than productive... We attempted multiple times to get through the memo worksheet from Barb with the guided questions, but each question just brought up more questions from the PC.

As a first step, CMI has provided the PC with an overview, noted changes to Article 2, provided a land use table for all principal permitted uses and accessory uses in each zone district, and a dimensional table.

Before we schedule a virtual meeting, we would like the Planning Commission to review the land use table and the dimensional requirements. Please submit revised tables to both me and Mike.

After much back and forth, we agreed a virtual workshop with Barb would be best to get through this. All members agreed to submit their own comments on the worksheet back to you no later than next Wednesday. Preference for the virtual workshop was to have PC meet at town hall with Barb being virtual if that works. I'm sure it will take some time to get through the comments for her, but once you have a few proposed dates/times please let us know. I am finishing up compiling all of our discussion notes we did cover last night into one document and will get that to you later today. Let's see where we are at after the Commission reviews the cleaned up draft and overview.

Thanks!

From Group re: worksheet

- 1) Reflects what PC said last Fall- NO-- PC was unclear on the purpose of the new "BI" and "B-North End Retail" as it seems like any and all uses are acceptable. Concerns we could run into issues with uses on adjacent properties that aren't compatible. Uses within the Business Industrial Mixed Use have been trimmed. The Land Use Table created by CMI shows what is currently suggested after your comments have been addressed. Please review the Land Use Table and send us comments. (note we have not included the full internal analysis that listed land uses currently allowed and land uses noted in Master Plan- please focus on the recommended land uses per category).
- 2) Members felt strongly that we should retain the term "Hillside Overlay/Ordinance" at least in parenthesis following the Stormwater Ordinance. The problem with this term is it has nothing to do with 'hillside.' It applies to all land within the Town of Palmer Lake. This section will be moved to the new Article 3 as a general standard applicable to all property. We recommend that we call it what it is as noted in 17.68- "This chapter shall

be known as the "Hillside Overlay District and Stormwater Quality Control Ordinance of the Town of Palmer Lake." When we were undertaking the Master Plan the fact that this was called an overlay was extremely confusing since it applied to all land within the town boundaries. Also, we will not change any of the terms in 17.68- this was recently adopted by the Town in 2021.

- 3) clarification on Hwy 105 minimum setbacks, if the Master Plan references 100-300 feet, we would like to see at least 200 ft. - can we remove "or the average setback on all parcels within 750 ft"? We will remove the average and set the minimum setback at 200 ft.
- 4) High Density- generally we were ok with this, but would like to reference the 3-mile plan to determine what areas could fall into this zone. We do not want to call it "High Density" zone but Multi-Family Zone; Okay with higher density zone district within 3-mile Plan- As noted, because you have created a zone district, it does not exist until property is rezoned to that zone district. We have changed the name to Multi-family.
- 5) Clarification on new PD zone size, 10-acre min vs 5-acre min, would PC have more "say" or control if we reduced to 5-acre min? Not necessarily- but 5 acres is fine.

Amy H: Zone Districts Worksheet Answers

Question 1

Could we combine RA & RE? Combine R1,R2& R10k? We strongly suggest that the Commission not take this route. It will increase densities and allow people to subdivide larger lots into lots that are at minimum 10,000 sq. ft. OR alternatively down zone property which may result in legal challenge. We did combine R-1 and R-2.

What exactly are unlisted uses-intention? With technological changes and new uses occurring frequently, this section provides criteria by which to determine if an unlisted use should be prohibited or allowed as a conditional use. We will simplify this to reference the the North American Industrial Classification System (NAICS) to assist in the interpretation of the similarity of uses, note that uses similar in nature but not listed shall be considered a conditional use, and refer the matter to the Planning Commission for their recommendation and then to the BOT for their determination. Or we are comfortable for it to simply go to the Planning Commission. We would like Dawn to weigh in on this.

Commented [SM1]: And must go before PC for recommendation to the BOT for approval?

Commented [BC2R1]: YES

Can 17.2.010 C 1&2-Can the last two sentences just say all uses require site/plot plan and building permits. CMI recommends that it is clear that SF and duplexes (defined as a two-family residence) only require a plot plan and multi-family and non-residential uses require a site plan. We will clarify that multi-family (3 or more) does require a site plan.

Question 2

What exactly is subordinate size? Seems arbitrary The term will be defined but it is anything smaller than the principal use—it would be more arbitrary to establish absolute #s because the size of a principal structure varies so much- as long as it is smaller, we think that is simplest.

Set back from 105 in green corridor increase to 150ft? Per other recommendations, we will increase to 200 feet and remove the average.

PUD 5 acres also- YES

VMU & B1N= height 35? Like other multiuse/commercial- YES, change has/or will be made.

RE/RLL C5 25%30% why that 35 number for impervious – We used the maximum building coverage as the percentage to start.

R1-change at least one to max of one per ½ acre- that is what it states- combining R-1 and R-2.

3b 4plex max- Discussion item for the Planning Commission- Adopted Plan talks about “Like the Old Town residential area, this residential category, with a range of 4 to 8 units per acre includes single-family detached and attached units such as townhomes, carriage houses, and two-and four-unit attached dwelling units.

VMU-CU >10 units per acre multi use- In this zone, multi-family is an accessory use and is only allowed on the second floor or in the rear of a use—this area is a sales tax generating zone.

DMU-why the change to 40 ft height? We are going to change this to a bulk plane height per Bill's drawings and suggest a height of between 32 ft and 35 ft—we strongly encourage more density in this zone and want to encourage uses such as rooftop decks and eating areas. OR if it is residential above, patio space.

Question 3 okay with

Question 4

RA principle use removed—Small solar energy systems? State law.

RE principle use removed -“”

R1 principle use removed-public schools-seems too small for school-State law and they will not locate without centralized services.

R10k principle use removed- parks and open space-again too small? This is the size of a small pocket park or tot lot.

R3-remove park/os, public buildings, group home-too small? IF something is zoned Small lot, it does not prevent a larger lot from developing- this is the minimum lot size.

R4/HD-remove public schools-too small? State law and lot size minimum is 15,000 sq. ft.

add multiuse and commercial? That is addressed in the other zones but we could allow business, retail, office, and daycare etc. as an accessory use

BI Mixed use remove I (same as h), vehicle sales? W same as b, no – this is a large area and could accommodate such uses

fulfillment centers (like amazon) We are cleaning up the uses in this zone, please review the land use table

Recreation/OS- remove water skiing facilities- yes- this as well as snow skiing are in the existing code

Question 5

BI mixed use-accessory use change multi family housing down to 10/acre- We are recommending 12 because many communities like Fountain consider 16 units to be considered a low number for multi-family and also because of State law noted above.

Question 6

RA-conditional use-isn't this the same as 1 e? Just make principle use and add a noise limit- YES- good catch - noise will be covered in Article 3- do you want to keep the setback of 100 ft. from property line

RE-same as above. We will make that change but we do recommend the setback for this type of use Also is it appropriate to have any schools or religious institutions on only 2.5 acres? State Law. Also, they are not going to locate unless they have centralized facilities.

R1-conditional-what is subordinate in size definition? See above. Max a 4plex, non public school removed-too small- Charter schools and other educational institutions are often small- the 100 ft. of frontage also controls the lot size- again it's a minimum lot size. From Plan: "Residential density should be at least one dwelling unit per ¼ acre." We will move the conditional use to a 4-plex

R10k-conditional use remove group homes over 8, non public school and religious- OKAY

R3 conditional use remove b & c the same thing, non public school and religious- **OKAY**

BI Mixed use remove-emergency services, what is l?, j same as c, k same as g- **we are cleaning this up but need emergency services somewhere and this is a good location- remember this area also includes the existing town shops.**

VMU- conditional use -add opaque screening, **We will add this as a development standard** remove nursing homes- **this is a perfect place for this type of facility but perhaps we change the name to assisted living facilities- they will have services within walking distance.** emergency services(too small)- **disagree** change multi family max to 10/acre- **remember the multifamily is limited to upper floors and in the rear** , i the same as e, do we want more type 1 manufactured homes?- **This is an existing use**

Recreation OS- conditional use - should we define or limit a stadium? **This is an existing permitted use!!**

Question 7

5 acres or more not 10 **OKAY**

what is the current allowed density in pud? **Unclear and messy- We will be bringing the new PD ordinance to you for your upcoming meeting. There are no densities prescribed in a PD.**

150 setback from 105- **Revised to 200 ft.**

k, 2- modifications if would result in 2

what is a more livable environment?- PD hoops- 2+ reasons to do something different- **good suggestion- review ordinance as proposed.**

- I advocate STRs are CUs in all most zones. **Agreed but not in our scope nor in the Zoning Chapter- we have lots of experience**
- Customary Accessory Uses (permitted but unspecified size). Lots of small sheds are ok? **Yes-anything under 200 sq.ft. does not require a building permit.**
- Another accessory structure size limited. Is this in addition to a detached garage? **NOTE: Accessory structures are also regulated by % of impervious surface and setbacks**
- We should mention Greenhouses- **YES**
- All existing is grandfathered, correct? And you can't keep someone from building back their non-conforming house lost in a fire. **Correct however the rule is 50%**
- Does no pyramid zoning just mean no SFR in commercial? **Sort of- we are allowing residential as an accessory use.** Map and LDC need to be perfect? **As best we can—often after adopting a new code, it will be need to be tweaked.**
- Is the new B1 zone the suburban sprawl zone? NO! The market and gas station that robs Mainstreet of what it could be? **Gas station probably is a no go in the downtown (direct access issues onto 105, plus you want pedestrian friendly A 2nd DT but w/ Industrial and Warehousing? It might turn into that but we noted it as a mixed use node in the Master Plan**
- Residential Zones are very confusing - Different in the table and the sections included in the document. Names that include sizing would help: See Land Use Table and yes we have updated the names to reflect the concept below. Noted that there are restrictions in terms of what 'fits' on the GIS zoning map.
 - R A (5)
 - R 2.5 (RE)
 - R 1- (1/2)
 - ~~R 1/2~~
 - R ¼ (10000)
 - R Small lot (5,000)
 - R MF

SECTIONS OF ARTICLE 2 WITH COMMENTS FROM SUSAN MINER

- Redundant zoning/ **Remove pyramid zoning!** I agree with the removal of pyramid zoning.
 - Yes, each zone should clearly stand on its own.
 - Add an area specifically for multi-use. **- These are the BI-MU and VC-MU per Master Plan**
 - Delete R-4 no one wants per Master Plan. **Group agreed to R-MF**
 - Combine some of the residential districts. **Combined R-1 and R-2**
 - Add to zone district- the more clear details given, the better we serve the Town and the requestor.
 - I agree with the recommendation to replace the specific lists of permitted uses and provide a general use description instead.
- (1) Density ranges should align with the Community Master Plan. **They do**
- (2) ADUS should be a conditional review use in R-1E, R1 and R2- **see State Law- all single family residential zones**
- (3) All items related to zoning and zone districts will be addressed in this section including standards that apply to specific districts. Standards that apply to all uses will be contained within Article 3.

Commented [SM3]: Define this please.

Commented [SM4]: We might need it in the future

Commented [SM5]: Not sure this is a good idea. Palmer Lake is so diverse and I think we need to maintain that eclectic land use.

Commented [SM6]: Agree

(4) Remember that what is now called the Hillside Overlay District is Stormwater Quality Standards and the standards apply to all zone districts within the Town. These will be moved to Article 3. 17.68 applies to lands that are not necessarily on a hillside.

(5) For now, per the original approved Table of Contents the Zoning Code will be referred to as the Land Development Code (LDC).

Commented [SM7]: I think Hillside and Stormwater, although related, are different

Commented [BC8R7]: NO they are the same- I checked with John Chavez