

NEXT STEPS

Once agreement has been reached on the land uses and dimensional requirements, we will update Article 2 and insert the tables. We then plan to draft the remaining Articles with the hope of delivering a final Land Use Code at the beginning of next year.

REVIEW OF LAND USES PER ZONE DISTRICT

Note: CMI has provided the following table of land uses for the renamed zone districts. The new list of uses is a clean-up of uses that you no longer can regulate (e.g., foster homes) and reflects changes to State law as noted above. The Use Table reflects a move toward the impacts of uses. We have also removed uses that we believe are covered by broader categories or have a low probability of being a use that is proposed in Palmer Lake (e.g., waterskiing and snow skiing). For ease of reference, we have indicated the old name and the suggested name. We support the concept of noting the lot size within each zone district so RA would become RA (5), R-LL would include (2.5) etc.

Key to Zone Districts in the Table:

- RA – Residential Agricultural (RA)
- R-2.5 – Residential Large Lot (RE)
- R-1 – Low Density Single Family Detached Residential (R1 & R2)
- R-5,000 – Small Lot Single Family Residential (R3)
- R-MF – Multifamily Residential (R4)
- R-10,000 – Medium Density Single Family Residential (R-10,000)
- DMU – Downtown Mixed Use (CC)
- B-I-Mixed Use (C1)
- V-MU – Village Mixed Use (C2)
- Rec- OS – Recreation and Open Space (O-1)

Uses in the table are listed in the following groups:

- Agricultural Uses
- Residential Uses
- Commercial Uses
- Industrial Uses
- Public and Institutional Uses
- Parks, Recreation, and Open Space
- Utilities
- Accessory Uses (Some accessory uses are listed in the other groups in this table.)

Table of Uses in Each Zone District – Page 1										
<p>Note: Asterisk (*) – See Definitions for more specific description of this use.</p> <p>Use Key: A – Accessory C – Conditional P - Permitted</p>	RA	R-2.5	R-1	R-5,000	R-MF	R-10,000	DMU	B-I-MU	V-MU	Rec-OS
	Agricultural Uses									
Accessory structures and uses that assist in the production of value-added agricultural products	A									
Agricultural field operations*	P									
Animal boarding including kennels, veterinary facilities, and clinics	P	P								
Animal hospitals*	C	C							C	
Animal hospitals and kennels, provided that a minimum area of five acres is available for said kennel								C		
Equestrian riding stables and arenas, public or private	P	C								
Equestrian stabling and grazing	P	P								
Husbandry of domesticated farm or ranch animals	P	P								
Nursery/tree farm*	P									
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								

Table of Uses in Each Zone District – Page 2										
<p>Note: Asterisk (*) – See Definitions for more specific description of this use.</p> <p>Use Key: A – Accessory C – Conditional P - Permitted</p>	RA	R-2.5	R-1	R-5,000	R-MF	R-10,000	DMU	B-I-MU	V-MU	Rec-OS
	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)				C	C					
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				
Owner-occupied or nonprofit group home*	P	P	P		P				
Residential dwelling not to exceed 4 total dwelling units per lot							C		
Type I manufactured homes									C
Commercial Uses									
Bed and breakfast establishments	C	C			C		P	P	
Childcare centers – 5 to 16 children) per CRS XXX			C		C	C		P	P
Childcare in home (less than 5 children per CRS XXX									
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	P

Table of Uses in Each Zone District – Page 3										
<p>Note: Asterisk (*) – See Definitions for more specific description of this use.</p> <p>Use Key: A – Accessory C – Conditional P - Permitted</p>	RA	R-2.5	R-1	R-5,000	R-MF	R-10,000	DMU	B-I-MU	V-MU	Rec-OS
	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	C	
Medical and dental clinics							P	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								C		
Retail sales							P	P	P	
Small businesses that provide services and limited and specialty retail establishments on the ground floor level							P	P	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	

Emergency services including ambulance services								C	C	
Institutional and quasi-public uses*					C					
Table of Uses in Each Zone District – Page 4										
Note: Asterisk (*) – See Definitions for more specific description of this use.										
Use Key: A – Accessory C – Conditional P - Permitted	RA	R-2.5	R-1	R-5,000	R-MF	R-10,000	DMU	B-I-MU	V-MU	Rec-OS
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	
Parks, Recreation, and Open Space										
Golf courses and low-impact recreational uses								C		P
Picnic grounds with facilities										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- Outdoor Arena with seating for no more than 150 patrons										C

REVISED LAND USE TABLE AND DIMENSION TABLE FOR PLANNING COMMISSION REVIEW- DRAFT 3

Trails including use by bicycle, horse riding, hiking											P
Utilities											
Solar energy systems - accessory and small	A	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 and Structures											
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	A	A	A	A	A	A
Any permanent accessory structure that exceeds 720 square feet per lot	C	C	C	C	C	C	C	C	C	C	C
Private garages subordinate in size to the principal structure	A	A	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	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: ac - acre ' - feet du – dwelling units sf – square feet	RA	R-2.5	R-1	R-5,000	R-MF	R-10,000	DMU	B-1-MU	V-MU	Rec-OS ³	
	Minimum lot area (ac.)	5 ac.	2.5 ac.	0.5 ac.	5,000 sf	15,000 sf	10,000 sf	6,600 sf	6,600 sf	6,600 sf	
	Minimum lot width (feet)	250'	150'								
Minimum lot frontage (feet)			75'	50'	100'	50'	35'	35'	35'		
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'	25'	25'	25'		20'	20'		
From side property line (feet)	25'	10'	10'	7.5'	10'	7.5'	see note ¹	see note ¹	see note ¹		
From rear property line (feet)							10'				

REVISED LAND USE TABLE AND DIMENSION TABLE FOR PLANNING COMMISSION REVIEW- DRAFT 3

	25'	25'	25'	25'	25'	25'	from any ROW	25'	25'	
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%	65%	25%	None	65%	65%	10% ⁴
Maximum building height (feet)	30'	30'	30'	30'	35'	30'	see note 2	30'	30'	25'
Maximum size for an accessory dwelling (square feet)	750 sf									

¹ No side yard 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.~~