

## CHAPTER 4. ZONING DISTRICTS

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**CHAPTER 4. ZONING DISTRICTS**

**§ 4.1 ESTABLISHMENT OF DISTRICTS**

The following zoning districts are hereby established. They may be referred to by their name or their district letter abbreviations.

**A. Residential Zoning Districts.**

- 1. RE-1 Rural Estate
- 2. RE Rural Estate
- 3. E-1 Estate
- 4. E Estate
- 5. R Residential
- 6. R-1 Residential
- 7. R-2 Two-Family Residential
- 8. RM Multi-Family Residential

**B. Accommodations/Tourist Zoning Districts.**

- 1. A Accommodations/Highway Corridor
- 2. A-1 Accommodations/Low Intensity

**C. Commercial Zoning Districts.**

- 1. CD Downtown Commercial
- 2. CO Outlying Commercial
- 3. O Office
- 4. CH Heavy Commercial

**D. Industrial Zoning Districts.**

- 1. I-1 Restricted Industrial

**E. Special Purpose and Overlay Zoning Districts.**

- 1. FP Floodplain Overlay Zone
- 2. D-DO Downtown Design Overlay Zone
- 3. H-DO Highway Corridor Design Overlay Zone
- 4. SH Stanley Historic Overlay District (Ord. 18-01 #12)

(Ord. 18-01 #12, 10/23/01)

**§ 4.2 COMPLIANCE WITH DISTRICT STANDARDS**

**A. Compliance Required.** No building or structure shall be erected, converted, enlarged, reconstructed, or altered for use, nor shall any land, building, or structure be used or changed in use except in accordance with all of the regulations established by this Code for the zoning district in which the land, building, or structure is located.

**B. Use Tables--Permitted Uses.** Use Tables 4-1 and 4-4 (below) set forth the use classifications and specific uses permitted within the relevant zoning districts.

1. *Permitted By-Right Uses* . A “P” in a cell indicates that a use classification or specific use is allowed by right in the respective zoning district. Permitted by-right uses are subject to all other applicable regulations of this Code, including the General Development Standards set forth in Chapter 7. P
2. *Special Review Uses*. An “S” in a cell indicates that a use category is allowed only if reviewed and approved as a Special Review Use, in accordance with the Special Review procedures of §3.5. S
3. *Uses Not Allowed*. A “—” in a cell indicates that a use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Code. —
4. *Additional Regulations*. Many uses are subject to additional use-specific regulations (in addition to Chapter 7 regulations that apply to all development in general). The final column of the use table contains references to applicable use-specific standards, which are set forth in §5.1 of Chapter 5, “Use Regulations.” Standards referenced in the Additional Regulations column apply in all zoning districts unless otherwise expressly stated.
5. *Use Classifications/Specific Use Types* . All of the use classifications listed in Tables 4-1 and 4-4 are described and defined in Chapter 13, §13.2 of this Code. In some cases, specific uses are listed in the second column of the table. The use classifications are intended to be mutually exclusive. If a use type is specifically listed in the table, that use type is allowed only in the districts indicated, not within the districts that may allow the broader classification.

**C. Uses Not Listed As Permitted.** Uses not specifically listed as permitted by right or by special review in a specific zoning district, as depicted in Use Tables 4-1 and 4-4, are prohibited unless such use is subsequently permitted pursuant to the use classification procedure set forth in §3.12 of this Code, or the rezoning/amendment procedure set forth in §3.3 of this Code.

**§ 4.3 RESIDENTIAL ZONING DISTRICTS**

**A. List of Districts/Specific Purposes.**

1. *RE-1 Rural Estate Zoning District*. This district is established to protect and preserve some of the most rural areas of the Estes Valley in which significant view sheds, woodlands, rock outcroppings, ridgelines, other sensitive environmental areas and low-density residential development comprise the predominant land use pattern. This zone implements the “Rural Estate (RE-1)” future land use designation contained in the Comprehensive Plan. The district regulations allow for the development of low-density single-family residential uses, generally at densities no greater than one (1) dwelling unit per ten (10) acres.
2. *RE Rural Estate Zoning District*. This district is established to permit relatively low-density single-family residential development in areas of the Estes Valley where this is the established and predominant land use pattern. This zone implements the “Rural Estate (RE)” future land use designation contained in the Comprehensive Plan. New

residential development is encouraged to incorporate rural residential conservation designs, such as clustering and other open space preservation techniques, in order to preserve the existing rural character and limit development in sensitive environmental areas such as steep sloped areas. The regulations contained in this district will permit continued, low-density residential development, generally at densities no greater than one (1) dwelling unit per two and one-half (2.5) acres.

3. *E-1 Estate Zoning District.* This district is established to preserve the predominantly lower density residential uses that have been established in the Estes Valley. This zone implements the “Estate (E-1)” future land use designation contained in the Comprehensive Plan. The district regulations permit single-family residential uses at densities of one (1) dwelling unit per acre.
4. *E Estate Zoning District.* This district is established to encourage moderate density single-family residential uses in areas of the Estes Valley convenient to services and the key highway corridors. This zone implements the “Estate (E)” future land use designation contained in the Comprehensive Plan. District regulations are intended to continue the predominant single-family detached use, while providing for additional parks, open space and trail/bikeway linkages to Downtown Estes Park and existing systems whenever possible. District regulations permit single-family residential uses at densities of two (2) dwelling units per acre, with a minimum lot area of one-half (½) acre.
5. *R Single-Family Residential Zoning District.* This district is established to preserve and encourage relatively high-density single-family residential uses primarily within the Town of Estes Park. This zone implements the “Residential (R)” future land use designation contained in the Comprehensive Plan. District regulations are intended to continue the predominant single-family detached use, while providing for additional open space and trail/bikeway linkages to Downtown Estes Park and existing systems whenever possible. District regulations permit single-family residential uses at densities of four (4) dwelling units per acre, with a minimum lot area of one-quarter (¼) acre.
6. *R-1 Single-Family Residential Zoning District.* This district is established to provide opportunities for attainable single-family residential development within the Town of Estes Park and in close proximity to services. Accordingly, district regulations will allow densities of up to eight (8) dwelling units per acre, with a minimum lot area of five thousand (5,000) square feet, subject to the attainable housing limitations in §11.4.C of this Code.
7. *R-2 Two-Family Residential.* This district is established to encourage development of relatively denser residential housing, including two-family dwellings (duplexes) as well as single-family detached housing, primarily within the town limits of Estes Park. This zone implements the “Two-Family (R-2)” future land use designation contained in the Comprehensive Plan. District regulations will allow a minimum lot area of eighteen thousand (18,000) square feet for single-family uses and twenty-seven thousand (27,000) square feet for two-family dwellings (duplexes).
8. *RM Multi-Family Residential.* This district is established to provide opportunities for multi-family residential development. This zone implements the “Multi-Family (MF)” future land use designation contained in the Comprehensive Plan.

**B. Table 4-1: Permitted Uses: Residential Zoning Districts.**

**Table 4-1  
Permitted Uses: Residential Zoning Districts**

Use Classification	Specific Use	Zoning Districts								Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "–" = Prohibited								
		RE-1	RE	E-1	E	R	R-1	R-2	RM	
<b>RESIDENTIAL USE CLASSIFICATIONS</b>										
<b>Household Living</b>	Single-family dwelling	P	P	P	P	P	P	P	P	In R-1, §4.3.D.4 applies (Ord 18-01 #13)
	Two-family dwelling	–	–	–	–	–	–	P	P	
	Town home dwelling	–	–	–	–	–	–	–	P	
	Multi-family dwelling	–	–	–	–	–	–	–	P	
	Mobile home park	–	–	–	–	–	–	–	S	§5.1.K
<b>Group Living Facility, Large</b>	Senior care facility	–	–	–	–	–	S	S	S	§5.1.I
	Large group living facilities	–	–	–	–	–	S	S	S	§5.1.I; Treatment facilities are prohibited
<b>Group Living Facility, Small</b>		P	P	P	P	P	P	P	P	§5.1.I
<b>INSTITUTIONAL, CIVIC &amp; PUBLIC USES</b>										
<b>Day Care Center (Ord. 6-06 §1)</b>		S	S	S	S	S	S	S	S	§5.1.F
<b>Family Home Day Care, Large (Ord. 6-06 §1)</b>		S	S	S	S	S	S	S	S	§5.1.F; As accessory to a principal residential use only

**Table 4-1 (Cont'd)**

Use Classification	Specific Use	Zoning Districts								Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "–" = Prohibited								
		RE-1	RE	E-1	E	R	R-1	R-2	RM	
<b>INSTITUTIONAL, CIVIC &amp; PUBLIC USES (Cont'd)</b>										
<b>Government Facilities</b>	Public Safety Facilities	P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
	Trail/Trail Head	P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
	Utility, Major	–	–	–	–	–	–	–	–	§3.13, Location & Extent Review
	Utility, Minor	P	P	P	P	P	P	P	P	§3.13, Location & Extent Review; Use shall not include office, repair, storage or production facilities

Use Classification	Specific Use	Zoning Districts								Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "-" = Prohibited								
		RE-1	RE	E-1	E	R	R-1	R-2	RM	
<b>Government Facilities (cont'd)</b>	All Other Government Facilities	P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Hospital</b>		-	-	-	-	-	-	-	S	
<b>Park and Recreation Facilities</b>		P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Park and Ride Facilities</b>		-	-	-	-	-	P	P	P	
<b>Religious Assembly</b>		-	-	-	-	-	-	-	S	§5.1.O
<b>Schools</b>		P	P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Senior Institutional Living</b>	Continuing Care Retirement Facility	-	-	-	-	S	S	S	S	§5.1.I
	Congregate Housing	-	-	-	-	S	S	S	S	§5.1.I
	Skilled Nursing Facility	-	-	-	-	-	-	-	S	§5.1.I
<b>Transportation Facility Without Repairs</b>		-	-	-	-	-	P	P	P	§3.13, Location & Extent Review
<b>ACCOMMODATION USES</b>										
<b>Low-Intensity Accommodations</b>	Bed and Breakfast Inn	-	-	-	-	-	-	S	P	§5.1.B
<b>COMMERCIAL/RETAIL USES</b>										
<b>Wireless Telecommunication Facilities</b>	Attached & concealed (stealth) antennas	P	P	P	P	P	P	P	P	§5.1.T
	Antenna towers, microcells	P/S	P/S	P/S	P/S	-	-	P/S	P/S	§5.1.T
<b>RECREATION USES</b>										
<b>Golf Course</b>		P	S	S	S	-	-	-	-	§5.1.C
<b>ACCESSORY USES: SEE §5.2, "ACCESSORY USES AND ACCESSORY STRUCTURES."</b>										
<b>TEMPORARY USES: SEE §5.3, "TEMPORARY USES AND STRUCTURES."</b>										

**C. Density/Dimensional Standards.**

1. *Density Calculation.* (See also Chapter 1, §1.9.C.)
  - a. Net land area. Net land area shall be determined by subtracting from the gross land area the following:
    - (1) Eighty percent (80%) of lands located in the 100-year floodplain;
    - (2) Eighty percent (80%) of lands located above the elevation serviceable by the Town of Estes Park water system;
    - (3) All lands within private streets or dedicated public rights-of-way; and
    - (4) All lands subject to a ground lease that, because of the lease terms, would not be available for development of the proposed land use(s) on the subject property.
  - b. Net density. Net density shall be calculated by dividing the net land area by the minimum lot area or land area required for each unit.
  - c. When applying a density standard to a parcel's net land area, all resulting fractions shall be rounded down to the next lower whole number.
  - d. The number of dwelling or accommodations units allowed on a site is based on the presumption that all other applicable standards shall be met. The maximum density established for a zoning district (See Table 4-2 below) is not a guarantee that such densities may be obtained, nor a valid justification for varying other dimensional or development standards.
2. *Table of Density and Dimensional Standards by Zoning District.* Table 4-2 below lists the density and dimensional standards that apply within the residential zoning districts. These are "base" standards and are not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this Code or site-specific conditions may further limit development on a specific site.
3. *Maximum Number of Principal Uses Permitted Per Lot or Development Parcel.* Except in the RM zoning district, only one (1) principal use shall be permitted per lot or development parcel.
4. *Maximum Number of Town Home Units per Structure.* There shall be no more than eight (8) attached town home units per single structure or building.
5. *Table 4-2: Base Density and Dimensional Standards Residential Zoning Districts.*

**Table 4-2  
Base Density and Dimensional Standards Residential Zoning Districts**

Zoning District	Max. Net Density (units/acre)	Minimum Lot Standards [1] [5] (Ord. 25-07 §1)		Minimum Building/Structure Property Line Setbacks [2] [4] [9] (Ord. 25-07 §1)			Max. Building Height (ft.) [10]	Min. Building Width (ft.)
		Area (sq ft.)	Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)		
RE-1	1/10 Ac.	10 Ac.	200	50	50	50	30	20
RE	1/2.5 Ac.	2.5 Ac.	200	50	50	50	30	20
E-1	1	1 Ac. [3]	100	25	25	25	30	20
E	2	½ Ac. [3]	75	25-arterials; 15-other streets	10	15	30	20
R	4	¼ Ac.	60	25-arterials; 15-other streets	10	15	30	20
R-1	8	5,000	50	15	10	15	30	20
R-2	4	Single-family = 18,000; Duplex = 27,000	60	25-arterials; 15-other streets	10	10	30	20
RM (Ord. 18-01 #14)	Residential Uses: Max = 8 and Min = 3 Senior Institutional Living Uses: Max = 24	40,000, 5,400 sq. ft./unit [4] [8] (Ord. 25-07 §1) Senior Institutional Living Uses: ½ Ac.	60; Lots Greater than 100,000 sq. ft.: 200	25-arterials; 15-other streets	10 [6]	10	30	20 [7]

**Notes to Table 4-2:**

- [1] (a) See Chapter 4, §4.3.D, which allows a reduction in minimum lot size (area) for single-family residential subdivisions that are required to set aside private open areas per Chapter 4, §4.3.D.1.
- (b) See Chapter 11, §11.3, which allows a reduction in minimum lot size (area) for clustered lots in open space developments.
- (c) See Chapter 11, §11.4, which allows a reduction in minimum lot size (area) for attainable housing.
- (d) See Chapter 7, §7.1, which requires an increase in minimum lot size (area) for development on steep slopes. (Ord. 2-02 §1)
- [2] See Chapter 7, §7.6, for required setbacks from stream/river corridors and wetlands. (Ord. 2-02 #5; Ord. 11-02 §1)
- [3] If private wells or septic systems are used, the minimum lot area shall be 2 acres. See also the regulations set forth in §7.12, "Adequate Public Facilities."
- [4] Townhome developments shall be developed on parcels no smaller than 40,000 square feet; however, each individual townhome unit may be constructed on a minimum 2,000 square foot lot at a maximum density of 8 dwelling units per acre.
- [5] All development, except development of one single-family dwelling on a single lot, shall also be subject to a maximum floor area ratio (FAR) of .30 and a maximum lot coverage of 50%. (Ord. 25-07 §1)
- [6] Zero side yard setbacks (known as "zero lot line development") are allowed for townhome developments.
- [7] Minimum building width requirements shall not apply to mobile homes located in a mobile home park.
- [8] Single-family and duplex developments shall have minimum lot areas of 18,000 s.f. and 27,000 s.f., respectively. (Ord 18-01 #14)
- [9] All structures shall be set back from public or private roads that serve more than four adjacent or off-site dwellings or lots. The setback shall be measured from the edge of public or private roads, the edge of the dedicated right-of-way or recorded easement or the property line, whichever produces a greater setback. The setback shall be the same as the applicable minimum building/structure setback. (Ord. 11-02 §1; Ord. 25-07 §1)
- [10] See Chapter 1, §1.9.E, which allows an increase in the maximum height of buildings on slopes. (Ord. 18-02 #3)

**D. Additional Zoning District Standards.**

1. *Private Open Areas; Applicability and Minimum Set-Aside Required.* All residential developments and subdivisions containing five (5) or more units shall set aside a minimum percentage of total gross land area for the purpose of private open areas in the amount shown in Table 4-3 below. See §7.4 for additional private open area standards. (Ord. 18-01 #15; Ord. 2-02 #4)

**Table 4-3  
Minimum Private Open Areas**

Zoning District	Minimum Private Open Areas (% of Gross Land Area)	Adjusted Minimum Lot Size/Area (Ord. 2-02 #4)
RE-1	30	7.00 acres
RE	30	1.75 acres
E-1	15	0.85 acres
E	15	0.43 acres
R	15	0.21 acres
R-1	15	4,250 square feet
R-2	15	Single-Family = 15,300 square feet; Duplex = 22,950 square feet
RM	15	No Reduction in Minimum Lot Size

(Ord. 2-02 #4)

2. *Lot Size.*
  - a. General Rule. Subject to the exceptions listed below, the minimum lot sizes for lots within single-family residential subdivisions that are required to set aside private open areas shall be as shown in Table 4-3 above. (Ord. 2-02 #4)
  - b. Exception for Lots with Private Water/Sewer. The minimum lot size for lots serviced by private wells or private septic systems shall be two (2) acres in all districts, except the RE-1 zoning district. (Ord. 2-02 #4)
  - c. Exception for Development on Steep Slopes. Lots with an average slope of greater than twelve percent (12%) shall be subject to the lot area adjustment set forth in §7.1.A of this Code. The minimum lot areas set forth in this subsection shall be used as the base for any required increase in lot area due to steep slopes. (Ord. 2-02 #4)

3. *Pedestrian Amenities and Linkage Requirements.*
  - a. Provision shall be made for pedestrian amenities and linkages in the residential zoning districts, including but not limited to sidewalks, pathways and bikeways.
  - b. To the maximum extent feasible, provision shall be made in the design of developments for interconnections with existing or planned streets and pedestrian or bikeway systems on adjoining properties, unless the Estes Valley Planning Commission determines that such interconnections would have adverse impacts on open spaces, wetlands, sensitive environmental areas or other significant natural areas.
  - c. Sidewalks shall be provided as set forth in §10.5.D, "Sidewalks, Pedestrian Connections and Trails."
4. *Homeowner Association Required.* All new townhome developments containing five (5) or more dwelling units shall be required to establish a mandatory Homeowner Association for the maintenance of common property (including private open areas) within the development.
5. *Attainable Housing.* All developments in the R-1 District shall be subject to the attainable housing limitations for rental and owner occupancy set forth in §11.4.C.

(Ord. 13-99 §D, 11/3/99; Ord. 18-01 ##13—15, 10/23/01; Ord. 2-02 §1, 2/12/02; Ord. 11-02 §1, 8/13/02; Ord. 18-02 #3, 12/10/02; Ord. 6-06 §1, 9/26/06; Ord. 25-07 §1, 11/27/07)

## § 4.4 NONRESIDENTIAL ZONING DISTRICTS

### A. List of Districts/Specific Purposes.

#### 1. Accommodations Zoning Districts.

- a. A Accommodations/Highway Corridor Zoning District. This district implements the “A-Accommodations” land use category set forth in the Comprehensive Plan. It applies primarily in highway-oriented commercial areas of the Estes Valley, and allows a wide variety of accommodation uses, including relatively higher-intensity accommodations such as multi-story hotels and motels. A variety of related tourist-serving retail and commercial uses, such as restaurants, bars and gift shops, will be permitted, but only as accessory uses to a principal accommodations use and only if such supporting uses are located inside the same structure as the principal use. Stand-alone commercial or retail uses will not be permitted in this accommodations district; instead, such uses may be developed in the other commercial zones.
- b. A-1 Accommodations/Low-Intensity Zoning District. This district implements the “A-1-Accommodations” land use category set forth in the Comprehensive Plan. This district provides for low-intensity and small-scale residential uses, low-intensity accommodations and very limited accessory uses located along highway and roadway corridors characterized by low-intensity residential and lodging uses, including resort lodges, cabins and condominium developments. Aside from these limited residential and accommodation uses, no new commercial development shall be permitted in this district. New uses, including new accommodations, shall be developed consistent in intensity, bulk and design with the low-scale, residential character of this district.

#### 2. Commercial Zoning Districts.

- a. CD Downtown Commercial. This zone district is established to provide a wide variety and relatively high intensity of retail and commercial services within Downtown Estes Park to serve both residents and visitors. The CD District implements the “CBD-Commercial Downtown” land use category set forth in the Comprehensive Plan. This district is intended to encourage a predominance of compact and pedestrian-scale retail, service and office uses in the Downtown core. Residential uses, especially employee housing or when mixed with commercial or retail uses, are also encouraged within the district to provide alternative housing choices for the Valley’s workforce.

It is the intent that the Downtown maintain its function as the Valley’s focal point of tourist shopping and entertainment activity. This area is also a key economic engine for the Town of Estes Park and the Valley; therefore, future sales-tax generating uses are strongly encouraged.

It is also the intent of this district that new development develop in ways integrating and even enhancing the qualities of the streams, rivers, topography and other natural assets of the area.

- b. CO Outlying Commercial Zoning District. This zoning district is established to encourage the development of a wide variety of commercial and retail uses along the major corridor entryways into the Valley and the Town of Estes Park. This

zoning district is established to implement the “Commercial” and “Commercial-Recreation” future land use categories recommended in the Comprehensive Plan. This district should accommodate the majority of the larger, freestanding commercial and retail buildings to meet future demand in the community.

- c. O Office Zoning District. This zoning district is established to implement the “Office” future land use category recommended in the Comprehensive Plan. The intensity of future office development will be controlled through district standards setting forth a maximum floor area ratio (FAR) and building height maximum.
- d. CH Heavy Commercial Zoning District. This zoning district is intended to provide for heavy commercial uses, including vehicle repair services, construction trades and bulk goods retailing. It shall be limited to areas within the Estes Valley that already contain some of these types of heavy commercial uses, and shall not include areas fronting the Valley’s highways or arterial streets. Permitted uses shall include utility facilities and installations, repair services, bulk storage and limited manufacturing. Most of these uses shall be permitted by right, but subject to specific size limitations. Larger facilities shall be subject to special review.

3. *Industrial Zoning Districts.*

- a. I-1 Restricted Industrial Zoning District. This zoning district implements the “Restricted Industrial” land use category recommended in the Comprehensive Plan. Permitted uses shall include a relatively wide variety of industrial uses, as reflected in the existing mix of industrial land uses, including several concrete/asphalt plants, propane distributors, construction trade yards and gravel mining and crushing facilities. However, to discourage future conflicts, residential uses shall not be permitted in this zoning district. An important element of development in this industrial zone district shall be compliance with performance standards to protect adjacent uses from adverse impacts of industrial development.

**B. Table 4-4: Permitted Uses: Nonresidential Zoning Districts.**

**Table 4-4  
Permitted Uses: Nonresidential Zoning Districts**

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		“P” = Permitted by Right “S” = Permitted by Special Review “-” = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>RESIDENTIAL USE CLASSIFICATIONS</b>									
<b>Household Living</b>	Single-family dwelling	P	P	P	-	P	-	-	<ul style="list-style-type: none"> <li>•In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue</li> <li>•In O, such use shall not be located on the ground floor of a building</li> </ul>

Table 4-4 (Cont'd)

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "–" = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>Household Living (cont'd)</b>	Two-family dwelling	P	P	P	–	–	–	–	In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
	Multi-family dwelling	P	P	P	–	–	–	–	In A-1, no more than 4 dwelling units per multi-family structure In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
	Mobile home park	–	–	–	S	–	–	–	§5.1.K
<b>Group Living Facility, Large</b>	Treatment Facility	P	–	–	P	–	–	–	§5.1.I
<b>Group Living Facility, Small</b>		P	P	P	P	–	–	–	§5.1.I In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
<b>INSTITUTIONAL, CIVIC &amp; PUBLIC USES</b>									
<b>Civic, Social, or Fraternal Membership Clubs, Lodges, or Associations</b>		S	–	–	P	–	–	–	
<b>Cultural Institutions</b>		P	–	P	P	P	–	–	
<b>Day Care Center (Ord. 6-06 §1)</b>		P	S	S	P	P	P	P	§5.1.F In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue

**Table 4-4 (Cont'd)**

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "–" = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>INSTITUTIONAL, CIVIC &amp; PUBLIC USES (Cont'd)</b>									
<b>Emergency Health Care</b>		–	–	S	P	S	S	S	§5.1.H In CD, such use shall not be located on Elkhorn Avenue
<b>Family Home Day Care, Large (Ord. 6-06 §1)</b>		P	S	S					§5.1.F §5.2.B.2.d Home Occupation As accessory to a principal residential use only
<b>Government Facilities</b>	Public Safety Facilities	P	P	P	P	P	P	P	In CD, such use shall not be located on Elkhorn Avenue; §3, 13, Location & Extent Review
	Trail/Trail Head	P	P	P	P	P	P	P	§3.13, Location & Extent Review

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		“P” = Permitted by Right “S” = Permitted by Special Review “-” = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>Government Facilities (cont'd)</b>	Utility, Major	-	-	-	S	-	S	S	§5.1.L; All structures shall be located at least 200 feet away from a residential zone district boundary; §3.13, Location & Extent Review
	Utility, Minor	P	P	P	P	P	P	P	§3.13, Location & Extent Review
	All Other Government Facilities	P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Government Offices</b>		P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Maintenance &amp; Service Facilities</b>		-	-	-	-	-	P	P	§5.1.L
<b>Park &amp; Recreation Facilities</b>		P	P	P	P	P	-	-	§3.13, Location & Extent Review
<b>Park and Ride Facilities</b>		P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Religious Assembly</b>		S	-	-	P	-	-	-	§5.1.O
<b>Schools</b>		-	-	-	P	-	-	-	§3.13, Location & Extent Review
<b>Senior Institutional Living</b>	Continuing care retirement facility	-	-	-	S	-	-	-	§5.1.I
	Congregate housing	-	-	-	S	-	-	-	§5.1.I
	Skilled nursing facility	-	-	-	S	-	-	-	§5.1.I
<b>Transportation Facility Without Repairs</b>		-	-	P	P	P	-	-	§3.13, Location & Extent Review

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		“P” = Permitted by Right “S” = Permitted by Special Review “-” = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>ACCOMMODATION USES</b>									
<b>Low-Intensity Accommodations</b>	Bed and breakfast inns	P	P	P	P	-	-	-	§5.1.B. In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Hotel, Small	-	P	P	-	-	-	-	In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Nightly Rentals	-	P	P	-	-	-	-	<ul style="list-style-type: none"> <li>•Short-term and long-term nightly rentals allowed as a principal use in a residential dwelling unit</li> <li>•See also Table 5-2 which allows nightly rentals as an accessory use to a dwelling unit in the A-1 and CD zoning districts</li> </ul>
	Resort lodge/cabins, low-intensity	-	P	-	-	-	-	-	§5.1.P
<b>High-Intensity Accommodations</b>	Hostel	P	-	P	-	-	-	-	In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Hotel/Motel	P	-	P	-	-	-	-	§5.1.J In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Recreational vehicle park/campground	S	-	-	-	-	-	-	§7.15
	Resort lodge/cabins	P	-	-	-	-	-	-	§5.1.P
<b>COMMERCIAL/RETAIL USES</b>									
<b>Adult Businesses</b>		-	-	-	-	-	-	S	§5.1.A
<b>Animal Sales/Services</b>	Animal Boarding	-	-	-	-	-	P	P	

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "-" = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>Animal Sales/Services (cont'd)</b>	Animal Grooming	-	-	-	P	-	-	-	
	Animal Hospital	-	-	-	P	-	-	P	
	Animal Retail Sales	-	-	-	P	-	-	-	
	Animal Shows/Sales	-	-	-	P	-	P	P	§5.1.L
	Veterinary Office	-	-	-	P	-	-	-	
<b>Artist Studio</b>		P	P	P	P	P	P	P	
<b>Bank or Other Financial Institution</b>		-	-	P	P	P	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
<b>Building Materials/Services</b>		-	-	-	P	-	P	P	§5.1.L
<b>Business Services</b>		-	-	P	P	P	P	-	
<b>Catering Service</b>		-	-	-	P	-	P	P	
<b>Commercial Laundry</b>		-	-	-	-	-	P	P	
<b>Construction Storage Yard</b>		-	-	-	-	-	P	P	§5.1.D; §5.1.L
<b>Eating/Drinking Establishments</b>	Bar/tavern	P	-	P	P	-	P	P	§5.1.G
	Restaurant	P	-	P	P	P	P	P	§5.1.G
	With outdoor seating or food service	P	-	P	P	P	P	P	§5.1.G and §5.1.M
	With drive-through service	-	-	-	P	-	P	P	§5.1.G
<b>Food/Beverage Sales</b>	Convenience stores	-	-	P	P	-	P	P	§5.1.E In CD, no drive-through service shall have access from Elkhorn Avenue
	Convenience store with fuel sales	-	-	-	P	-	S	S	§5.1.E and §5.1.Q

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "-" = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>Food/Beverage Sales (cont'd)</b>	Convenience store with outdoor seating or food service	-	-	P	P	-	P	P	§5.1.E and §5.1.M In CD, no drive-through service shall have access from Elkhorn Avenue
	Grocery store	-	-	-	P	-	-	-	§5.1.L
	Liquor store	-	-	P	P	-	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
	All other	-	-	P	P	-	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
<b>Funeral or Interment Services</b>		-	-	-	P	-	P	P	
<b>Laboratory</b>		-	-	P	P	P	P	P	In CD, such use shall not be located on Elkhorn Avenue
<b>Maintenance/Repair Service</b>		-	-	-	P	-	P	P	§5.1.L
<b>Office</b>		-	-	P	P	P	-	-	
<b>Outdoor Sales</b>		-	-	-	S	-	P	P	§§5.1.L and 7.13 (Ord. 10-00 §2)
<b>Personal Services</b>		P	-	P	P	P	P	P	In the A district: •Permitted as accessory to an accommodations use only; and •Use shall be located within the same structure as a permitted accommodations use.
<b>Plant Nurseries</b>		-	-	-	P	-	P	P	§5.1.L
<b>Retail Establishments</b>	Retail establishments, large	-	-	S	P	-	-	-	§5.1.L; In CD, no drive-through service shall have access from Elkhorn Avenue

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		“P” = Permitted by Right “S” = Permitted by Special Review “-” = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>Retail Establishments (cont'd)</b>	All other retail	-	-	P	P	-	P	P	§5.1.L; In the CH and I-1 districts: •Limited to sales of products manufactured or produced on the subject premises; and •No more than 15% of the principal building(s)' gross floor area shall be devoted to retail sales. In CD, no drive-through service shall have access from Elkhorn Avenue
<b>Self-Service Mini-Storage</b>		-	-	-	-	-	P/S	P/S	If such use contains more than 20,000 sq. ft. of gross floor area, it shall be subject to Special Review
<b>Vehicle Services, Limited</b>	Car wash	-	-	-	P	-	P	P	§5.1.Q
	Quick lubrication services	-	-	-	P	-	P	P	§5.1.Q
	Service station	-	-	-	P	-	P	P	§5.1.Q; §5.1.L
<b>Vehicle/ Equipment Sales &amp; Services</b>	Automobile rentals	P	-	-	P	-	P	-	In A, only as part of a hotel or motel use
	Commercial parking facility	-	-	P	P	P	-	-	In CD, such use shall not be permitted to locate on Elkhorn Avenue
	Limited equipment rentals	-	-	-	P	-	P	P	§5.1.R
	Vehicle/ equipment repair	-	-	-	P	-	P	P	§5.1.L
	Vehicle/ equipment sales and rentals	-	-	-	S	-	S	S	§5.1.R; §5.1.L
	Vehicle storage	-	-	-	-	-	P	S	§5.1.L

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		“P” = Permitted by Right “S” = Permitted by Special Review “-” = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>Wireless Telecommunication Facilities</b>	Attached & concealed (stealth) antennas	P	P	P	P	P	P	P	§5.1.T The antenna shall be sited so that it does not rise more than 10 feet above the height of the structure to which it is attached
	Antenna towers, temporary	P	P	P	P	P	P	P	§5.1.T Antenna tower height shall not exceed 30 feet.
	Antenna towers, microcells	P/S	-	P/S	P/S	P/S	P/S	P/S	§5.1.T
	Antenna towers, other	P	P	P	P/S	P/S	P/S	P/S	§5.1.T in the A, A-1, and CD districts, antenna tower height shall not exceed 30 feet and antenna towers shall only be sited at public utility substations or in high-tension power line easements
<b>RECREATION USES</b>									
<b>Commercial Recreation or Entertainment Establishments, Indoor</b>	Limited	-	-	P	P	-	-	-	§5.1.C
	All other	-	-	-	P	-	P	P	§5.1.C
<b>Commercial Recreation or Entertainment Establishments, Outdoor</b>	Amusement parks	-	-	-	S	-	-	-	§5.1.C
	Miniature golf	-	-	-	S	-	-	-	§5.1.C
	Riding academies, livery stables, roping or equestrian arenas	S	-	-	S	-	-	-	§5.1.C
	All other	-	-	-	S	-	-	-	§5.1.C
<b>Entertainment Event, Major</b>	Indoor Facility	S	-	S	S	-	-	-	§5.1.C
	Outdoor Facility	-	-	-	S	-	-	-	§5.1.C

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		“P” = Permitted by Right “S” = Permitted by Special Review “-” = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>Private-Membership Recreational Facility or Club</b>		P	-	-	P	-	-	-	
<b>INDUSTRIAL USES</b>									
<b>Industry</b>	Custom	-	-	-	-	-	P	P	§5.1.L
	General	-	-	-	-	-	-	P	§5.1.L
	Industrial services	-	-	-	-	-	-	P	§5.1.L
	Limited	-	-	-	-	-	P/S	P	§5.1.L; •In CH, uses containing more than 15,000 square feet of gross floor area shall be subject to special review
	Research & development	-	-	-	P	P	P	P	
<b>Gravel Mining</b>		-	-	-	-	-	-	P	
<b>Recycling Facility</b>		-	-	-	-	-	S	P	§5.1.L
<b>Warehousing and Storage</b>	Bulk Storage	-	-	-	-	-	-	P	§5.1.L; §5.1.S
	General	-	-	-	-	-	-	P	§5.1.L; §5.1.S
	Limited	-	-	-	S	-	P/S	P	§5.1.L; §5.1.S •In CO, not permitted on lots abutting an arterial street or highway •In CH, uses containing more than 15,000 square feet of gross floor area shall be subject to special review
<b>Wholesale Sales &amp; Distribution</b>	Small scale	-	-	-	P	-	P	P	§5.1.S
	All other wholesale sales/distribution	-	-	-	-	-	S	P	§5.1.S
<b>OTHER SPECIFICALLY PROHIBITED USES</b>					<b>SEE §5.1.N, “PROHIBITED USES.”</b>				
<b>ACCESSORY USES</b>					<b>SEE §5.2, “ACCESSORY USES AND STRUCTURES.”</b>				
<b>TEMPORARY USES</b>					<b>SEE §5.3, “TEMPORARY USES AND STRUCTURES.”</b>				

**C. Density and Dimensional Standards.**

1. *Table of Density and Dimensional Standards by Zoning District.* Table 4-5 below lists the density and dimensional standards that apply within the nonresidential zoning districts. These are “base” standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this Code or site-specific conditions may further limit development on a site.
2. *Minimum Land Area Requirements for Accommodation and Residential Uses in the Nonresidential Zoning Districts.* Table 4-5 below includes a standard for “minimum land area per accommodations (guest) or residential unit,” which applies only in the A, A-1 and CD zoning districts. The “minimum land area” necessary to meet this standard shall be measured using the net land area definition set forth in §4.3.C, “Density/Dimensional Standards.” When applying the minimum land area standard to a parcel’s net land area, all resulting fractions shall be rounded down to the next lower whole number.
3. *Maximum Units/Density Not Guaranteed.* The number of dwelling or guest units allowed on a site is based on the presumption that all other applicable standards shall be met. The maximum residential or accommodations density established for a zoning district is not a guarantee that such densities may be obtained, nor a valid justification for varying other dimensional or development standards.

4. Table 4-5: Density and Dimensional Standards for the Nonresidential Zoning Districts.

**Table 4-5  
Density and Dimensional Standards  
Nonresidential Zoning Districts**

Zoning District	Minimum Land Area per Accommodation or Residential Unit (sq. ft. per unit)	Minimum Lot Size [7]		Minimum Building/ Structure Setbacks [4] [8]			Max. Bldg Height (ft.) [9]	Max. FAR	Max. Lot Coverage (%)
		Area (sq ft)	Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)			
<b>A</b>	Accommodation Unit =1,800 [1]; Residential Units: SF = 9,000; 2-Family = 6,750; MF = 5,400	40,000 [2]	100 [3]	Arterial = 25 [5]; All other streets = 15	15 [6]	10 [6]	30	N/A	50
<b>A-1</b>	10,890	15,000 [2]	50 [3]	Arterial = 25 [5]; All other streets = 15	15	10	30	.20	30
<b>CD</b>	Accommodation Units Only = 1,800; SF & 2-Family (stand-alone) = 9,000;  Dwelling Units (1st Floor) 1 unit per 2,250 square feet of gross land area  Dwelling Units (2nd Floor) No minimum gross land area per unit (Ord. 15-03 #3)	Accommodation uses = 20,000  All other uses = n/a	SF & 2-Family (stand-alone) = 25;  MF (stand-alone) = 100;  All other uses = n/a	Minimum = 8  Maximum = 16	If lot abuts a residential property = 10;  All other cases = 0	If lot abuts a residential property = 10;  All other cases = 0	30	2.0	n/a
<b>CO</b>	n/a	Lots fronting arterials = 40,000 [2];  Outdoor Commercial Recreation/ Entertainment = 40,000 [2]  All other lots = 15,000 [2]	Fronting arterials = 200;  All other lots = 50	Arterial = 25 [5]; All other streets = 15	15 [6]	15 [6]	30	.25	65

Zoning District	Minimum Land Area per Accommodation or Residential Unit (sq. ft. per unit)	Minimum Lot Size [7]		Minimum Building/Structure Setbacks [4] [8]			Max. Building Height (ft.) [9]	Max. FAR	Max. Lot Coverage (%)
		Area (sq ft)	Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)			
O	Residential Units (2 <sup>nd</sup> Floor) 1 unit 2,250 sq. ft. GFA of principal use.	15,000 [2]	Fronting Arterials = 200; All other lots = 50	Arterial = 25 [5]; All other streets = 15	15 [6]	15 [6]	30	.25	50
CH	n/a	6,000 [2]	50	15	0 [6]	0 [6]	30	.50	80
I-1	n/a	15,000 [2]	Fronting Arterials = 200; All other lots = 50	Arterial = 25 [5]; All other streets = 15	10 [6]	10 [6]	30	.30	80

(Ord. 2-02 #6; Ord. 11-02 §1; Ord. 15-03 #3)

**NOTES TO TABLE 4-5:**

- [1] For guest units in a resort lodge/cabin use that have full kitchen facilities, the minimum land area requirement per guest unit shall be 5,400 square feet. See also §5.1.P below.
- [2] If private wells or septic systems are used, the minimum lot area shall be 2 acres. See also the regulations set forth in §7.12, "Adequate Public Facilities."
- [3] For lots greater than 2 acres, minimum lot width shall be 200 feet.
- [4] See Chapter 7, §7.6 for required setbacks from stream/river corridors and wetlands. (Ord. 2-02 #5; Ord. 11-02 §1)
- [5] All front building setbacks from a public street or highway shall be landscaped according to the standards set forth in §7.5 of this Code.
- [6] Setback shall be increased to 25 feet if the lot line abuts a residential zoning district boundary.
- [7] See Chapter 7, §7.1, which requires an increase in minimum lot size (area) for development on steep slopes. (Ord. 2-02 #6)
- [8] All structures shall be set back from public or private roads that serve more than four dwellings or lots. The setback shall be measured from the edge of public or private roads, or the edge of the dedicated right-of-way or recorded easement, whichever produces a greater setback. The setback shall be the same as the applicable minimum building/structure setback. This setback is applicable only in the "A-1" district. (Ord. 11-02 §1)
- [9] See Chapter 1, §1.9.E, which allows an increase in the maximum height of buildings on slopes. (Ord. 18-02 #3)

5. *Number of Principal Uses Permitted Per Lot or Development Parcel.*

- a. Maximum Number of Principal Uses Permitted. One (1) or more principal uses shall be permitted per lot or development parcel, except that in the A zoning district, only one (1) principal residential use shall be permitted per lot or development parcel.
- b. Permitted Mix of Uses. Where more than one (1) principal use is permitted per lot or development parcel, mixed-use development is encouraged, subject to the following standards:

- (1) More than one (1) principal commercial/retail or industrial use permitted by right or by special review in the zoning district may be developed or established together on a single lot or site, or within a single structure, provided that all applicable requirements set forth in this Section and Code and all other applicable ordinances are met.

- (2) Any combination of residential and commercial/retail uses that are permitted by right or by special review in the zoning district may be developed or established together on a single lot or site or within a single structure, provided that all applicable requirements set forth in this Section and Code, and all other applicable ordinances, are met. For example, a two-story structure on a single lot in the CD Downtown Commercial zoning district may have a restaurant or retail store on the ground floor, and residential apartments or condominiums on the second floor.

#### D. Additional Zoning District Standards.

##### 1. Operational Requirements.

##### a. Outdoor Sales, Use, Storage and Activity in the CD Zoning District.

- (1) Except as may be allowed in paragraph (3) below, all retail sales, displays and activities and all other uses, storage and activity shall be wholly contained within the interior of a building or permanent structure.
- (2) Retail merchandise shall not be displayed in any way on doors that provide customer access to a building or on windows that open out onto or over public ways, including sidewalks, pedestrian paths/trails or permitted outdoor eating/serving area.
- (3) Exceptions. Notwithstanding paragraph (1) above, the following outdoor uses, storage or activity shall be permitted within the CD zoning district:
  - (a) Municipal uses, provided that such municipal uses are approved by the Board of Trustees.
  - (b) Permitted outdoor seating and dining areas (See §5.1.M).
  - (c) Parking lots as a principal use or parking lots and loading areas as permitted accessory uses, subject to screening, landscaping and other applicable requirements set forth in this Code.
  - (d) Accessory refuse collection areas subject to screening and other applicable requirements set forth in this Code.
  - (e) Automated Teller Machine (ATM) and/or interactive kiosks intended to serve walk-up customers only. ATMs or kiosks shall not obstruct the movement of pedestrians through plazas, along adjoining sidewalks or through other areas intended for public usage. (Ord. 2-06 §1, 6/27/06; Ord. 4-06 §1, 7/25/06)

- b. Performance Standards. All new development in the nonresidential zoning districts shall comply with the performance standards set forth in §7.10 of this Code.

##### 2. *CD, CO and O Zoning Districts: Building Siting, Orientation and Materials Requirements.*

- a. The main entrance of all buildings in the CD, CO and O zoning districts shall be oriented to the front property line. If a lot fronts an arterial road or state highway, the main entrance of all buildings shall face the road or highway.
- b. To the maximum extent feasible, each principal structure on a site shall avoid long flat or blank walls that face a public street. All sides of a building that face a public street shall be finished with the same materials as the primary facade.

3. *Vehicular Access and Circulation Requirements.* Provision shall be made for vehicular access and circulation in the nonresidential zoning districts as shown in Table 4-7 below:

**Table 4-7  
Vehicular Access and Circulation Requirements  
Nonresidential Zoning Districts**

Requirement	Zoning District						
	"A" = Applicable			"- " = Not Applicable			
	A	A-1	CD	CO	O	CH	I-1
<b>Curb Cuts</b>							
No new mid-block curb cuts for vehicular access shall be permitted along Elkhorn Avenue.	-	-	A	-	-	-	-
To the maximum extent feasible, the number of curb cuts shall be minimized by consolidation, shared driveways or other means.	A	A	A	A	A	A	A
No more than 1 driveway curb cut per lot.	-	A	-	-	-	-	-
<u>Lot widths of 200 feet or less:</u> No more than 1 driveway curb cut per lot.	A	-	-	A	A	A	A
<u>Lot widths of more than 200 feet:</u> No more than 2 driveway curb cuts per lot.	A	-	-	A	A	A	A
<b>Driveway Spacing</b>							
<u>Arterial Streets.</u> All driveways accessed from an arterial street shall be spaced at least 250 feet from the pavement edge of any other driveway or public street intersection.	A	A	A	A	A	A	A
<u>Nonarterial Streets.</u> All driveways accessed from a nonarterial street shall be spaced at least 150 feet from the pavement edge of any other driveway or public street intersection.	A	A	A	A	A	A	A
<b>Location of Loading and Service Docks</b>							
Loading and service docks shall be sited either at the rear of the building or along the side of the building.	A	-	A	A	A	A	A
<b>Location of Parking (See Also §7.11, "Off-Street Parking and Loading")</b>							
Off-street parking shall not be located in a building's required front setback area.	A	A	A	A	A	-	A
<u>CD District:</u> Off-street parking shall not be located between the lot line and the building line facing an arterial or collector street.	-	-	A	-	-	-	-
<b>Nonresidential Uses—Interconnected &amp; Shared Parking</b>							
Parking lots may be interconnected with nonresidential parking lots on adjacent properties to the maximum extent practicable. Cross-access easements or other acceptable agreements for adjacent lots with interconnected parking lots shall be submitted in language acceptable to the Decision-Making Body to ensure availability of interconnected parking to users. See also §7.11.G regarding shared parking alternatives.							

4. *Pedestrian Amenities and Linkage Requirements.* Provision shall be made for pedestrian amenities and linkages in the nonresidential zoning districts as shown in Table 4-8 below:

**Table 4-8  
Pedestrian Amenities and Linkage Requirements  
Nonresidential Zoning Districts**

Requirement	Zoning District						
	"A" = Applicable    "-" = Not Applicable						
	A	A-1	CD	CO	O	CH	I-1
<b>Provision of Pedestrian Amenities—General</b>							
Provision shall be made in the design of all developments for nonvehicular circulation systems, including but not limited to sidewalks, pathways and bikeways.	A	A	A	A	A	A	-
<b>Sidewalks</b>							
If a lot abuts an arterial street, sidewalks shall be provided to provide public access and connection to adjacent properties. The minimum width of the sidewalk shall be 8 feet. The location of the sidewalk on a property will be determined on a case-by-case basis to account for, among other things, unique natural features and existing sidewalk location on adjoining properties; accordingly, in some instances, the sidewalk may be located outside of an existing right-of-way.	A	A	A	A	A	A	A
Sidewalks at least 5 feet wide shall be provided along the full length of a building facade that features a customer entrance and along any building facade abutting a public parking area.	A	A	A	A	A	-	-
All internal pedestrian walkways shall be designed to be visually attractive and distinguishable from driving surfaces through use of durable, low-maintenance surface materials such as pavers, brick or scored concrete to enhance pedestrian safety and comfort.	A	A	A	A	A	-	-
<b>Linkage Requirements</b>							
To the maximum extent feasible, provision shall be made in the design of developments for interconnections with existing or planned streets and pedestrian, bikeway or trail systems on adjoining properties, unless the Estes Valley Planning Commission determines that such interconnections would have adverse impacts on open spaces, wetlands, sensitive environmental areas or other significant natural areas.	A	A	A	A	A	A	A

(Ord. 10-00 §2, 7/25/00; Ord. 2-02 §1, 2/12/02; Ord. 11-02 §1, 8/13/02; Ord. 18-02 #3, 12/10/02; Ord. 15-03 #3, 8/12/03; Ord. 2-06 §1, 6/27/06; Ord. 4-06 §1, 7/25/06; Ord. 6-06 §1, 9/26/06)

**§ 4.5 SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS**

**A. Floodplain Overlay Zoning Districts.**

1. *Properties Located in the Town of Estes Park.* All properties subject to the jurisdiction of the Town of Estes Park shall be subject to the floodplain regulations set forth in the Town of Estes Park Municipal Code, Chapter 17.28, "Floodplain Regulations."
2. *Properties Located in Unincorporated Larimer County.* All properties subject to the jurisdiction of Larimer County shall be subject to the floodplain regulations set forth in the Larimer County Land Use Code, §4.2.1, "Flood Plain Overlay Zone."

**B. Downtown Design Overlay District - RESERVED (Ord. 18-01 #16)**

**C. Highway Corridor Overlay District - RESERVED (Ord. 18-01 #16)**

**D. Stanley Historic Overlay District.**

1. All development in the Stanley Historic Overlay District shall comply with the Stanley Historic District Procedures and Standards for Development, set forth in Chapter 17.44 of the Town of Estes Park Municipal Code, as amended from time to time. (Ord. 18-01 #16)

(Ord. 18-01 #16, 10/23/01)

