

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2023-02**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO
AMENDING THE LAND DEVELOPMENT CODE REGARDING OFFICE
USES IN THE TOWN CENTER (TC) ZONE DISTRICT**

WHEREAS, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

WHEREAS, the Palisade Board of Trustees desires to amend the Land Development Code regarding office uses within the Town Center (TC) zone district; and

WHEREAS, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-306, C.R.S., on March 7, 2023 a public hearing was held before the Planning Commission to consider a recommendation of an amendment of the Land Development Code to the Board of Trustees as set forth herein, following public notice as required by law; and

WHEREAS, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-304, C.R.S., on March 14, 2023 a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

WHEREAS, the Board of Trustees finds and determines that the amendments to the Land Development Code, as contained herein, are necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade and are consistent with the Town's Comprehensive Plan and the Town's other goals, policies and plans.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Land Development Code Table 6.1 and Section 7.03 are hereby amended **with new additions underlined and deletions in ~~strikethrough~~** as follows:

Section 6.01 – Use Table

Table 6.1: Use Table												
Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Newspaper publisher							P	P	P			UPPER STORY ONLY IN TC
Office, general*	Advertising office; bank; business management consulting; data processing; financial business such as lender, investment or brokerage house; collection agency; real estate or insurance agent; professional service such as lawyer, accountant, bookkeeper, engineer, contractor or architect; sales office, travel agency or any similar use.				C	P	P	P	P			UPPER STORY ONLY IN TC <div style="border: 1px solid red; padding: 2px; display: inline-block;"> Allowed on street level in TC only as conditional use Section 7.03.O </div>
Office, medical*	Doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical use.					P	P	P	P		P	UPPER STORY ONLY IN TC Section 7.03.O Allowed on street level in TC only as conditional use
Outdoor recreation*	Any recreational facility where activity takes place primarily outdoors, including RV parks and campgrounds, miniature golf courses, motocross tracks, batting cages, swimming pool, driving range or any similar use.	C					C	C	P			Allowed on street level in TC only as conditional use
Outdoor storage, general									P			Section 7.03I
Radio or television studio						P	P	P	P			
Recreational club or lodge, private								P				Section 7.03J
Restaurant		C			C	P	P	P	P	P		
Restaurant, drive through									C	C		
Retail, general*	Antiques; art; art supplies; bicycles; building supplies; cameras; carpet and floor coverings; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies; printed materials; sporting goods auto parts (no service repair); plant nursery; plant nursery with landscape supply or any similar use.					C	P	P		P	C	
Retail Marijuana Cultivation Facility, Contiguous		C					C	C	C	C		Section 7.03M
Retail Marijuana Cultivation Facility, Noncontiguous		C					C	C	C	C		Section 7.03M
Retail Marijuana Products Manufacturer		C					C	C	C	C		Section 7.03M

Section 7.03 Commercial Use Standards

O. Office Use Standards

Uses categorized as Office, general or Office, medical in Table 6.1 – Use Table shall contribute to the community by adherence to the following standards:

1. Offices shall be open to the public a minimum of 32 hours per calendar week, regardless of the type of work conducted or service offered.
2. Offices shall be designed to encourage walkability to other land uses, regardless of the zone district where the office use is located.
3. Offices shall orient public entrances/lobbies to the primary pedestrian access, with employee only entrances hidden or otherwise located on the side and/or rear of the building.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED at a regular meeting of the Board of the Trustees of the Town of Palisade, Colorado, held on March 14, 2023.

TOWN OF PALISADE, COLORADO

By: _____
Greg Mikolai, Mayor

ATTEST:

Keli Frasier, Town Clerk