



AGENDA
for the Planning Commission
of the Town of Palisade, Colorado
341 W. 7th Street (Palisade Civic Center)

May 20, 2025

6:00 pm Regular Meeting

<https://us06web.zoom.us/j/3320075780>

Meeting ID: 332 007 5780

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. AGENDA ADOPTION**
- V. ANNOUNCEMENTS**
 - A. UPCOMING MEETINGS:**
 - 1. ~~**Board of Trustees**~~– Tuesday, March 25, 2025, at 6:00 pm
 - B. COMMUNITY OUTREACH SURVEY** The Town of Palisade is considering replacing the electronic message board at Veterans Memorial Park and would like your input. This survey will help us understand how you receive town information and your thoughts on the proposed message board. Your feedback is valuable and will guide our decisions going forward. <https://forms.gle/sidmm9nZ3rFVrstr7>
- VI. APPROVAL OF MINUTES**
 - A.** Minutes from March 18, 2025, Regular Planning Commission Meeting
- VII. TOWN MANAGER REPORT**
 - A.** Q1 Sales Tax Report

VIII. PUBLIC HEARING

A. Ordinance 2025-01 Amending Section 7.05 of the Palisade Land Development Code

The Palisade Planning Commission will consider Ordinance No. 2025-01 amending Section 7.05 of the Palisade Land Development Code concerning Accessory Structures & Uses.

1. Staff Presentation
2. Public Comment
3. Board Discussion
4. Decision - Motion, Second, and Rollcall Vote to: Forward a recommendation of Approval/Denial to the Board of Trustees for Ordinance No. 2025-01 amending Section 7.05 of the Palisade Land Development Code concerning Accessory Structures & Uses.

IX. CONTINUED BUSINESS

A. Comprehensive Zoning Map and Use Table Review and Update

Conduct a thorough review of the current zoning map and use table to ensure alignment with the Town's comprehensive plan, address emerging land use needs, and improve clarity for residents and developers.

1. Staff Presentation
2. Public Comment
3. Board Discussion
4. Direction - The Planning Commission is asked to provide non-binding recommendations to staff regarding priority zoning districts, consistency issues, and public engagement strategies for the zoning map and use table update.

X. PUBLIC COMMENT – For items not on the Public Hearing agenda

Please keep comments to 3 minutes or less and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.

XI. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
March 18, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Commissioners LisaMarie Pinder, David Hull, Alex Sparks, and Brandon Burke. Absent were Vice-Chair Ed Seymour, and Commissioner Don Bosach. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Community Development Director Devan Aziz, and Town Clerk Keli Frasier.

AGENDA ADOPTION

Motion #1 by Commissioner Burke, seconded by Commissioner Pinder, to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

APPROVAL OF MINUTES

Motion #2 by Commissioner Burke, seconded by Commissioner Bosch, to approve the minutes of February 18, 2025, as presented.

A voice vote was requested.
Motion carried unanimously.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed the current and ongoing projects led by the Town of Palisade.

PUBLIC HEARING I

Ordinance 2025-01 Amending Section 7.05 of the Palisade Land Development Code

Chair Gekas opened the hearing at 6:08 pm

Community Development Director Aziz gave a brief presentation about the proposed text amendments.

Chair Gekas opened the hearing to public comment.

Matt Payne, Palisade, CO, encouraged the Commission to consider the challenges elderly citizens may face when going through the home occupation process and to limit encroachment for thoroughfares.

Commissioners had a brief discussion about the lengthy process and numerous meetings & work sessions it took to get the amendments completed.

Motion #3 by Commissioner Burke, seconded by Commissioner Hull, to forward a recommendation of approval Ordinance 2025-01 amending Section 7.05 of the Palisade Land Development Code concerning Accessory Structures & Uses to the Board of Trustees.

A roll call vote was requested.

Yes: Commissioner Hull, Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder

No:

Absent: Commissioner Bosch, Vice-Chair Seymour

Motion carried.

Reasons for vote:

Commissioner Hull: The proposed text is found to be consistent with the Town's adopted comprehensive plan.

Commissioner Burke: The proposed text is found to be consistent with the Town's adopted comprehensive plan.

Commissioner Sparks: The proposed text is found to be consistent with the Town's adopted comprehensive plan.

Chair Gekas: The proposed text is found to be consistent with the Town's adopted comprehensive plan.

Commissioner Pinder: The proposed text is found to be consistent with the Town's adopted comprehensive plan, and the proposed text amendment revises the LDC to comply with state or federal statutes or case law.

Chair Gekas closed the hearing at 6:21 pm.

PUBLIC HEARING II

Ordinance 25-02 Amending Section 7.01 of the Palisade Land Development Code

Chair Gekas opened the hearing at 6:21 pm

Community Development Director Aziz gave a brief presentation about the proposed text amendments.

Chair Gekas opened the hearing to public comment.

JoAnn Rasmussen of Palisade, CO stated that the proposed Ordinance is in the best interest of the tourists and residents.

Thea Chase of Palisade, CO commented that she was a part of the Board that created the Short-Term Vacation Rental ordinance and was glad to see the Planning Commission making the regulations more modern.

Tammy Craig of Palisade, CO showed the Commission a picture of lights from a neighboring Short-Term Vacation Rental and asked that regulations regarding lighting be created and enforced.

Matt Payne, Palisade, CO commended the Board on a job well done and suggested an advertised park & ride for renters to help reduce traffic in Town.

Commissioners had a brief discussion about the lengthy process and numerous meetings & work sessions held it took to get the amendments completed.

Motion #4 by Commissioner Burke, seconded by Commissioner Sparks, to forward a recommendation of approval of Ordinance No. 2025-02 amending Section 7.01 of the Palisade Land Development Code concerning Short-Term Vacation Rentals (STVRs) to the Board of Trustees.

A roll call vote was requested.

Yes: Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Hull

No:

Absent: Commissioner Bosch, Vice-Chair Seymour

Motion carried.

Reasons for vote:

Commissioner Burke: The amendment is necessary because of changed or changing social values, new planning concepts and other social economic conditions in the area.

Commissioner Sparks: The amendment is necessary because of change or changing social values, new planning concepts or other social or economic conditions in the areas affected; and the amendment does not and must not adversely affect public health, safety, or general welfare.

Chair Gekas: The proposed text is found to be consistent with the Town's adopted comprehensive plan; and the amendment is necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas affected.

Commissioner Pinder: The proposed text is found to be consistent with the Town's adopted comprehensive plan; and the amendment is necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas affected.

Commissioner Hull: The proposed text is found to be consistent with the Town's adopted comprehensive plan, and "I would also add some of the verbiage from the presentation of preserving our neighborhood integrity in the agriculture environment of our Town."

Chair Gekas closed the hearing at 6:38 pm.

PUBLIC COMMENT

Matt Payne, Palisade, CO, thanked the Town for the Highway 6 project, suggested building multi-use programs to maximize funding, and appreciated the effort to maximize green efforts in Capital projects.

ADJOURNMENT

Motion #5 by Commissioner Burke, seconded by Commissioner Hull, to adjourn the meeting at 6:41 pm.

A voice vote was requested.

Motion carried unanimously.

X

Keli Frasier, CMC
Town Clerk

X

Amy Gekas
Planning Commission Chair

Town Manager Report Capital Construction Project List Updates MAY 2025

Wastewater Consolidation to Clifton \$24 million

- DOLA Grant – Engineering Wastewater Consolidation \$1 million
- Phase of Project: Easement & Engineering
- The Town is completing the engineering and land acquisition phase.
- The project is still meeting the timeline with the RFP for construction to be posted in late summer.

Pretreatment Wastewater Program Implementation

- The Town is focusing on the pretreatment wastewater program. This has been a multi-year project. Pretreatment means tanks must be added to the sewer systems to trap waste that is not wanted in collection pipes or wastewater treatment plants.
- The Town has had pretreatment requirements that have never been enforced.
- There are over 100 businesses in Town that have been or need to be inspected to determine pretreatment requirements.
- Pretreatment needs to occur. It must happen for collections in pipes and the lagoons – whether the Town consolidates with Clifton or not. Businesses should have been in compliance over 20 years ago.
- Surveys and letters have been sent. New letters will be sent.

Roundabout Highway 6 – CDOT \$500,000

- The engineer design work is completed, and CDOT is finalizing - \$15M
- This is a CDOT project – the Town is participating with bike delineators, landscaping, and street lighting.
- The Town is using dark sky solar lights at the intersection.

TAP Grant Sidewalks – 80% Grant – 20% Town \$1M

- Project completed – 2/2025
- TAP grant sidewalks from Cresthaven to High School
- Town & CDOT will use the remaining funds on the roundabout project

Multi-Modal Sidewalk Grant Award for Elberta – 1st Street to Wine Cty Rd. \$2 M

- Design/Engineering 75% Complete and in review with CDOT
- Construction scheduled for Fall 2025

- The Town will begin easement acquisition

Troyer Sewer Lift Station

- DOLA grant 80% - Town 20% - total \$346,645.00
- Complete

<u>Land Use Code Update</u>	<u>DOLA grant \$20,000 - Town \$20,000</u>	<u>Total \$40,000</u>
-----------------------------	--	-----------------------

- This project is updating various land use codes to meet Town needs
- The project began in the Summer of 2024 and continues to the completion schedule in the Spring of 2025

<u>Irrigation in Palisade</u>	<u>\$?</u>
-------------------------------	------------

- Complete mapping – create fund and rates and build out a plan

<u>Veterans Memorial Center</u>	<u>\$?</u>
---------------------------------	------------

- Building inspections determining the condition of the structure
- Researching various required remodel options and pricing for the Board

<u>Swimming Pool</u>	<u>\$15,000</u>
----------------------	-----------------

- Hire a design/ build firm to create plans for a remodel and addition to the swimming pool – public engagement with plan creation



PALISADE PLANNING COMMISSION
Agenda Item Cover Sheet

Meeting Date: May 20, 2025

Presented By: Community Development Director

Department: Community Development & Planning

Re: Ordinance 2025-01 Amending Section 7.05 of the Palisade Land Development Code

SUBJECT:

This ordinance updates regulations for accessory structures (such as fences, garages, and accessory dwelling units) in Palisade. The changes aim to improve housing options while preserving the town's character.

KEY CHANGES

- **Accessory Dwelling Units (ADUs):** Increases maximum size to 900 square feet (previously 650 square feet)
- **Setbacks:** Updates minimum distance requirements from property lines for accessory structures
- **Height:** Increases maximum height to 24 feet for all accessory structures excluding fences
- **Fence Location:** Requires at least 2 feet between fences and public sidewalks/alleys. Legal nonconforming status given to existing fence placement.
- **Home-Based Business:** Simplifies and clarifies regulations for home occupations and businesses

DIRECTION:

Motion, Rollcall, and Vote to: Forward recommendation/deny recommendation for Ordinance No. 2025-01 amending Section 7.05 of the Palisade Land Development Code concerning Accessory Structures & Uses.

TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2025-01

**AN ORDINANCE AMENDING SECTION 7.05 OF THE PALISADE LAND
DEVELOPMENT CODE CONCERNING SPECIFIC ACCESSORY USE
AND STRUCTURE STANDARDS**

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 Comprehensive Plan establishes Goal 2.1 to "Balance growth with preserving the agricultural heritage to maintain a sense of community"; and

WHEREAS, Action 2.1D4 of the Comprehensive Plan specifically directs the Town to "Encourage accessory dwelling units (ADUs) in all zone districts and allow ADUs as a use-by-right in all single-family homes"; and

WHEREAS, the Board of Trustees finds that updating the accessory dwelling unit regulations will help implement the Comprehensive Plan while providing additional housing options for the community; and

WHEREAS, the Board of Trustees finds that preventing future encroachment on Town right-of-ways is necessary to provide adequate emergency and utility services and maintain the small town feel; and

WHEREAS, the Board of Trustees desires to amend Section 7.05. to modify regulations concerning specific accessory use and structure standards; and

WHEREAS, the Town's Planning Commission has recommended to the Board of Trustees that the amendments to the Land Development Code contained in this Ordinance be adopted; 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 May 20, 2025, 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 May 27, 2025, 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, THAT:

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

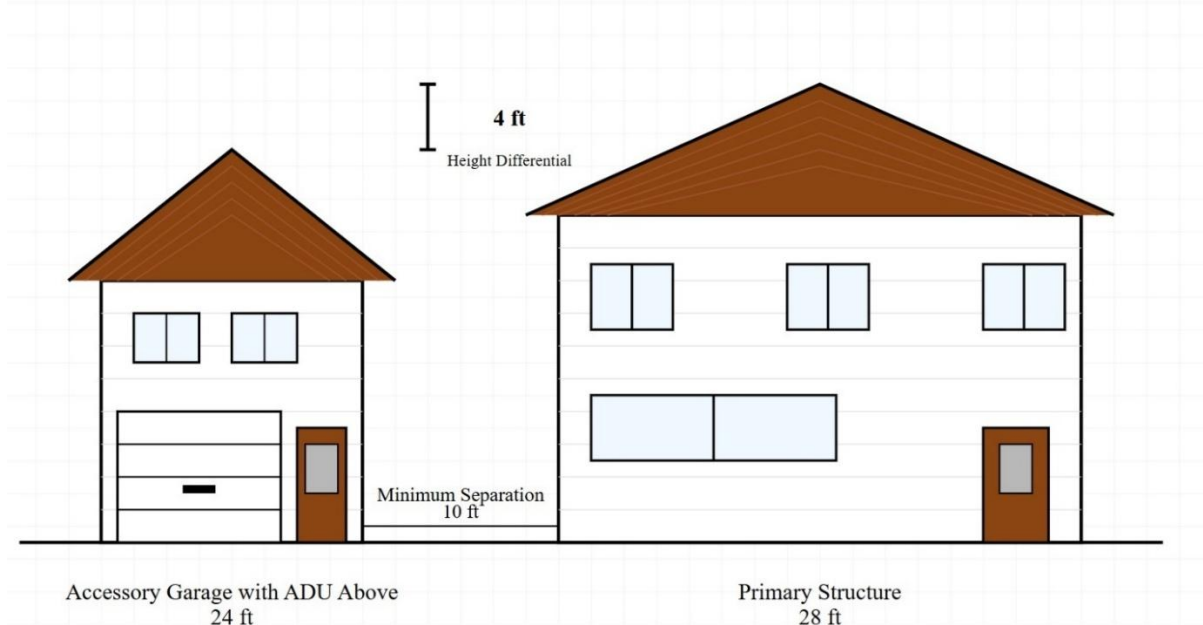
Section 2. Land Development Code Section 7.05 Accessory Uses and Structures, is hereby amended with new additions **underlined** and deletions in **~~strikethrough~~** as follows:

Section 7.05 Accessory Uses and Structures

A. General Standards

1. Accessory uses and structures shall be clearly incidental and subordinate to an existing permitted principal use or structure.
2. Accessory uses and structures shall not involve operations or structures not in keeping with the character of the primary use or principal structure served.
3. Tractor trailers and pods are prohibited as storage buildings or structures except as permitted on an active construction site or as otherwise specifically allowed.
4. Accessory structures which constitute a building (shed, dwelling unit, guardhouse, etc.) shall not be located closer than ~~five (5) feet~~ **ten (10) feet** to any other building.
5. Maximum height of accessory structures shall be ~~fifteen (15) feet~~ **twenty-four (24) feet**; ~~provided, however, accessory garages with approved accessory dwellings over a garage may be twenty-four (24) feet~~ or the height of the principal structure, whichever is less. In no case shall the height of the accessory structure be greater than that of the principal structure.

Illustration: 7-3 Maximum Height of Accessory Structure



6. Maximum floor area of any accessory structure shall be no greater than fifty percent (50%) of the ~~floor area~~ **heated square footage** of the principal structure **as described by the Mesa County Assessor's Office.**
7. In the event that two (2) or more adjacent landowners choose to mutually accept the placement of a structure of two hundred (200) square feet or less with no electric or water improvements, they may reduce side and rear setbacks of said structure(s) to zero (0) after submission of a notarized Mutual Placement Agreement.

B. Setback Requirements

1. Front yard

Accessory structures shall not be located in the front yard, **with the exception of driveways and off-street parking areas.**

2. Side (street) yard

Accessory structures ~~shall not be~~ located in the side (street) yard of a corner lot **may use the setbacks for the principal structure where the property abuts a roadway or alley right-of-way.** ~~with the following exception:~~

- a. ~~If the adjacent property is oriented to face opposite the applicant's front or the adjacent property is separated from the applicant's by an alley or right-of-way or the property is located in a higher or more intense land use zone, the following side (street) yard setbacks may apply:~~
 - i. ~~Setbacks for accessory structures up to eight (8) feet in height may be reduced to five (5) feet.~~
 - ii. ~~Setbacks for accessory structures up to twelve (12) feet in height may be reduced to ten (10) feet.~~

3. Side (interior) yard

Side (interior) yard setbacks for accessory structures shall be five (5) feet.

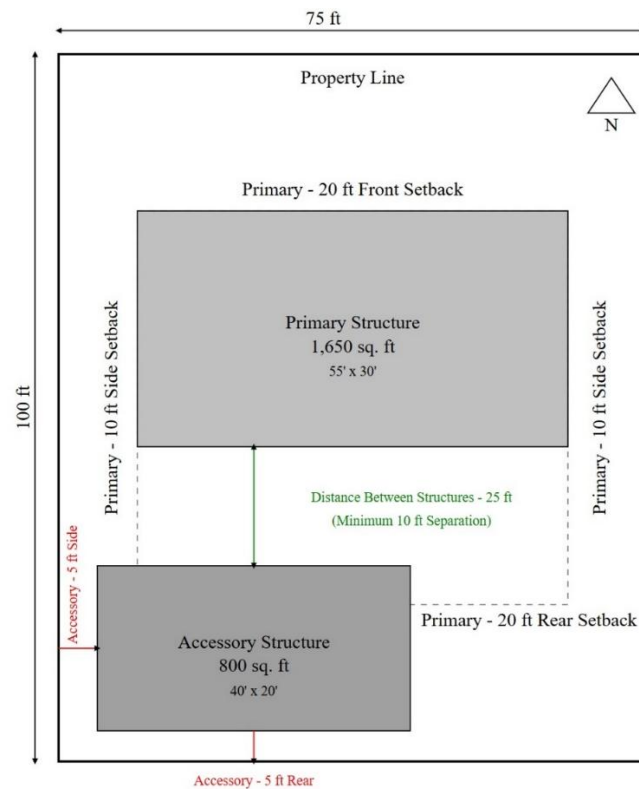
4. Rear yard

- a. ~~Rear yard setbacks for accessory structures, other than garages, carports and similar structures, may be reduced to zero (0) feet adjacent to an alley right-of-way.~~ **Rear yard setbacks for all accessory structures shall be five (5) feet.**

Town of Palisade, Colorado
Ordinance No. 2025-01

- b. ~~Rear yard setbacks for garages, carports and similar structures may be reduced to zero (0) feet adjacent to an alley right of way with a width of at least twenty (20) feet.~~
- c. ~~Rear yard setbacks for accessory structures, other than garages, carports and similar structures, may be reduced to five (5) feet in all cases.~~
- d. b. Rear yard setbacks for accessory structures of two hundred (200) square feet or less may be reduced to zero (0); provided, however, that the drip line of said structure shall not cross the rear property lines.

Illustration: 7-4 Accessory Structure Setback Requirements



C. Accessory Use and Structure Types

1. Residential accessory uses and structures shall include but not be limited to the following:
 - a. Accessory dwelling units, subject to the standards of ~~Section 7.05.D.1~~ **E.1**
 - b. Driveways and off-street parking areas;
 - c. Cultivation of Medical Marijuana subject to the standards of ~~Section 7.05.D.2~~ **1**;
 - d. Cultivation of Marijuana for Personal Use subject to the standards of ~~Section 7.05.D.3~~ **2**;
 - e. Fences and walls, **are exempt from 7.05 B. and are** subject to compliance with the requirements of ~~Section 7.05.D.6~~ **5**;
 - f. Fruit and vegetable stands, subject to the standards of ~~Section 7.05.D.7~~ **6**;
 - g. Garages, carports and other similar vehicle storage facilities, subject to compliance with the requirements of ~~Section 7.05.D.8~~ **7**;
 - h. Family child care home, no more than twelve (12) children subject to ~~Section 7.05.D.12~~ **11**;
 - i. Home occupations, subject to the standards of ~~Section 7.05.D.9~~ **8**;
 - j. Home businesses, subject to the standards of ~~Section 7.05.D.10~~ **9**;
 - k. Keeping of domestic animals for noncommercial purposes;
 - l. Playhouses, patios, cabanas, porches, gazebos and incidental household storage buildings;
 - m. Radio and television receiving antennas and support structures;
 - n. Recreational facilities for the use of residents;
 - o. Outdoor storage, subject to the standards of ~~Section 7.05.D.11~~ **10**;
 - p. Solar energy systems; and
 - q. Other necessary and customary uses determined by the Community Development Director to be appropriate, incidental and subordinate to the principal use on the lot.
2. Nonresidential accessory uses and structures shall include but not be limited to the following:
 - a. ~~Dwelling units for security or maintenance personnel~~; **Staff quarters or security building**;
 - b. Fences and walls, subject to compliance with the requirements of ~~Section 7.05.D.6~~ **5**;
 - c. Cultivation of Medical Marijuana subject to the standards of ~~Section 7.05D.4~~ **3**;
 - d. Cultivation of Marijuana for Personal Use subject to the standards of ~~Section 7.05D.5~~ **4**;
 - e. Gates and guardhouses;
 - f. Outdoor storage, subject to the standards of ~~Section 7.05.D.11~~ **10**;
 - g. Off-street parking and loading facilities, subject to compliance with the requirements of ~~Section 10.01~~;
 - h. Radio and television receiving antennas and support structures;
 - i. Signs, subject to compliance with the requirements of ~~Section 10.10~~;
 - j. Solar energy systems; and
 - k. Other necessary and customary uses determined by the Community Development Director to be appropriate, incidental and subordinate to the principal use on the lot.

D. Specific Accessory Use and Structure Standards

~~1. Accessory dwelling units~~

~~One (1) accessory dwelling unit (ADU) shall be permitted as an accessory use to each principal single family dwelling subject to the following requirements:~~

- a. ~~The living area of the ADU shall be no greater than six hundred fifty (650) square feet and not less than four hundred (400) square feet and shall contain no more than one (1) bedroom.~~
- b. ~~Detached ADUs must be located in the rear half of the residential lot or parcel unless the ADU is to be located within or above a garage. Private entrances to an ADU contained in the principal dwelling shall be located on the side or rear of the principal dwelling.~~

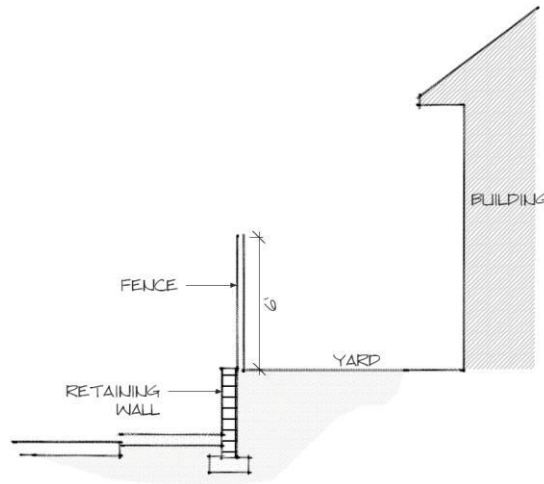
Town of Palisade, Colorado
Ordinance No. 2025-01

- ~~c. An ADU shall not be condominiumized and/or sold separate and apart from the principal dwelling to which it is an accessory.~~
 - ~~d. The design, exterior treatments and color of an ADU shall be the same as or compatible with, the design and exterior color and treatments of the primary building to which it is accessory.~~
 - ~~e. Either the principal structure or the ADU shall be owner occupied.~~
 - ~~f. One off street parking space per unit is required, in addition to the spaces otherwise required.~~
- 2. 1. Cultivation of Medical Marijuana in residential structures
NO AMENDMENTS
- 3. 2. Cultivation of Marijuana for Personal Use in residential structures
NO AMENDMENTS
- 4. 3. Cultivation of Medical Marijuana in nonresidential structures
NO AMENDMENTS
- 5. 4. Cultivation of Marijuana for Personal Use in nonresidential structures
NO AMENDMENTS
- 6. 5. Fences and walls
 - a. General
 - i. Fences and walls not more than six (6) feet in height may be installed along any side (interior) and rear lot line.
 - ii. Fences and walls in any required street yard shall not exceed four (4) feet in height.
 - iii. Fences and walls placed on corner lots shall comply with the requirements of Section 9.04.B.2.c.
 - iv. Fences and walls higher than six (6) feet in height shall comply with all applicable yard requirements; provided, however, that the provisions of this Section shall not apply in the LI district.
 - v. Fences and walls shall be constructed of high quality materials, such as decorative blocks, brick, stone, vinyl, treated wood, wrought iron and chain link. Fences shall be constructed so that the supporting side of any fence (beams or cross arms, supports) are facing away from the right-of-way. Chain link shall not extend above the top fence rail. Barbed wire or other wire fence materials shall not be permitted outside the LI district.
 - vi. Electrical fences are prohibited.
 - vii. Breaks in any required fence or wall may be required for pedestrian connections to adjacent developments.
 - viii. The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be one hundred (100) feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections and a change in material.
 - ix. All fences shall be kept in good repair at all times. Failure by the property owner to keep a fence in good repair may result in the Board of Trustees ordering that the fence be repaired or removed.
 - b. Height

The height of fences or walls shall be measured as the vertical distance between finish

grade on the highest side of the fence or wall to the top of the fence or wall.

Illustration 7-3 5: Fence Height



a. Location

The quality of the estimated location of the property line on which the fence is to be placed or replaced shall determine the conditions for approval of the planning clearance.

- i. If the corners which define the property line on which the fence is to be placed are monumented, the fence shall be placed up to or inside that property line. No other approval is required except that of the Town in approving the planning clearance.
- ii. If the property line on which the fence is to be placed is not marked by survey monuments and is adjacent to another private property, the notarized signature of the owner of that adjacent property approving the proposed location of the fence must be provided in the planning clearance application. The language to which the adjacent owner is attesting must be clear as to having knowledge of the proposed location of the fence and of having no objection to the proposed location. If the applicant is unable to obtain a signature of approval from the adjacent property owner, the applicant will be required to obtain a survey monumenting the property lines on which the fence is to be placed.
- iii. ~~If the property line is adjacent to a street or alley for which the Town has determined a reasonable location of the right-of-way line, the fence shall be placed up to or inside that line except that the location of the fence may not be closer than the edge of the sidewalk, if existing, or from the edge of the most probable location of a future sidewalk as determined by the Town.~~ **If the property line is adjacent to a street, the fence shall be placed no closer than two (2) feet from the edge of an existing sidewalk or from the edge of the most probable location of a future sidewalk as determined by the Town. Fences placed up to or inside the property line prior to the adoption of this code will be granted legal non-conforming status for their fence placement. Property owners with legal non-conforming fences shall be permitted to replace such fences in kind, maintaining the same location, without being required to conform to current fence setback requirements. In the event of a new sidewalk installation or replacement of an existing sidewalk, property owners are responsible for removing and replacing any fence work that interferes with sidewalk improvement projects. The Town shall provide written notice to affected property owners prior to the commencement of such projects.**

- iv. ~~If the property line is one which is adjacent to an alley and cannot be reasonably located, the fence shall be placed on the property side of the right-of-way line based on the evidence of existing fences and buildings along the alley. If the evidence is insufficient, the fence shall be placed no less than fifteen (15) feet from the apparent centerline of the alley.~~ **If the property line is adjacent to an alley, the fence shall be placed no closer than two (2) feet from the alley right-of-way line.**
- 7. **6.** Fruit and vegetable stands
Fruit and vegetable stands are allowed provided no hazards are created with parking, ingress, egress and the operation does not disrupt the peace, quiet and dignity of the neighborhood and shall comply with the following standards:
 - a. The fruit and vegetables offered for sale shall be grown on the lot or upon any parcel of land which is contiguous to such lot and which is also owned by the owner of the lot.
 - b. The fruit and vegetables may be offered for sale only during the normal growing season for such fruit and vegetables or for such period of time thereafter as may be reasonably necessary to sell the fruit and vegetables which were produced during the normal growing season.
 - c. The owner of the lot shall comply with all other applicable requirements, restrictions and regulations of this LDC, including without limitation all setback requirements and requirements for signs and outdoor advertising devices.
- 8. **7.** Garages, carports and similar vehicle storage facilities
Garages, carports and similar structures shall:
 - a. Be built of materials similar to the principal structure; and
 - b. Be used for the storage of automobiles, recreation vehicles and/or commercial vehicles or for uses incidental to the dwelling to which it is an accessory.
- 9. **8. Home-Based Business Activities**
Home Occupation: A small-scale business activity conducted entirely within a dwelling unit that requires only registration with the Town Clerk. Home Business: A larger-scale business activity that requires a conditional use permit subject to Section 4.07 and Table 6.1. Such permits are non-transferable
 - a. **General Standards (Applicable to Both Categories)**
 - i. **The activity shall be clearly incidental and secondary to residential use.**
 - ii. **Activities shall only be conducted within the dwelling or accessory structure.**
 - iii. **No exterior alterations of nonresidential nature shall be made.**
 - iv. **No visible storage of equipment, materials, or vehicles with more than two axles.**
 - v. **Signage limited to one unlighted wall or free-standing sign (3 square feet maximum, 3 feet height maximum).**
 - vi. **No activity shall create noise, vibration, electrical interference, smoke, odors, or other nuisances beyond the property line.**
 - vii. **Must comply with operational performance standards of Section 10.12.**
 - b. **Home Occupation Specific Standards**
 - i. **a. Employment limited to resident family members only.**
 - ii. **b. No merchandise trading or display.**
 - iii. **c. Maximum two students present for tutoring/instruction.**
 - iv. **d. Registration required with Town Clerk.**
 - c. **Home Business Specific Standards**
 - i. **a. May employ up to two non-family members.**
 - ii. **b. Incidental merchandise sales permitted.**
 - iii. **c. Beauty salons permitted with compliant merchandise display.**
 - iv. **d. One additional off-street parking space required per non-family employee.**
 - v. **e. Conditional use permit required.**

~~10. Home occupations~~

~~Home occupations shall meet the following standards:~~

- ~~a. Home occupations shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes.~~
- ~~b. No exterior alterations of the structure shall be made which are of a nonresidential nature and shall change the character of the residence. No evidence, other than signage, of any home occupation shall be perceptible to an observer in the street or on any other property.~~
- ~~c. Home occupations shall only be conducted within a dwelling or accessory structure.~~
- ~~d. There shall be no visible storage of equipment, materials or vehicles that have more than two (2) axles.~~
- ~~e. No person shall be employed at any time, other than a member of the immediate family residing on the premises.~~
- ~~f. Advertising signs shall be limited to one (1) unlighted wall sign no larger than three (3) square feet in area, attached to the structure housing the home occupation or one (1) free standing sign of the same size not to exceed three (3) feet in height.~~
- ~~g. No trading in merchandise shall be carried on and in connection with a home business and there shall be no display of merchandise.~~
- ~~h. In the event the home occupation involves tutoring or instruction, no more than two (2) students may be present at the dwelling unit at any one time.~~
- ~~i. No use or activity shall be conducted that creates undue noise, vibration, electrical interference, smoke or particulate matter emission, excessive power demands or odors beyond the confines of the lot on which said occupation is conducted. Such uses shall comply with the operational performance standards of Section 10.12.~~
- ~~j. All persons engaged in home occupations shall register said occupations with the Town Clerk. The registration shall include the name and address of the persons conducting the home occupation and a description of said occupation. Such registration shall include a statement that the home occupation complies and will continue to comply with the conditions set forth above.~~

~~11. Home businesses~~

~~The following home business standards are intended to permit residents to engage in home businesses within residential zoning districts that are compatible with residential land uses and to ensure that home businesses do not adversely affect the integrity of residential areas. Home businesses shall comply with the following standards:~~

- ~~a. The use shall be subject to the conditional use review procedures of Section 4.07; provided, however, that no such conditional use permit will be transferable to future owners or occupants of the principal dwelling unit.~~
- ~~b. Home business shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes.~~
- ~~c. No exterior alterations of the structure shall be made which are of a nonresidential nature and shall change the character of the residence. No evidence of any home business, other than signage, shall be perceptible to an observer in the street or on any other property.~~
- ~~d. Home occupations shall only be conducted within a dwelling or accessory structure. There shall be no visible storage of equipment, materials or vehicles that have more than two (2) axles~~

- e. ~~Up to two (2) persons other than a member(s) of the immediate family occupying such a dwelling may be employed by the home business.~~
- f. ~~Advertising signs shall be limited to one (1) unlighted wall sign no larger than three (3) square feet in area, attached to the structure housing the home occupation, or one (1) free-standing sign of the same size not to exceed three (3) feet in height.~~
- g. ~~No equipment shall be used and no activity conducted that creates undue noise, vibration, electrical interference, smoke or particulate matter emission, excessive power demands or odors beyond the confines of the lot on which said occupation is conducted. Home businesses shall comply with the operational performance standards of Section 10.12.~~
- h. ~~One (1) off-street parking space shall be provided for each person working on the premises other than member(s) of the immediate family occupying such a dwelling. Such parking shall be in addition to otherwise required off-street parking.~~
- i. ~~No mechanical equipment is used or activity is conducted which creates any noise, dust, odor or electrical disturbance beyond the confines of the lot on which said occupation is conducted.~~
- j. ~~No trading in merchandise, other than incidental sales, shall be carried on in connection with a home business and there shall be no display of merchandise. This provision shall not apply to beauty salons, which otherwise comply with these standards.~~

12. **10.** Outdoor storage

- a. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale, shall be so screened by ornamental fences or evergreen planting or by permanent buildings, that it cannot be seen from a public street.
- b. Areas for truck parking and loading and areas for outdoor storage, including trash collection and compaction, shall be incorporated in the overall design of the site to assure adequate screening. The screening shall be a combination of structures and evergreen landscaping to minimize visibility from adjacent streets and residential areas.
- c. Nonenclosed areas for the storage and sale of seasonal inventory shall be permanently screened with walls and/or fences.
- d. All trash collection and loading areas shall be located and designed to ensure adequate on-site maneuvering of vehicles.
- e. All developments, including multi-family housing, shall provide a designated trash collection area meeting the requirements of this Section.

13. **11.** Family child Care Home

A family child care home shall be considered an accessory use to a residence in all districts, provided no more than twelve (12) children are present on the premises at any one time. Family child care homes are licensed and regulated under regulations issued by the Colorado Department of Human Services.

E. **Accessory Dwelling Units (ADU's)**

- 1. **One (1) accessory dwelling unit (ADU) shall be permitted as an accessory use to each principal structure in all zones except in the Light Industrial (LI) and Commercial Business (CB) and are subject to the following requirements:**
 - a. **The living area of the ADU shall be no greater than nine hundred (900) square feet or fifty percent (50%) of the heated square footage of the principal structure as described by the Mesa County Assessor's Office, whichever is less.**
 - b. **b. Detached ADUs must be located in the rear half of the residential lot or parcel unless the ADU is to be located within or above a garage. Private entrances to an ADU contained in the principal dwelling shall be located on the side or rear of the principal dwelling.**
 - c. **An ADU shall not be condominiumized and/or sold separate and apart from the principal dwelling to which it is an accessory.**

- d. The design, exterior treatments and color of an ADU shall be the same as or compatible with, the design and exterior color and treatments of the primary building to which it is accessory.
- e. Either the principal structure or the ADU shall be owner occupied, except when located in a non-residential zone district or a non-residential development in a residential zone.
- f. One off-street parking space per unit is required, in addition to the spaces otherwise required.
- g. The Town shall review the capacity and configuration of existing water and sewer services for all ADU applications. If determined necessary by the Town, independent water and/or sewer service lines may be required for the ADU separate from the principal structure

Section 3. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable.

Section 4. Effective Date. This ordinance shall take effect thirty (30) days after publication following final passage.

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 25, 2025.

TOWN OF PALISADE, COLORADO

By: _____
Greg Mikolai, Mayor

ATTEST:

Keli Frasier, CMC
Town Clerk



PALISADE PLANNING COMMISSION
Agenda Item Cover Sheet

Meeting Date: May 20, 2025

Presented By: Community Development Director

Department: Community Development & Planning

Re: Comprehensive Use Table Update - Review and Recommendation

SUMMARY:

The Community Development Department has completed a draft update to the Section 6.01 Use Table of the Land Development Code (LDC). This update addresses several identified gaps in the current table while streamlining zoning classifications to better reflect contemporary development patterns and community needs.

IDENTIFIED GAPS IN CURRENT USE TABLE:

Housing Flexibility Limitations: The current table lacks provisions for housing typologies that support gentle density increases, particularly missing middle housing options.

Emerging Commercial Uses: Several contemporary commercial activities lack clear classification, creating uncertainty for both applicants and staff during project review.

Confusing District Structure: The current residential district classification system (LDR, MDR, HDR) creates unnecessary complexity and overlap between similar residential areas.

Outdated Use Categories: Some existing categories no longer reflect current market terminology or business models.

Administrative Burden: The high number of conditional uses creates unnecessary review processes for compatible activities.

COMMISSION DIRECTION:

The Planning Commission is asked to provide non-binding recommendations to staff regarding the proposed changes to the Section 6.01 Use Table to inform the final draft that will be presented for formal consideration.

ARTICLE 6 USE REGULATIONS

Section 6.01 Use Table

A. Permitted

A "P" indicates that a use is allowed subject to all other applicable regulations of this LDC.

B. Conditional

A "C" indicates that a use is allowed only if approved by a conditional use permit in accordance with the procedures of [Section 4.07](#).

C. Uses Not Allowed

A blank cell indicates that a use is not allowed.

D. Specific Use Standards

The final column titled "Specific Use Standards" contains a cross-reference to standards that apply to specific uses. Where no cross-reference is shown, no additional use standard shall apply.

Table 6.1: Use Table

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Residential Uses												
Alley-loaded house			P	P	P	P						Section 7.01C
Group home (8 or more)		C	C	C	P	P		P				Section 7.01J
Manufactured home park or subdivision			C	C								Section 7.01I
Multifamily					C					C		Section 7.01G
Nursing home or assisted living center		C			P	C	P	P	P			Section 7.01K
Single-family detached		P	P	P	P	P						Section 7.01A
Short term vacation rental		P	P	P	P	P						Section 7.01M
Townhouse				P	P	P				P		Section 7.01F
Two-family dwelling (duplex)				P	P	P						Section 7.01B
Upper-story residential		P				P	P	P	P	P		Section 7.01H
Zero lot line house				P	P	P						Section 7.01D
Public and Civic Uses												
Airport, heliport									P		P	
Child care center					C	C	C	P		P	P	Section 7.02A
Civic club						P	P	P	P	P	P	
Hospital						C		P	P		C	
Museum, library		C			C	P	P	P	P	P	P	
Park, open area*	Tot lot and playgrounds; mini-parks; plazas; squares; greens; neighborhood parks; botanical gardens; nature preserves and recreation trails; areas suitable for concerts, festivals, and special events or any similar use.	P	P	P	P	P	P	P	P	P	P	
Place of worship		P	P	P	P	P	P	P	P	P	P	
Public facility		C					P	P	P	C	P	

Table 6.1: Use Table

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
School (public or private)								P			P	Section 7.02B
Technical, trade, business school						P	P	P	P		P	UPPER STORY ONLY IN TC
Utility, minor*	Pump stations, telephone exchanges, lift stations, electric substation or any similar use.	P	P	P	P	P	P	P	P	P	P	
Utility, major*	Water or wastewater treatment plant, water tower, electrical generation plant, wireless telecommunications or transmission facility or any similar use.	C									C	
Commercial Uses												
Agriculture, limited*	Orchard, vineyard, row and field crops, floriculture, pasturage, viticulture, tree or sod farm, silviculture; packing house for fruits or vegetables, produce stand; processing of fruits or vegetables or any similar use.	P									P	Section 7.03B
Amusement center, indoor							P	P	P	P		
Bed and breakfast		P	C	C	C	P	P	P		P		Section 7.03C
Brewpub							P	P	P	P		Section 7.03D
Club, private					C	P	P	P				
Distillery							C	P	P			Section 7.03D
Funeral home								P	P			
Gas station with convenience retail								P	P	P		Section 7.03E
Hemp Growing Establishment		C							C			Section 7.03F
Hemp Processing Establishment		C							C			Section 7.03G
Hotel, motel							P	P	P	P		
Indoor recreation*	Amusement or recreational activities carried on wholly within a building, including dance hall, theater, health club or any similar use.					C	P	P	P			
Kennels		C										Section 7.03H
Lumberyard, wholesale								C	P			
Medical marijuana center							C	C	C	C		
Medical marijuana infused products manufacturer center		C					C	C	C	C		
Medical Marijuana Optional premises cultivation operation		C					C	C	C	C		Section 7.03L
Microbrewery							P	P	P	P		Section 7.03D

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	P			<u>UPPER STORY ONLY IN TC</u>
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			<u>UPPER STORY ONLY IN TC</u>
Office, medical*	Doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical use.					P	P	P	P		P	<u>UPPER STORY ONLY IN TC</u>
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			
Outdoor storage, general									P			<u>Section 7.03I</u>
Radio or television studio						P	P	P	P			
Recreational club or lodge, private								P				<u>Section 7.03J</u>
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		<u>Section 7.03M</u>
Retail Marijuana Cultivation Facility, Noncontiguous		C					C	C	C	C		<u>Section 7.03M</u>
Retail Marijuana Products Manufacturer		C					C	C	C	C		<u>Section 7.03M</u>

Table 6.1: Use Table

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Retail Marijuana Testing Facility		C					C	C	C	C		<u>Section 7.03M</u>
Retail Marijuana Store							C	C	C	C		<u>Section 7.03M</u>
Retail, neighborhood*	Selling, leasing or renting of the following goods: books; health and beauty products; photo finishing; crafts; flowers; gifts or souvenirs; groceries; plants; picture frames; produce; stationery; tobacco; videos or any similar use. Also includes preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products whose preparation does not require installation of an exhaust hood.			C	C	P	P	P		P	C	
Self-storage facility								C	C			
Service, general*	Personal services that include: animal grooming; dance, martial arts, photographic, music studio or classroom; photocopy, blueprint, quick-sign service; security service; catering service or any similar use. General services shall also include the following repair services: bicycles; mopeds; canvas products; clocks; computers; jewelry; musical instruments; office equipment; radios; shoes; televisions; furniture; watches or any similar use. Also includes a tailor, milliner, upholsterer or locksmith							P	P			
Service, neighborhood*	Personal care services such as hair, nail, tanning, massage therapy or any similar use.				C	P	P	P		P		
Sexually oriented business									C			
Skilled Gaming Businesses	Not permitted in any zone district											<u>Section 14.02</u>
Tasting room		P			C	P	P	P	P	P		
Tattoo parlor							P	P	P			
Vehicle sales*	A facility involved in providing direct sales, renting or leasing of motor vehicles, light and medium trucks, tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment; and other consumer motor vehicles such as motorcycles and boats or any similar use.							P	P			
Vehicle service, heavy*	Repair services or auto body work to tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment or any similar use.	C						C	P			

Table 6.1: Use Table

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Vehicle service, passenger	Service to passenger vehicles and other small consumer vehicles such as: alignment shop; quick lubrication facilities; brake service, battery sales and installation; outdoor car wash; auto detailing, tire sales and mounting or any similar use.	C					C	P	P			
Veterinarian, animal hospital		C					C	C	C			Section 7.03K
Warehouse/freight movement*	Bulk storage, including nonflammable liquids, feed and grain storage; cold storage plants, including frozen food lockers; household moving and general freight storage; separate warehouse used by retail store such as furniture or appliance store; bus barn; parcel services, mail order facility; transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred or any similar use.							C	C			
Wholesale storage and/or sales								P	P			
Winery		P					C	P	P	P		Section 7.03D
Industrial Uses												
Crematorium								C	C			
Main line railroad facilities, shed, yards							P	P	P			
Manufacturing, general*	Bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and electrical items, printing, publishing and lithography; production of artwork and toys; sign-making; building maintenance service; exterminator; movie production facility; laundry or dry cleaning plant; photo-finishing laboratory; repair of scientific or professional instruments and electric motors; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and furniture manufacturing or any similar use.							C	P			

Table 6.1: Use Table

Specific Uses Categories	Use Group	AFT	LDR	MDR	HDR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Manufacturing, limited*	Bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and electrical items; printing, publishing and lithography; production of artwork and toys; sign-making; building maintenance service; exterminator; movie production facility; photo-finishing laboratory; repair of scientific or professional instruments and electric motors; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and furniture manufacturing or any similar use.	P						C	P			Section 7.04B
Processing of food and related products		C						C	C			Section 7.04A
Research & development*	Laboratories, offices and other facilities used for research and development by or for any individual, organization or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product or any similar use.							C	C			
Waste service*	Animal waste processing; landfill, incinerator; manufacture and production of goods from composting organic material; outdoor recycle processing center; outdoor storage of recyclable material, including construction material; transfer station; oil and gas facilities or any similar use.								C		C	

*As set forth in the Use Table, certain uses are grouped together based on common functional, product or physical characteristics. Characteristics include the type and amount of activity, the type of customers, how goods or services are sold or delivered and likely impact on surrounding properties and site conditions. Grouping uses provides a systematic basis for assigning uses to appropriate base zoning districts. Any use not specifically set forth in this LDC is expressly prohibited, unless determined otherwise as set forth in [Section 6.02](#) below.

Land Development Code - Section 6.01 Use Table **DRAFT**

P = Permitted | C = Conditional | Blank = Not Allowed

Specific Uses Categories	Use Group	AFT	SFR	MFR	MU	TC	CB	LI	HR	CP	Specific Use Standards
Residential Uses											
Alley-loaded house			P	P	P						Section 7.01C
Group home (8 or more)			C	C	P						Section 7.01J
Manufactured home park or subdivision			C	C							Section 7.01I
Multifamily				C	C						Section 7.01G
Nursing home or assisted living center				P	P						Section 7.01K
Single-family detached		P	P	P	P						Section 7.01A
Short term vacation rental		P	P	P	P						Section 7.01M
Townhouse			P	P	P				P		Section 7.01F
Two-family dwelling (duplex)				P	P						Section 7.01B
Single-family detached conversion to duplex			P	P	P						
Single-family detached conversion to tri-plex			P	P	P						
Upper-story residential					P	P	P		P		Section 7.01H
Accessory Dwelling Unit (ADU)		P	P	P	P	P			P		
Public and Civic Uses											
Child care center			C	C	P				P	P	Section 7.02A
Civic club					P	P			P	P	

Hospital				P			P		P	
Museum, library			P	P			P	P	P	
Park, open area*	Tot lot and playgrounds; mini-parks; plazas; squares; greens; neighborhood parks; botanical gardens; nature preserves and recreation trails; areas suitable for concerts, festivals, and special events or any similar use.	P	P	P	P	P		P	P	P
Place of worship		P	P	P	P	P		P	P	P
Public facility					P	P				P
School (public or private)								C	P	Section 7.02B
Technical, trade, business school					P			P	P	P UPPER STORY ONLY IN TC
Utility, minor*	Pump stations, telephone exchanges, lift stations, electric substation or any similar use.	P	P	P	P	P		P	P	P
Utility, major*	Water or wastewater treatment plant, water tower, electrical generation plant, wireless telecommunications or transmission facility or any similar use.	C						C		C

Commercial Uses

Agriculture, limited*	Orchard, vineyard, row and field crops, floriculture, pasturage, viticulture, tree or sod farm, silviculture; packing house for fruits or vegetables, produce stand; processing of fruits or vegetables or any similar use.	P							P	P	Section 7.03B
Animal care facilities	Kennels, Animal Daycare, Veterinary Services, Pet Grooming Services	C			C		P	P	P		Section 7.03H, 7.03K
Amusement center, indoor					P	P	P	P	P		
Bar / Tavern						P	P		P		
Bed and breakfast		P	C	C	P	P	P		P		Section 7.03C
Brewpub		P				P	P		P		Section 7.03D
Club, private				C	P	P	P		P		
Distillery		P				C	P		P		Section 7.03D
Drive-through facility	Restaurant, pharmacy, bank, coffee shop, or similar uses					C	C		C		
Financial Institutions	Banks, Credit unions						P		P		
Funeral home							P	P	P		
Gas station with convenience retail							P	P	P		Section 7.03E
Hemp Growing Establishment		C					C	C			Section 7.03F

Hemp Processing Establishment		C					C	C			Section 7.03G
Hotel, motel					C	P	P	P	P		
Home Business		C	C	C	C	C					Section 7.05D.8
Home Occupation		P	P	P	P	P			P		Section 7.05D.8
Indoor recreation*	Amusement or recreational activities carried on wholly within a building, including dance hall, theater, health club or any similar use.				C	P	P	P	P		
Lumberyard, wholesale							C	P			
Medical marijuana center					C		C	C			
Medical marijuana infused products manufacturer center					C		C	C	C		
Medical Marijuana Optional premises cultivation operation					C		C	C	C		Section 7.03L
Microbrewery	Brewery, Cidery, Meadery	P					P	P	P		Section 7.03D
Micromobility Rental Services					C	P	P		P		
Mobile Food Vendors		P			P	P	P		P		
Newspaper publisher					P	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
Office, medical*	Doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical use.			C	P	P	P	P			UPPER STORY ONLY IN TC
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	P	C		

Outdoor storage, general								P			Section 7.03I
Radio or television studio					P	P	P	P			UPPER STORY ONLY IN TC
Recreational club or lodge, private							P		P		Section 7.03J
Restaurant		C		C	P	P	P	P	P		
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.				P	P	P		P		
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

Retail Marijuana Testing Facility		C			C		C	C	C		Section 7.03M
Retail Marijuana Store					C		C	C	C		Section 7.03M
Retail, neighborhood*	Selling, leasing or renting of the following goods: books; health and beauty products; photo finishing; crafts; flowers; gifts or souvenirs; groceries; plants; picture frames; produce; stationery; tobacco; videos or any similar use. Also includes preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products whose preparation does not require installation of an exhaust hood.			C	P	P	P		P		
Self-storage facility								P			

Vehicle sales*	A facility involved in providing direct sales, renting or leasing of motor vehicles, light and medium trucks, tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment; and other consumer motor vehicles such as motorcycles and boats or any similar use.						P	P			
Vehicle service, heavy*	Repair services or auto body work to tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment or any similar use.						C	P			
Vehicle service, passenger	Service to passenger vehicles and other small consumer vehicles such as: alignment shop; quick lubrication facilities; brake service, battery sales and installation; outdoor car wash; auto detailing, tire sales and mounting or any similar use.						P	P	P		

Warehouse/freight movement*	Bulk storage, including nonflammable liquids, feed and grain storage; cold storage plants, including frozen food lockers; household moving and general freight storage; separate warehouse used by retail store such as furniture or appliance store; bus barn; parcel services, mail order facility; transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred or any similar use.						C	C			
Wholesale storage and/or sales							P	P			
Winery		P					C	P	P	P	Section 7.03D
Industrial Uses											
Crematorium							C	C			
Main line railroad facilities, shed, yards							P	P	P		

Manufacturing, general*	Bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and electrical items, printing, publishing and lithography; production of artwork and toys; sign-making; building maintenance service; exterminator; movie production facility; laundry or dry cleaning plant; photo-finishing laboratory; repair of scientific or professional instruments and electric motors; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and						C	P			
-------------------------	--	--	--	--	--	--	---	---	--	--	--

Manufacturing, limited*	Bulk mailing service; clothing or textile manufacturing; manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and electrical items; printing, publishing and lithography; production of artwork and toys; sign-making; building maintenance service; exterminator; movie production facility; photo-finishing laboratory; repair of scientific or professional instruments and electric motors; sheet metal; welding, machine, tool repair shop or studio; woodworking, including cabinet makers and furniture manufacturing	C						C	P			Section 7.04B
Processing of food and related products		P						C	C	C		Section 7.04A

Research & development*	Laboratories, offices and other facilities used for research and development by or for any individual, organization or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research and other forms of concepts or ideas constitute a	C						C	C			
-------------------------	---	---	--	--	--	--	--	---	---	--	--	--

[illegible]