



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

**November 19, 2024**

**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.** The Town of Palisade has begun weekly leaf pick-up, and it will run until approximately the first week of December (weather permitting). Leaves will be mulched and used to improve soil conditions at Riverbend Park. More information on:  
<https://palisade.colorado.gov/>
- B.** Town Hall will be closed on Thursday and Friday, November 28-29, 2024, in observance of Thanksgiving.
- C.** Palisade Olde Fashioned Christmas Parade will be on Friday, December 6, 2024, at 5:30 pm in downtown Palisade. The parade will follow the standard Town of Palisade parade route and street closures.
- D.** Palisade Fire Department Tower Lighting will follow the parade on December 6, 2024, at about 6:00 pm.
- E.** Palisade Chamber of Commerce Olde Fashioned Christmas will be on Saturday, December 7, 2024. For a complete list of events, please visit <https://palisadecoc.com/ofc/>

**VI. TOWN MANAGER REPORT**

**VII. CONTINUED BUSINESS**

**A. Review of Ordinance 2024-XX**

*An ordinance amending section 5.03 Residential Districts and 5.04 Nonresidential Districts of the Palisade Land Development Code To reduce barriers to entry for buildings and development without compromising neighborhood integrity or causing overcrowding and increase protections for agricultural lands.*

1. Staff Presentation
2. Public Comments and Questions - *Please state your name and address, keep comments on the current planning topic, and 3 minutes or less.*
3. Board Discussion
4. Direction – *Provide staff with direction to make further edits or schedule a public hearing for amending sections 5.03 and 5.04 of the Palisade Land Development Code concerning specific accessory use and structure standards.*

**VIII. NEW BUSINESS**

**A. Review of Zoning and the Use Table**

*To evaluate and update the zoning map and permitted uses across zones, focusing on housing accessibility while preserving neighborhood character.*

1. Staff Presentation
2. Public Comments and Questions - *Please state your name and address, keep comments on the current planning topic, and 3 minutes or less.*
3. Board Discussion
4. Direction – *Direct staff to research current use patterns and development trends, and analyze comparable jurisdictions' approaches to use tables and zoning.*

**IX. 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.*

**X. ADJOURNMENT**



**PALISADE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

**Meeting Date:** November 19, 2024

**Presented By:** Devan Aziz, Community Development Director

**Department:** Community Development & Planning

**Re:** Text Amendment to the Palisade Land Development Code

---

**SUBJECT:**  
Section 5.03 Residential Districts and Section 5.04 Non-Residential Districts

**SUMMARY:**

The proposed ordinance amends residential and non-residential district standards to promote infill development by reducing minimum lot sizes and adjusting dimensional requirements. Key changes include:

- AFT District: Increases minimum lot area from 2.5 to 5 acres
- SFR District: Reduces minimum lot area from 7,500 to 5,000 sq ft
- MFR District: Reduces minimum lot sizes across all housing types by approximately 30%
- Mixed-Use District: Reduces minimum lot requirements to promote adaptive reuse

The amendments align with Comprehensive Plan Goal 2.1 to balance growth while preserving agricultural heritage. The changes support efficient land use and infrastructure utilization while maintaining community character.

Potential increased property tax revenue from infill development. Reduced infrastructure costs by utilizing existing utilities.

**DIRECTION**

Provide staff with direction to make further edits or schedule a public hearing for amending sections 5.03 and 5.04 of the Palisade Land Development Code concerning Section 5.03 Residential Districts and Section 5.04 Non-residential Districts.

**TOWN OF PALISADE, COLORADO**

**ORDINANCE NO. 2024-09**

**AN ORDINANCE AMENDING SECTION 5.03 RESIDENTIAL DISTRICTS AND SECTION 5.04 NONRESIDENTIAL DISTRICTS OF THE PALISADE LAND DEVELOPMENT CODE CONCERNING INFILL DEVELOPMENT AND EFFICIENT LAND USE 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: Balance growth with preserving the agricultural heritage to maintain a sense of community” and “Strategy 2.1B: Continue evaluating existing zoning regulations to determine if it promotes balance growth with community preservation”; and

**WHEREAS**, efficient use of land and infrastructure is essential for the economic vitality and sustainable growth of the Town of Palisade; and

**WHEREAS**, infill development helps reduce sprawl, preserve agricultural lands, and maximize the use of existing utilities and infrastructure; and

**WHEREAS**, the Board of Trustees finds that encouraging infill development will help implement the Comprehensive Plan while providing additional housing options and economic development opportunities for the community; and

**WHEREAS**, the Board of Trustees desires to amend Section 5.03 and 5.04 to establish regulations promoting infill development and efficient land use; 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 \_\_\_\_\_, 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 December 10, 2024, 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, AS FOLLOWS:**

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

**Section 1.** Land Development Code Section 7.06 Infill Development Standards, is hereby amended with new additions underlined and deletions in ~~strikethrough~~ as follows:

**Section 5.02 Established Zoning Districts**

In order to implement the Palisade Comprehensive Plan and promote the purposes of this Land Development Code, the following zoning districts are established:

<b>Table 5.1: Zoning Districts</b>	
<b>Residential Districts</b>	
<b>AFT</b>	Agriculture, Forestry Transitional
<b>SFR</b>	Single Family Residential
<b>MFR</b>	Multifamily Residential
<b>MU</b>	Mixed Use
<b>Nonresidential Districts</b>	
<b>TC</b>	Town Center
<b>CB</b>	Commercial Business
<b>LI</b>	Light Industrial
<b>HR</b>	Hospitality Retail
<b>CP</b>	Community/Public
<b>Special Purpose District</b>	
<b>PD</b>	Planned Development

**Section 5.03 Residential Districts**

**A. Agricultural and Forestry Transitional (AFT)**

Established to provide for wineries, vineyards and related lodging and commercial activity compatible with the Town's rural and agricultural character. Development in the AFT district is compatible and complementary to the rural/agricultural surroundings.

The AFT district is intended to implement and correspond in part to the Comprehensive Plan's “Agricultural/Residential 2.5” and the “Agricultural/Residential 5” Land use designation.

<b>Table 5.2: AFT District Standards</b>		
<b>Use</b>		
Allowed uses	Single-family	Nonresidential Development(1)
<b>Density (maximum)</b>		
Density	1 dwelling unit per <del>2.5</del> <u>5</u> acres	N/A
<b>Lot Requirements (minimum)</b>		
Lot area (acres)	<del>2.5</del> <u>5</u>	<del>2.5</del> <u>5</u>
Lot width (feet)	150	150
<b>Setback Requirements (minimum)(2)</b>		
Street yard (feet)	35	35
Side yard – interior (feet)	25	35
Side yard – street (feet)	35	35
Rear yard (feet)	20	20
<b>Building Requirements (maximum)</b>		
Height (feet)	35	35
Impervious surface	15%	15%

**B. Single Family Residential (SFR)**

Established to provide for orderly suburban residential development and redevelopment. Intended to maintain and protect residential areas at low to moderate densities, characterized predominantly by single-family detached units. The regulations for this district protect existing neighborhoods from undesirable uses and residential conversions.

The SFR district is intended to implement and correspond in part to the Comprehensive Plan's "Low Density Residential" land use designation.

<b>Table 5.3: SFR District Standards</b>			
<b>Use</b>			
Single-family	Alley-loaded	Nonresidential Development(1)	
<b>Density (maximum)</b>			
Density	4.5 dwelling unit per acre	N/A	
<b>Lot Requirements (minimum)</b>			
Lot area (square feet)	<del>7,500</del> <u>5,000</u>	<del>7,500</del> <u>5,000</u>	<del>9,000</del> <u>6,000</u>
Lot width (feet)	<del>65</del> <u>50</u>	<del>65</del> <u>50</u>	60
<b>Setback Requirements (minimum)(2)</b>			
Street yard (feet)	20	15	25
Side yard – interior (feet)	10	10	10
Side yard – street (feet)	10	10	20
Rear yard (feet)	20	20	20
<b>Building Requirements (maximum)</b>			
Height (feet)	35	35	35
Impervious surface	45%	55%	45%

**C. Multifamily (MFR)**

Established to maintain and protect residential areas of higher density which include a variety of small lot residential development options. The MFR district allows moderate to high residential density development. Proximity to public parks and open space is an asset for MFR district development.

The MDR district is intended to implement and correspond in part to the Comprehensive Plan's "Medium Density Residential" land use designation.

<b>Table 5.4: MFR District Standards</b>						
<b>Use</b>						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development(1)
<b>Density (maximum)</b>						
Density	7 dwelling unit per acre					N/A
<b>Lot Requirements (minimum)</b>						
Lot area (square feet)	<del>5,000</del> <b><u>3,500</u></b>	<del>5,000</del> <b><u>3,500</u></b>	<del>5,000</del> <b><u>3,500</u></b>	<del>10,000</del> <b><u>7,000</u></b>	<del>2,000</del> <b><u>1,800</u></b>	<del>6,000</del> <b><u>4,000</u></b>
Lot width (feet)	<del>55</del> <b><u>35</u></b>	<del>55</del> <b><u>35</u></b>	<del>45</del> <b><u>35</u></b>	<del>80</del> <b><u>70</u></b>	<del>25</del> <b><u>20</u></b>	<del>60</del> <b><u>40</u></b>
<b>Setback Requirements (minimum)(2)</b>						
Street yard (feet)	20	15	15	15	15	20
Side yard – interior (feet)	10	10	0	10	10	10
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	15	15	20
Rear yard (feet)	20	20	20	20	20	20
<b>Building Requirements (maximum)</b>						
Height (feet)	35	35	35	35	35	35
Impervious surface	55%	55%	55%	55%	80%	50%

**E. Mixed Use (MU)**

Established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district, only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts. The MU district is intended to implement and correspond in part to the Comprehensive Plan's "Residential Mixed Use" land use designation.

<b>Table 5.6: MU District Standards</b>						
<b>Use</b>						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development(1)
<b>Density (maximum)</b>						
Density	7 dwelling unit per acre					N/A
<b>Lot Requirements (minimum)</b>						
Lot area (square feet)	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>10,000</del> <u>7,000</u>	<del>2,000</del> <u>1,800</u>	<del>5,000</del> <u>3,500</u>
Lot width (feet)	<del>55</del> <u>35</u>	<del>55</del> <u>35</u>	<del>45</del> <u>35</u>	<del>80</del> <u>70</u>	<del>25</del> <u>20</u>	<del>50</del> <u>35</u>
<b>Setback Requirements(2)</b>						
Street yard (minimum feet)	20	15	15	15	15	25
Street yard (maximum feet)	N/A	N/A	N/A	N/A	N/A	30
Side yard – interior (feet)	10	10	0	10	15	10
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	10	15	10
Rear yard (feet)	20	20	20	20	20	20
<b>Building Requirements (maximum)</b>						
Height (feet)	35	35	35	35	35	35
Impervious surface	55%	55%	55%	55%	80%	75%

**Section 5.04 Nonresidential Districts**

**A. Town Center (TC)**

Established to provide for business and civic functions that make up the Town core. The TC district has a strong pedestrian character and provides for concentrated commercial activity with buildings covering the entire street frontage. It contains a mix of business, commercial and residential uses and serves the needs of the entire community. The TC district is intended to implement and correspond in part to the Comprehensive Plan's "Mixed Use" land use designation.

<b>Table 5.7: TC District Standards</b>	
<b>Lot Requirements</b>	
Lot area (minimum acres)	N/A
Lot width (minimum feet)	N/A
<b>Setback Requirements</b>	
Street yard (minimum feet)	0(1)
Street yard (maximum feet)	10
Side yard – interior (minimum feet)	0
Side yard – street (minimum feet)	10
Rear yard (minimum feet)	10
<b>Building Requirements</b>	
Height (maximum feet)	50
Impervious surface (maximum)	N/A



**B. Commercial Business (CB)**

Established to provide for commercial uses such as; office, service and retail for the community as a whole. Development standards provide for auto-oriented uses. Site design and buffering mitigate impacts of traffic, operations and scale on adjacent businesses and residential neighborhoods. Areas designated CB district are primarily located along U.S. Highway 6.

The CB district is intended to implement and correspond in part to the Comprehensive Plan's "Commercial" land use designation.

<b>Table 5.8: CB District Standards</b>	
<b>Lot Requirements</b>	
Lot area (minimum square feet)	8,000
Lot width (minimum feet)	60
<b>Setback Requirements</b>	
Street yard (minimum feet)	25
Street yard (maximum feet)	None
Side yard – interior (minimum feet)	15
Side yard – street (minimum feet)	25
Rear yard (minimum feet)	10
<b>Building Requirements</b>	
Height (maximum feet)	45
Impervious surface (maximum)	75%

**C. Light Industrial (LI)**

Established to promote the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Industries should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or business districts, warehousing and wholesaling activities and research facilities. The regulations of this district are intended to prohibit the use of land for industries, which by their nature, may create some nuisance to surrounding properties. Unless separated by a principal arterial, the LI district is not appropriate adjacent to any residential district. The LI district is intended to implement and correspond in part to the Comprehensive Plan's "Industrial" land use designation.

<b>Table 5.9: LI District Standards</b>	
<b>Lot Requirements</b>	
Lot area (minimum square feet)	8,000
Lot width (minimum feet)	60
<b>Setback Requirements</b>	
Street yard (minimum feet)	35
Street yard (maximum feet)	None
Side yard – interior (minimum feet)	20
Side yard – street (minimum feet)	15
Rear yard (minimum feet)	40
<b>Building Requirements</b>	
Height (maximum feet)	45
Impervious surface (maximum)	75%

**D. Hospitality Retail (HR)**

Established to provide for hospitality and retail development along I-70 in the vicinity of Exits 42, in a pedestrian-oriented village or mall environment, compatible with the character of the adjacent historic neighborhoods and existing uses. Development within the HR district will exhibit a design continuity, compatible and complementary to the historic Town and to its existing wineries and agricultural uses. Upper floor residential uses are appropriate and desirable in the village setting envisioned for the HR district. The HR district is intended to implement and correspond in part to the Comprehensive Plan's "Commercial—Agricultural/Lodging" land use designation.

<b>Table 5.10: HR District Standards</b>			
<b>Use</b>			
Allowed Uses	Nonresidential Development	Town-house	Multi-family
<b>Density</b>			
Density (maximum)	N/A	11 dwelling unit per acre	
<b>Lot Requirements</b>			
Lot area (square feet)	20,000	2,000	11,000
Lot width (minimum feet)	N/A	25	110
<b>Setback Requirements(2)</b>			
Street yard (minimum feet)	0(1)	N/A	N/A
Street yard (maximum feet)	10	20	20
Side yard – interior (minimum feet)	0	15	5
Side yard – street (minimum feet)	10	15	15
Rear yard (minimum feet)	10	10	15
<b>Building Requirements</b>			
Height(maximum feet)	50	25	25
Impervious surface (maximum)	80%	80%	75%

**E. Community Public (CP)**

The purpose of the CP zone is to designate areas for public uses within the Town. The zone is intended to accommodate public service, recreational and open space needs of the community, surrounding rural areas and visitors.

<b>Table 5.11: CP District Standards</b>	
<b>Lot Requirements</b>	
Lot area (minimum acres)	N/A
Lot width (minimum feet)	N/A
<b>Setback Requirements</b>	
Street yard (minimum feet)	0(1)
Street yard (maximum feet)	10
Side yard – interior (minimum feet)	10
Side yard – street (minimum feet)	10
Rear yard (minimum feet)	10
<b>Building Requirements</b>	
Height(maximum feet)	50
Impervious surface (maximum)	N/A

**Section 2.** 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 3.** 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 December 10, 2024.

TOWN OF PALISADE, COLORADO

By: \_\_\_\_\_

Greg Mikolai, Mayor

ATTEST: \_\_\_\_\_

Keli Frasier, CMC

Town Clerk



**PALISADE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

**Meeting Date:** November 19, 2024  
**Presented By:** Devan Aziz, Community Development Director  
**Department:** Community Development & Planning  
**Re:** Zoning Updates to the Palisade Land Development Code

---

**SUBJECT:**  
Review of the Zoning Map and Use Table

**SUMMARY:**

Review and evaluate permitted uses across zoning districts to ensure activities are appropriately located and compatible with surrounding uses.

Discussion Items:

1. Current zoning districts and permitted uses
2. Use compatibility within zones
3. Emerging business/industry types
4. Use definitions and classifications

Comp Plan Alignment:

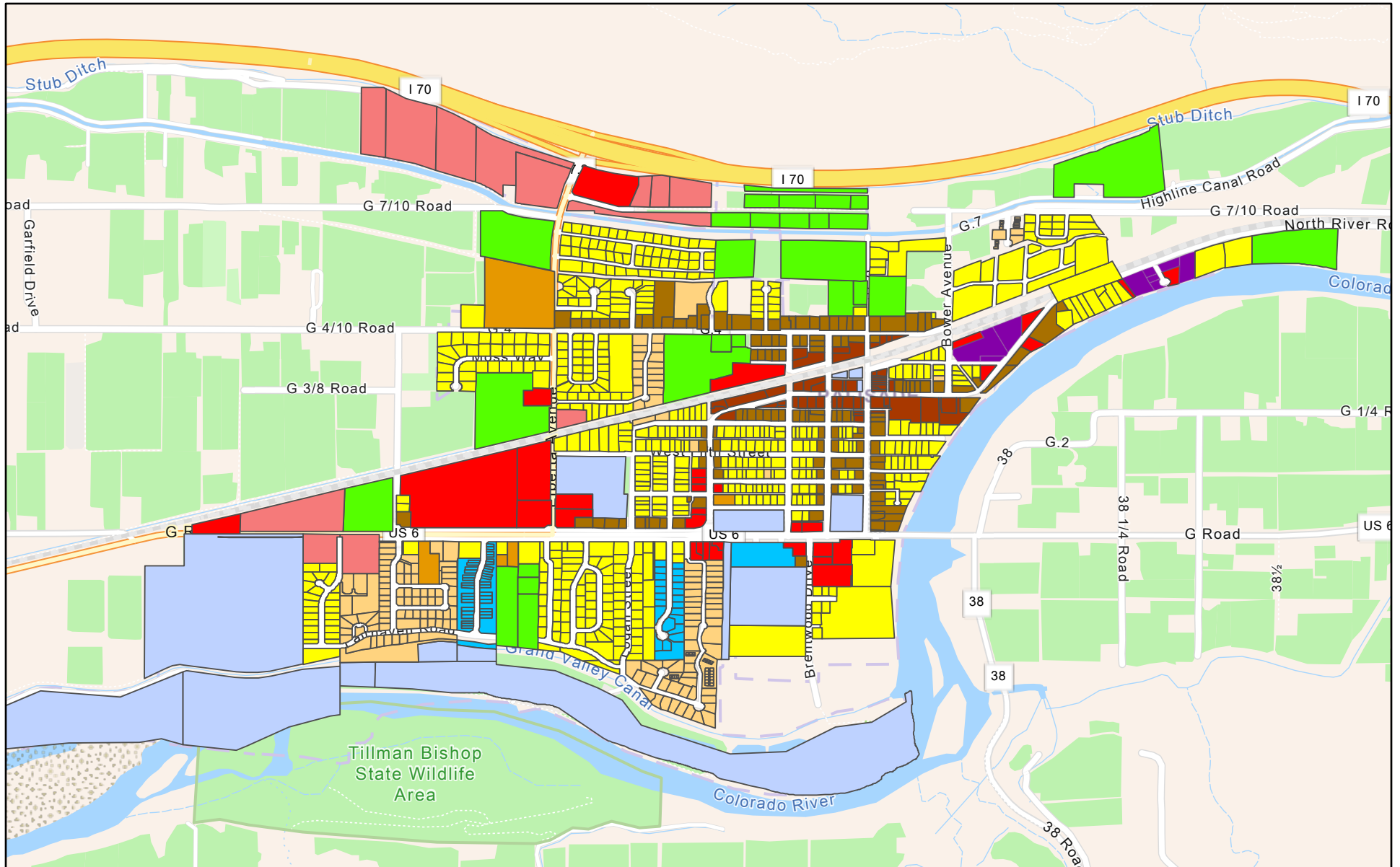
Strategy 2.1D: Encourage property owners to consider rezoning and development projects that are consistent with the Future Land Use Map to ensure the housing, retail, service, and economic needs of the community are being met.

Action 2.1D.3: Create new zoning districts and update the land use table within the Land Development Code to reflect the land use designations identified in this chapter and on the Future Land Use Map with the funding obtained for the Land Development Code update in 2023.

**DIRECTION**

Direct staff to research current use patterns and development trends and analyze comparable jurisdictions' approaches to use tables and zoning.

# Current Zoning - Town of Palisade



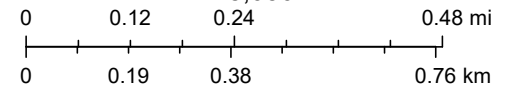
11/15/2024, 12:56:40 PM

Zoning Overlay

- |  |   |  |
|--|---|--|
| <span style="color: cyan;">■</span> PUD - Planned Unit Development             | <span style="color: lightorange;">■</span> MDR - Medium Density Residential | <span style="color: red;">■</span> CB - Commercial Business    |
| <span style="color: green;">■</span> AFT - Agricultural, Forestry Transitional | <span style="color: darkorange;">■</span> HDR - High Density Residential    | <span style="color: pink;">■</span> HR - Hospitality Retail    |
| <span style="color: yellow;">■</span> LDR - Low Density Residential            | <span style="color: brown;">■</span> MU - Mixed Use                         | <span style="color: lightblue;">■</span> CP - Community/Public |
|  | <span style="color: darkbrown;">■</span> TC - Town Center                   | <span style="color: purple;">■</span> LI - Light Industrial    |

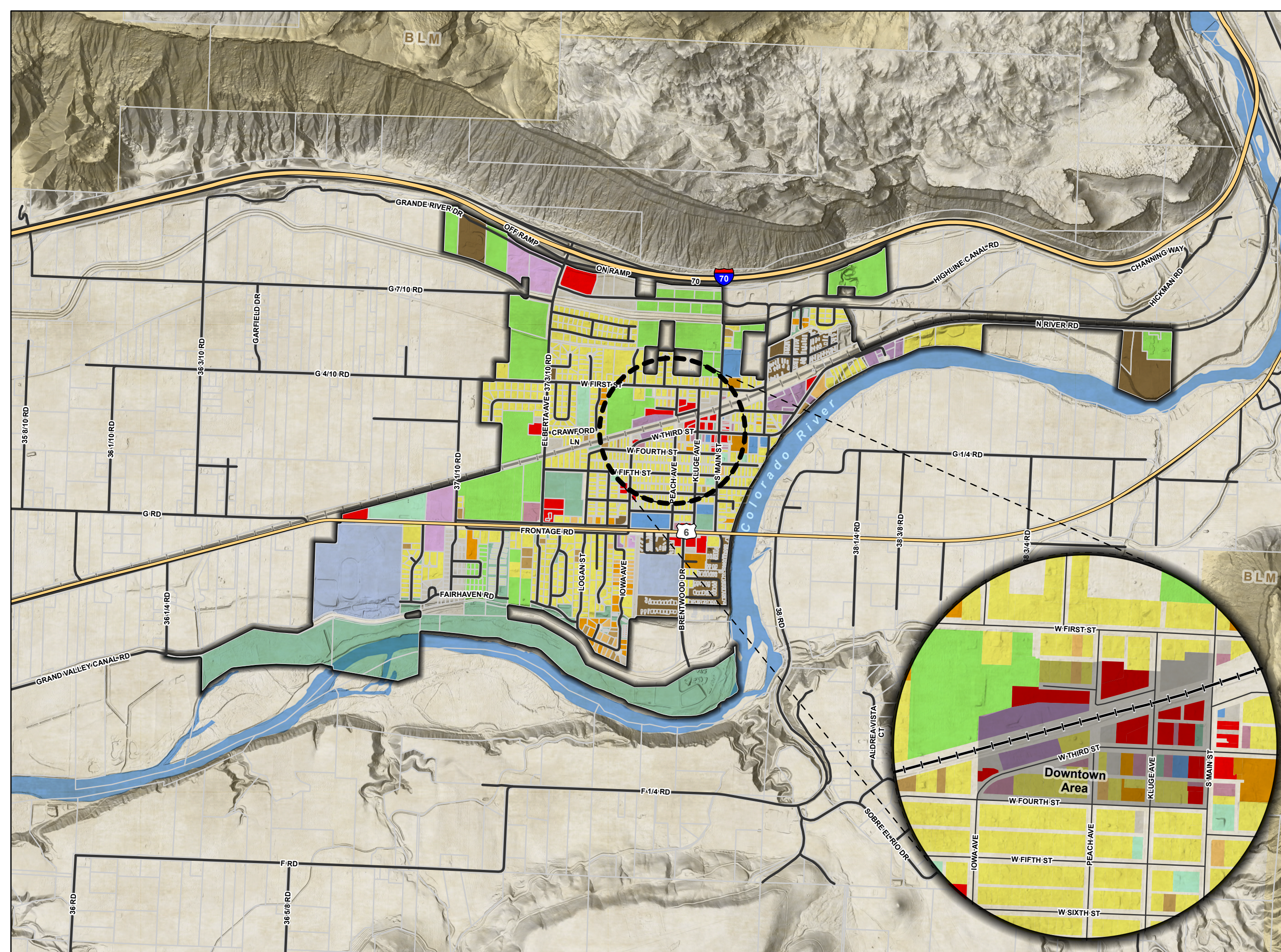
Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri | Mesa County GIS | City of Grand Junction GIS | Mesa County GIS |



























1:18,056

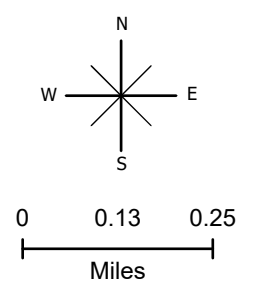


Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri














-  Interstate
-  U.S. Highway
-  Local Roads
-  Railroad
-  Palisade Boundary
-  Parcels
-  Rivers
-  Agriculture / Agribusiness
-  Church
-  Commercial Business
-  Duplex / Triplex
-  Light Industrial / Warehousing
-  Manufactured Home Park
-  Multi Family Condo
-  Multi Family 4-8 Units
-  Multi Family 9+ Units
-  Manufactured Home on Lot
-  Office
-  Open Space / Recreation
-  Public - Government
-  Public School
-  Single Family Residence
-  Townhouse
-  Winery / Tasting Room
-  Vacant
-  Bureau of Land Management

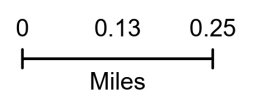
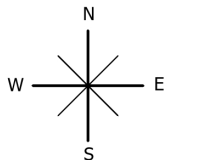
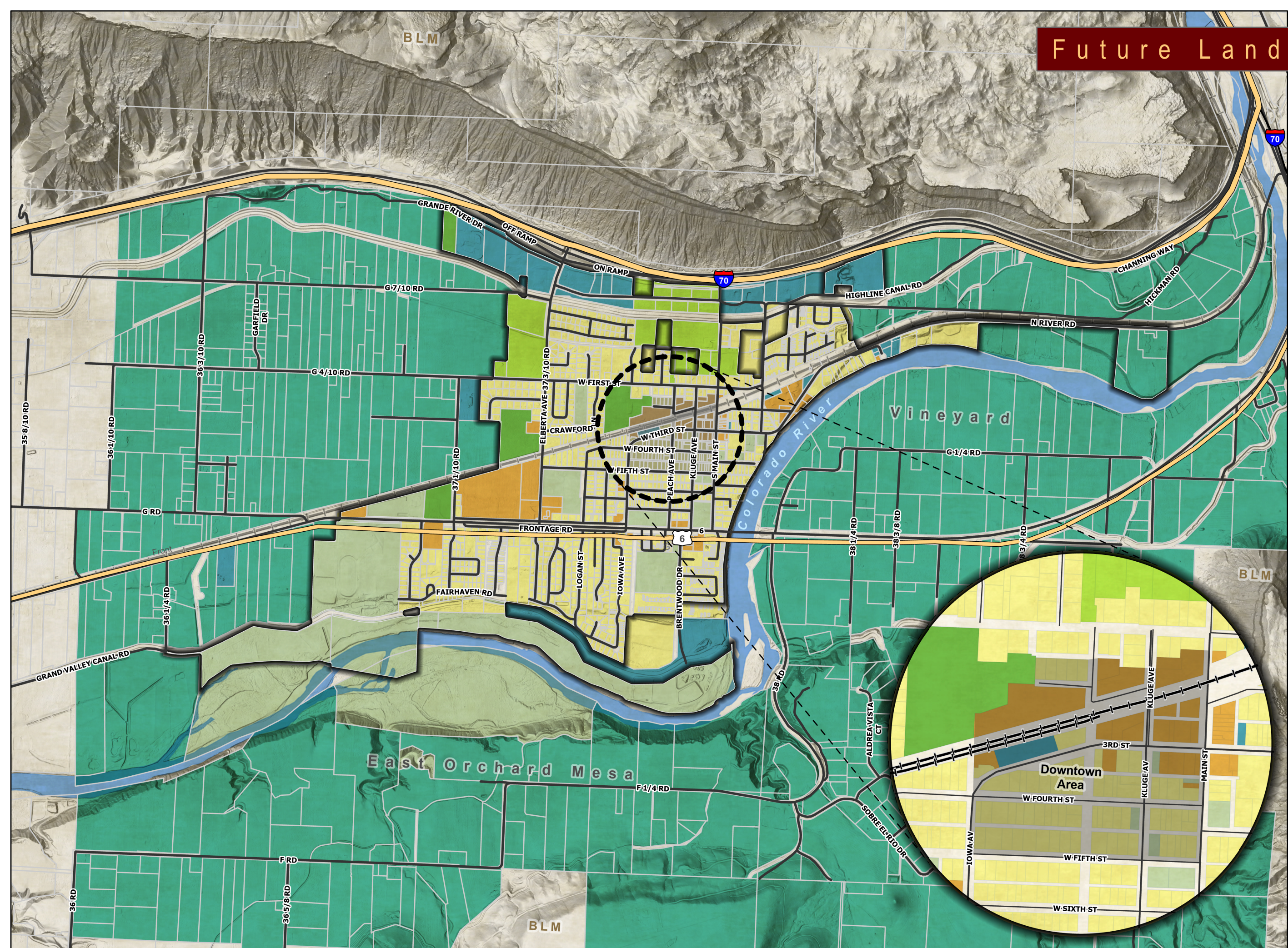


Scale 1:16,000 when printed at 11x17  
 Date Last Saved: 12/1/2022  
 Map Name: Existing Land Use



# Future Land Use Map

-  Interstate
-  U.S. Highway
-  Local Road
-  Railroad
-  Palisade Boundary
-  Parcels
-  Rivers
-  Downtown Area
-  Agriculture
-  Agri-Tourism
-  Agriculture Urban Interface
-  Community Space
-  Highway Commercial
-  Mixed Use
-  Residential



Scale 1:16,000 when printed at 11x17

Date Last Saved: 10/17/2022



**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
<b>Residential Uses</b>												
Alley-loaded house			P	P	P	P						<a href="#">Section 7.01C</a>
Group home (8 or more)		C	C	C	P	P		P				<a href="#">Section 7.01J</a>
Manufactured home park or subdivision			C	C								<a href="#">Section 7.01I</a>
Multifamily					C					C		<a href="#">Section 7.01G</a>
Nursing home or assisted living center		C			P	C	P	P	P			<a href="#">Section 7.01K</a>
Single-family detached		P	P	P	P	P						<a href="#">Section 7.01A</a>
Short term vacation rental		P	P	P	P	P						<a href="#">Section 7.01M</a>
Townhouse				P	P	P				P		<a href="#">Section 7.01F</a>
Two-family dwelling (duplex)				P	P	P						<a href="#">Section 7.01B</a>
Upper-story residential		P				P	P	P	P	P		<a href="#">Section 7.01H</a>
Zero lot line house				P	P	P						<a href="#">Section 7.01D</a>
<b>Public and Civic Uses</b>												
Airport, heliport									P		P	
Child care center					C	C	C	P		P	P	<a href="#">Section 7.02A</a>
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	<a href="#">Section 7.02B</a>
Technical, trade, business school						P	P	P	P		P	<a href="#">UPPER STORY ONLY IN TC</a>
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	<a href="#">Section 7.03B</a>
Amusement center, indoor							P	P	P	P		
Bed and breakfast		P	C	C	C	P	P	P		P		<a href="#">Section 7.03C</a>
Brewpub							P	P	P	P		<a href="#">Section 7.03D</a>
Club, private					C	P	P	P				
Distillery							C	P	P			<a href="#">Section 7.03D</a>
Funeral home								P	P			
Gas station with convenience retail								P	P	P		<a href="#">Section 7.03E</a>
Hemp Growing Establishment		C							C			<a href="#">Section 7.03F</a>
Hemp Processing Establishment		C							C			<a href="#">Section 7.03G</a>
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										<a href="#">Section 7.03H</a>
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		<a href="#">Section 7.03L</a>
Microbrewery							P	P	P	P		<a href="#">Section 7.03D</a>

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											Section 14.02
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			<a href="#">Section 7.03K</a>
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		<a href="#">Section 7.03D</a>
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			<a href="#">Section 7.04B</a>
Processing of food and related products		C						C	C			<a href="#">Section 7.04A</a>
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.