

**CITY OF STEAMBOAT SPRINGS, COLORADO**

**ORDINANCE NO. 2792**

**AN ORDINANCE AMENDING CHAPTER 26 OF THE STEAMBOAT SPRINGS REVISED MUNICIPAL CODE BY AMENDING SECTIONS 103.E, 237, TABLE 300-1, TABLE 300-2, AND 306.B TO ADOPT THE AIRPORT OVERLAY ZONE, TXT-20-02.**

**WHEREAS**, the City Council adopted the Community Development Code as Ordinance No. 2624 on November 14, 2017; and

**WHEREAS**, the City is committed to regular, ongoing review of the Community Development Code so that the provisions contained therein are relevant and applicable to the community at any given point in time; and

**WHEREAS**, the City Council has recognized the importance of protecting the Steamboat Springs Airport's airspace and preventing incompatible development adjacent to the Airport; and

**WHEREAS**, the Planning Commission held a public hearing on December 17, 2020, and recommended City Council adopt the amendment to the Community Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:**

**SECTION 1.** Sections 103.E, 237, and 306.B of the Community Development Code shall be amended as described in Exhibit A.

**SECTION 2.** Table 300-1 and Table 300-2 of the Community Development Code shall be amended as described in Exhibit B.

**SECTION 3.** All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

**SECTION 4.** If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

**SECTION 5.** The City Council hereby finds, determines, and declares that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety.

**SECTION 6.** This Ordinance shall take five effect (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter.

**SECTION 7.** A public hearing on this ordinance shall be held on January 19, 2021, at 5:00 P.M. remotely via zoom at <https://us02web.zoom.us/j/985289877> and telephone: Dial 1-888-475-4499 (US toll-free), Enter Meeting ID: 985 289 877.

**INTRODUCED, READ AND ORDERED** published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 5<sup>th</sup> day of January, 2021.

Jason Lacy

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**Jason Lacy, President  
Steamboat Springs City Council**

**ATTEST:**

Julie Franklin

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**Julie Franklin, CMC  
City Clerk**

**FINALLY READ, PASSED, AND APPROVED** this 19<sup>th</sup> day of January, 2021.

Jason Lacy

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**Jason Lacy, President  
Steamboat Springs City Council**

**ATTEST:**

Julie Franklin

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**Julie Franklin, CMC  
City Clerk**

**1) Amend Section 103.E Expansion of Legal Nonconforming Structures, as follows:****103.E Expansion****1. One-Family and Two-Family Residential Uses**

Any structure used for a legal nonconforming one-family or two-family residential use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities, and is not located within Subzone D of the Airport Overlay zone. Such expansions are subject to the limitations stated in Section 103.D.

**2. Multiple-Family Residential and Nonresidential Uses**

a. In Subzone D of the Airport Overlay zone, any nonresidential use or a structure used for a legal nonconforming multiple-family residential or nonresidential use may only be enlarged or increased in accordance with Section 709.A.3.a.

b. With the exception of properties located within Subzone D of the Airport Overlay zone, any legal nonconforming multiple-family residential or nonresidential use or structure used for a legal nonconforming multiple-family residential or nonresidential use may be enlarged or increased with approval of a Development Plan and Conditional Use upon a finding by City Council that:

- i.a. The use will not expand beyond the lot owned or leased by the legal nonconforming use as of the date it became nonconforming; and
- ii.b. The proposed modification will not result in further infringement of the provisions of this CDC and will comply with all standards (other than use standards), including but not limited to lot coverage, floor area ratio, setbacks, height, open space, and parking requirements, unless varied by City Council; and
- iii.e. The use is not an industrial use in a residential zone district.
- iv. The use is permitted in the Airport Overlay zone, if applicable.

**2) Add Section 237 Overlay Zone: Airport Overlay (AO), as follows:****237 OVERLAY ZONE: AIRPORT OVERLAY (AO)****237.A Purpose**

The Airport Overlay zone is intended to protect aviation airspace by preventing incompatible land uses within and beyond the Steamboat Springs Airport property, place reasonable restrictions on encroachments into the Airport's Federal Aviation Regulations Part 77 surfaces, as well as protect the public health, safety and general welfare.

**237.B Basis**

The Airport Overlay zone boundaries are delineated by the airport influence area shown on the Airport Layout Plan Land Use Drawing of the Steamboat Springs Airport Master Plan. For the purposes of this CDC, the Airport Overlay zone includes the following subzones:

**1. Subzone A: Airport Influence Area**

Referred to as Zone A Airport Influence (AIZ) on the Airport Layout Plan Land Use Drawing.

**2. Subzone B: Traffic Pattern Area**

Referred to as Zone B Traffic Pattern (TPZ) on the Airport Layout Plan Land Use Drawing.

**3. Subzone C: Approach Area**

Referred to as Zone C Approach (AZ) on the Airport Layout Plan Land Use Drawing.

4. Subzone D: Runway Protection AreaReferred to as Zone D Runway Protection (RPZ) on the Airport Layout Plan Land Use Drawing.237.C Applicability1. All property located within the Airport Overlay zone is subject to the standards of the underlying zone district and the standards of this overlay zone.2. In the event a legal lot is located within more than one subzone, the entire lot shall be subject to the standards of the most restrictive subzone. This provision shall not be applied to prevent or discourage subdivision of a parcel or lot to minimize encroachment into subzones or to prevent straddling the boundary between subzones.237.D Standards1. An aviation easement is required as a condition of approval for development applications processed in accordance with Sections 707, 709, 713, 714, 720, 721, 722, and 725.2. A disclosure of airport proximity is required as a condition of approval for development applications processed in accordance with Sections 707, 709, 713, 714, 717, 718, 720, 721, 722, and 725.3. In Subzone B, the Airport Overlay zone modifies the permitted uses of the underlying zone district. See Table 300-1 footnotes.4. In Subzone D, the Airport Overlay zone modifies the permitted uses of the underlying zone district. See Table 300-1 and 300-2 footnotes. Uses not specifically identified as permitted are prohibited.5. Legal nonconforming uses in all Subzones shall be continued, expanded, or terminated in accordance with Section 103.**3) Amend Section 306.B Accessory Uses General Use Standards, as follows:****306.B General Use Standards**The following use standards shall apply to accessory uses that are not specifically listed in [Section 306.C](#), [Section 306.D](#), or [Section 306.E](#).

1. In all zone districts except the I zone district:
  - a. A single accessory use located in a principal or accessory building shall occupy a maximum area of 25% of the gross floor area of the principal building. Multiple accessory uses located in a principal or accessory building shall cumulatively occupy a maximum area of 30% of the gross floor area of the principal building.
  - b. A single outdoor accessory use shall occupy a maximum area of 25% of the gross lot area. Multiple outdoor accessory uses shall cumulatively occupy a maximum area of 30% of the gross lot area.
2. In the I zone district:
  - a. A single accessory use located in a principal or accessory building, that is accessory to an indoor principal use, shall occupy a maximum area of 25% of the gross floor area of the principal building. Multiple accessory uses located in a principal or accessory building, that are accessory to an indoor principal use, shall cumulatively occupy a maximum area of 30% of the gross floor area of the principal building.
  - b. The cumulative area of all accessory uses located in a building, that are accessory to an outdoor principal use, shall not exceed a maximum gross floor area of 3,000 square feet.
  - c. The cumulative area of all outdoor accessory uses shall occupy a maximum area of 50% of the gross lot area.

KEY

~~Language to Remove~~

Language to Add

## EXHIBIT A

3. In the AO zone:

a. Accessory uses shall be permitted in compliance with the Land Use Compatibility Guidelines Table on the Airport Layout Plan Land Use Drawing of the Steamboat Springs Airport Master Plan and be consistent with the purpose of the Airport Overlay zone.

KEY

~~Language to Remove~~

[Language to Add](#)

## EXHIBIT B

### **4) Amend Table 300-1 Permitted Use Matrix – Principal Uses and Table 300-2 Permitted Use Matrix – Accessory Uses, as follows:**

[See next page for Tables. Remainder of page left intentionally blank]

8	7	6	5	4	3	2	1
Rules & Definitions	Development Process	Subdivision Standards	Signs	Development & Design Standards	Use Definitions & Standards	Zone Districts	Purpose & Administration

**Table 300-1. Permitted Use Matrix – Principal Uses**

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																TND Transects								
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD		
<b>Residential Use Classification</b>																										
<b>Household Living</b>																										
Manufactured Home Park	2 per du						L																			
Multiple-Family Residential	1 bds: 1.5 per du <sup>3</sup> 2-3 bds: 2 per du <sup>3</sup> >3 bds: 2+(1 per bedroom>3) per du <sup>3</sup>																									
	CO, CY, CK, CN <2,000 sf: 1.5 per du <sup>3</sup> 2,000-3,000 sf: 2 per du <sup>3</sup> >3,000 sf: 2.5 per du <sup>3</sup>			C	C	R		R	L	L	L	L	L	L	L	C	L			L	L	L	L			
	RR-1 Above-ground parking: 1 per du Underground parking: 0.75 per du																									
	RR-2, G Above-ground parking: 1 per du Underground parking: 0.5 per du																									
One-Family Residential	2 per du <sup>3</sup>		R	R	R	C	R	C				C	R	R	R				R	R	R					
Two-Family Residential	2 per du <sup>3</sup>			R	R	C		C	C			C	R	R	R				R	R	R	C				
Workforce Unit	1 per du																									
	CO, CY, CK, CN 1 per du (2 spaces waived)	C				L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P					L-P	L-P			
<b>Group Living</b>																										
Dormitory	1 per 4 residents							C	C							C						C	C			
Group Home for Older Adults	2+(1 per 4 residents)		L-P	L-P	L-P			L-P				L-P	L-P	L-P	L-P				L-P	L-P	L-P	L-P	L-P			
Nursing Care Facility	1 per 4 residents							C					C	C	C	R			C	C	C	C	C	C		
Residential Care Facility, Large	1 per 4 residents							C					C	C	C	R			C	C	C	C	C	C		
Residential Care Facility, Small	2+(1 per 4 residents)		L-P	L-P	L-P			L-P				L-P	L-P	L-P	L-P				L-P	L-P	L-P	L-P	L-P			
Shelter House	2+(1 per 4 adult residents)			C	L-P			L-P											C	C	C	C	C			





**Table 300-1. Permitted Use Matrix – Principal Uses (continued)**

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																	TND Transects						
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD	
<b>Commercial Use Classification</b>																									
<b>Adult-Oriented Business</b>	Per business type (retail, tavern, etc.)																								C
<b>Arts, Recreation, and Entertainment</b>																									
Amusement, Indoor	1 per 300 sf	C			C			C	C	R	R	L	C	L	L	R	C						R	R	R
	<i>Bowling alley:</i> 2 per lane																								
Amusement, Outdoor	10+(20 per acre >0.5 acre)	C						C	C			C	C	C	C	C	C	C							R
Campground	1 per campsite	C																							
Golf Course	6 per golf hole	C																							
Health and Recreation Center	1 per 200 sf	C						C	C	C	C					C	C						R	R	
Membership Organization	1 per 4 persons of max. capacity								C	C	C	C	R	R	R	L	L						R	R	
Movie Theater	1 per 4 seats									L	L												L	L	
Performance Venue	1 per 4 seats	C						R	R	R	R	R	R	R	R	R	R						R	R	
Stadium <sup>1</sup>	1 per 6 seats	C						C								C	C	C							
Studio, Instruction	1 per 300 sf							R	R	R	R	R	R	R	R	R	R	R					R	R	
Studio, Production	1 per 500 sf							R	R	R	R	R	R	R	R	R	R	R					R	R	
<b>Eating and Drinking Establishments</b>																									
Brewpub	1 per 150 sf																								
	G-2, CO, CY, CK, CN 1 per 900 sf							C	L	L	L	C	L	L	L	L						L	L		
Mobile Food Unit	Per <a href="#">Section 302.D.2</a>	C			C			C	L-P	L-P	L-P	C	L-P	L-P	L-P	L-P	L-P					C	L-P		
Restaurant/Tavern	1 per 150 sf																								
	G-2, CO, CY, CK, CN 1 per 900 sf							C	L	L	L	C	L	L	L	L	C					L	L		
Restaurant, Drive-Through	1 per 150 sf															L	L							C	
Restaurant, Take-Out	4+(1 per 100 sf >400 sf)																								
	G-2, CO, CY, CK, CN n/a							C	L	L	L		L	L	L	L	C					L	L		

8	Rules & Definitions
7	Development Process
6	Subdivision Standards
5	Signs
4	Design Standards & Development
3	Use Definitions & Standards
2	Zone Districts
1	Purpose & Administration



8	7	6	5	4	3	2	1
Rules & Definitions	Development Process	Subdivision Standards	Signs	Development & Design Standards	Use Definitions & Standards	Zone Districts	Purpose & Administration

**Table 300-1. Permitted Use Matrix – Principal Uses (continued)**

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																TND Transects												
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD						
<b>Commercial Use Classification (continued)</b>																														
<b>Lodging</b>																														
Bed and Breakfast	1 per guestroom		C	C	C					C			L	L	L	L									L	L	L			
Hostel	1 per 4 beds					L				L	C	C	L	C	L	L											C	L		
Hotel	1 per guestroom																													
	RR-1 <i>Underground parking: 0.75 per guestroom</i>					C				C	R	C	C		C	C	C	C									C	R		
	RR-2, G <i>Underground parking: 0.5 per guestroom</i>																													
Vacation Home Rental	2		L-P	L-P	L-P	R			L-P	R					L-P	L-P	L-P	L-P	L-P							L-P	L-P	L-P	L-P	
Vacation Rental	1 bds: 1.5 per du 2-3 bds: 2 per du >3 bds: 2+(1 per bedroom>3) per du																													
	CO, CY, CK, CN <2,000 sf: 1.5 per du 2,000-3,000 sf: 2 per du >3,000 sf: 2.5 per du				R	R	R		R	R	R	R	R	R	R	R	R	R								R	R	R	R	
	RR-1 <i>Above-ground parking: 1 per du Underground parking: 0.75 per du</i>																													
	RR-2, G <i>Above-ground parking: 1 per du Underground parking: 0.5 per du</i>																													
Mobile Vending	n/a	L	L	L	L	L	L	L	C	C	C	C	C	C	C	C	C	C	C	L	L	L	L	L	L	L	L	L	L	
<b>Office</b>																														
Office, General	1 per 300 sf																													
	G-2, CO, CY, CK, CN 1 per 900 sf									C	L	L	R	R	R	R	R	R	C								R	R		
Office, Medical/Dental	1 per 200 sf																													
	G-2, CO, CY, CK, CN 1 per 900 sf									C	C	L	L	R	R	R	R	R									R	R		





**Table 300-1. Permitted Use Matrix – Principal Uses (continued)**

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																TND Transects											
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD					
<b>Commercial Use Classification (continued)</b>																													
<b>Retail Sales and Service (Non-Vehicle/Equipment Related)</b>																													
Animal Sales and Service	1 per 200 sf															C	C	L-P	L-P	L-P	L-P					L-P	L-P	L-P	
Animal Hospital	1 per 200 sf																			C	C	L-P					C	C	L-P
Animal Kennel	1 per 700 sf																				L-P	L-P						L-P	L-P
Bank	1 per 250 sf										C	C	L							R	R						L	R	
Funeral Home	1 per 50 sf of assembly area																			R	R	R					C	C	
Marijuana Primary Caregiver, Medical		L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	C	C	C	L-P	L-P	L-P	C	C	C	C	
Marijuana Store	1 per 300 sf										L-P	L-P	L-P	L-P	L-P	L-P			L-P	L-P	L-P								
Grocery Store/Market	1 per 300 sf										C	R	R	C	C	C	C		R	R							R	R	
Large-Format Retail (≤40,000 sf)	1 per 300 sf																		C <sup>4</sup>	C <sup>4</sup>						R	R		
Large-Format Retail (>40,000 sf)	3 per 1,000 sf																									C <sup>5</sup>	C <sup>5</sup>		
Neighborhood Store/Market	1 per 500 sf					L-P	L-P	C			C			L-P	C	L-P	L-P									L-P	L-P		
Retail/Service, Building Supplies	1 per 500 sf																			L <sup>6</sup>	L <sup>6</sup>						L <sup>6</sup>	L <sup>6</sup>	
Retail/Service, General Indoor (<3,001 sf)	1 per 300 sf G-2, CO, CY, CK, CN 1 per 900 sf										C	R	R	R	R	R	R	R	R	R							R	R	
Retail/Service, General Indoor (3,001-8,000 sf)	1 per 300 sf G-2, CO, CY, CK, CN 1 per 900 sf										C	R	R	C	C	C	C		R	R							R	R	
Retail/Service, General Indoor (8,001-12,000 sf)	1 per 300 sf G-2, CO, CY, CK, CN 1 per 900 sf											C							C	C	C						C	R	
Retail/Service, Outdoor	1 per 600 sf of display area	C									C	C	C	C	C	C	C		L	L	C						C	L	C

1	Purpose & Administration
2	Zone Districts
3	Use Definitions & Standards
4	Development & Design Standards
5	Signs
6	Subdivision Standards
7	Development Process
8	Rules & Definitions

8 Rules & Definitions	7 Development Process	6 Subdivision Standards	5 Signs	4 Development & Design Standards	3 Use Definitions & Standards	2 Zone Districts	1 Purpose & Administration
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**Table 300-1. Permitted Use Matrix – Principal Uses (continued)**

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																TND Transects																				
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD														
<b>Commercial Use Classification (continued)</b>																																						
<b>Vehicle/Equipment Sales, Service, Rental, and Repair</b>																																						
Automobile Filling Station	3 per fueling station															C									L	L	L									C	C	
Automobile Service, Heavy	3 per service bay																									C	L-P	L-P										L-P
Automobile Service, Light	3 per service bay																									C	L-P	L-P								L-P	L-P	L-P
Automobile Rental	1 per 400 sf												C	C											C	L-P	C									C		
Automobile Sales	1 per 300 sf of indoor sales area																										C	C									C	
Automobile Wash	2																									L	L	C								C	C	C
Electric Vehicle Charging Station	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
Heavy Vehicle/Equipment Sales, Rental, and Service	1 per 500 sf of indoor sales area																									C	R											
<b>Vehicle Parking</b>																																						
Parking Structure	n/a															C	C	C	C	C	C	C	C	C	C	C	C	C							C	C		
Surface Lot	n/a															C	C	C	C	C	C	C	C	C	C	C	C	C							C	C		
<b>Work/Live, Commercial</b>	2+(1 per 300 sf of work area)																																					
	CO, CY, CK, CN 2+(1 per 900 sf of work area)																L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P								R	R	
<b>Industrial Use Classification</b>																																						
<b>Food and Beverage Processing and Manufacturing</b>																																						
Alcoholic Beverage Production Facility, Large	1 per 700 sf																										L	L										
Alcoholic Beverage Production Facility, Small	1 per 700 sf																L-P	L-P									L-P	L-P	L						L-P	L-P		
Commissary Kitchen	1 per 300 sf																										R	R	R	R	R							
Food Processing Facility, Large	1 per 500 sf																											C	R									
Food Processing Facility, Small	1 per 350 sf																										L-P	L-P	L	L	R							
Meat Processing Facility	1 per 500 sf																																				C	





8	7	6	5	4	3	2	1
Rules & Definitions	Development Process	Subdivision Standards	Signs	Development & Design Standards	Use Definitions & Standards	Zone Districts	Purpose & Administration

Table 300-1. Permitted Use Matrix – Principal Uses (continued)

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																	TND Transects										
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD					
<b>Industrial Use Classification (continued)</b>																													
<b>Wholesale, Storage, Warehouse, and Distribution</b>																													
Outdoor Storage Yard <a href="#">§</a>	2 per 3 employees																			C	C	L-P						L-P	
Self-Service Storage Facility, Outdoor <a href="#">§</a>	5+(1 per 20 units >100)																			C	C	L-P						L-P	
Self-Service Storage Facility, Indoor <a href="#">§</a>	5+(1 per 20 units >100) G-2 n/a									C										C	C	C						C	
Vehicle Towing Service and Storage Yard <a href="#">§</a>	2 per 3 employees																				C	L-P							
Warehouse <a href="#">§</a>	1 per 800 sf																				C	R						R	
Wholesale Facility <a href="#">§</a>	1 per 700 sf																				C	R							
<b>Work/Live, Industrial</b>	2+(1 per 900 sf of work area)																					L-P				R	R		
<b>Civic, Public, and Institutional Use Classification</b>																													
<b>Assembly</b>																													
Amenity Space/Structure			R	C	C		R	R	R	R	R	C	C	C	C	C	C								R	R	R	R	R
Religious Assembly	1 per 4 seats			C	C	C	C	C	C				C	C	R	R	R	C	C						C	R	R	R	
<b>Community/Public Services</b>																													
Child Care Center, Large	1 per employee+1 per 6 children	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C							C	C	L	L	L	
Child Care Center, Small	1 per employee+1 per 6 children	C	C	L	L	L	L	L	C			C	L	L	L	L	L	C						L	L	L	L	L	L
Community Center	1 per 300 sf	C			C	C					C	C	C	C	C	C	C							C	R	R	R	R	
Hospital	1 per 2 beds+parking for medical offices																		C	C							C	C	
Institutional		C	C			C														C	C	C					C	C	C
Public Safety Facility	1 per 300 sf	C	C	C	C	C	C	C	C			C	C							C	C	C				C	C	C	C





**Table 300-1. Permitted Use Matrix – Principal Uses (continued)**

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																TND Transects						
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD
<b>Civic, Public, and Institutional Use Classification (continued)</b>																								
<b>Cultural/Special Purpose, Parks, and Open Space</b>																								
Cemetery	n/a	C	C																					
Library	1 per 200 sf	C								C	C	C	C	C	C	C	C					R	R	
Museum	1 per 200 sf	C				C				C	C	R	R	R	R	R	R					R	R	
Open Space - Conservation <sup>8</sup>	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Park, Community	5 per acre	R	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	R	R	R	R	R
Park, Neighborhood	3+(2 per acre >2 acres)	R	R	R	R	R	R	R	R	R		R	R	R	R	R	R	C	R	R	R			R
Park, Pocket	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Plaza	n/a						R	R	R	R	R	R	R	R	R	R	R					R	R	R
Sports Complex	1 per 4 seats	C																						
<b>Education</b>																								
College/University	1 per 600 sf	R										C	C	C	C	C	C					C	C	C
Elementary/Secondary School	K-8 grade: 2 per classroom	R	C	C	C																			
	9-12 grade: 5 per classroom																							
Vocational/Professional School	1 per 600 sf																C	R						R
<b>Public Transportation</b>																								
Transit Station		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Transit Stop	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
<b>Utilities</b>																								
Infrastructure, Above Ground <sup>8</sup>	n/a	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Infrastructure, Underground <sup>8</sup>	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Telecommunication Facility-Alternative Support Structure	n/a	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P
Telecommunication Facility-Co-Located	n/a	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L

8	7	6	5	4	3	2	1
Rules & Definitions	Development Process	Subdivision Standards	Signs	Design Standards & Development	Use Definitions & Standards	Zone Districts	Purpose & Administration

8	7	6	5	4	3	2	1
Rules & Definitions	Development Process	Subdivision Standards	Signs	Development & Design Standards	Use Definitions & Standards	Zone Districts	Purpose & Administration

**Table 300-1. Permitted Use Matrix – Principal Uses (continued)**

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																TND Transects								
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD		
<b>Civic, Public, and Institutional Use Classification (continued)</b>																										
<b>Utilities (continued)</b>																										
Telecommunication Facility–Stealth Design Structure	n/a	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Telecommunication Facility–Tower	n/a	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Telecommunication Facility–Small Cell	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Utility Facility, Major	n/a	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility Facility, Minor	n/a																C	C	L						L	
<b>Agricultural and Cultivation Use Classification</b>																										
<b>Agricultural and Cultivation</b>																										
Agriculture	n/a	L	L																							L
Agriculture, Indoor		L	L															L	L	L						
Community Garden	1 per 4 garden plots	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Keeping of Farm Animals	n/a	L	L																							
Marijuana Cultivation, Medical/Retail	2 per 3 employees																C	C	C							
Marijuana Cultivation, Private	n/a	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	C	C	C	L-P	L-P	L-P	C	C	C	
	CC, CS, I 1 per responsible party																									
Plant Nursery/ Greenhouse												L	L	L	L	L	L	L						L	L	

<sup>1</sup> Parking standards contained in the Permitted Use Matrix are minimum requirements except in the CY-1, CC, and CS zone districts. In the CC and CS zone districts, parking standards for commercial uses are maximum requirements unless a parking study demonstrates additional parking is necessary to serve the use. In the CY-1 zone district, parking requirements are waived for all uses except one-family residential, two-family residential, and their accessory uses. Refer to [Section 406](#) for additional off-street parking standards, credits, and reductions.

<sup>2</sup> sf=square feet net floor area; du=dwelling unit; bds=bedrooms per unit

<sup>3</sup> Parking standards for deed restricted affordable housing shall be reduced to one space per dwelling unit.

<sup>4</sup> In CC and CS zone districts, large-format retail 40,000 square feet or less shall only be permitted through the Planned Unit Development process.

<sup>5</sup> Large-format retail greater than 40,000 square feet shall only be permitted in the Large-Format Retail overlay zone.

<sup>6</sup> Building supplies retail/service uses over 12,000 square feet shall be classified and permitted as large-format retail uses.

<sup>7</sup> [For properties that are within Subzone B of the AO zone, this use is prohibited.](#)

<sup>8</sup> [For properties that are within Subzone D of the AO zone, this use is permitted. Uses not specifically identified as permitted are prohibited. Refer to Section 237 for AO zone standards.](#)





**Table 300-2. Permitted Use Matrix – Accessory Uses**

Use Category	Required Parking <sup>1,2</sup> (spaces)	Zone Districts																TND Transects						
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD
<b>Accessory Uses <sup>3,4</sup></b>	n/a	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
<b>Accessory to All Uses</b>																								
Accessory Antenna	n/a	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Keeping of Chickens/Ducks	n/a	L	L	L	L	L-P	L-P	L-P					L-P	L-P	L-P	L-P	L-P	L-P	L	L	L	L-P	L-P	L-P
Keeping of Domestic Animals	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Marijuana Cultivation, Accessory Private	n/a	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Minor Utility Structures	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Solar Energy System, Accessory	n/a	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
<b>Accessory to Residential Uses</b>																								
Day Care Home	2		R	R	R	C	R	C				R	R	R	R			R	R	R	R	R	R	
Home Occupation	1+(1 per nonresident employee)		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Keeping of Goats	n/a	L	L	L	L	L		L										L	L	L	L			
Secondary Unit	1 per du		L-P	L-P	L-P	C		L-P				L-P	L-P	L-P	L-P			L-P	L-P	L-P	L-P			
<b>Accessory to Nonresidential Uses</b>																								
Outdoor Display <sup>4</sup>										L	L	L	L		L	L	L	L	L				L	L
Outdoor Seating										R	R	R	R		R	R	R	R	R				R	R
Outdoor Storage, Accessory <sup>4</sup>									L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P	L-P					L-P	L-P
Tasting/Tap Room	1 per 150 sf																							
	G-2, CO, CY, CK 1 per 900 sf											L	L				L	L	L				L	L

<sup>1</sup> Parking standards contained in the Permitted Use Matrix are minimum requirements except in the CY-1, CC, and CS zone districts. In the CC and CS zone districts, parking standards for commercial uses are maximum requirements unless a parking study demonstrates additional parking is necessary to serve the use. In the CY-1 zone district, parking requirements are waived for all uses except one-family residential, two-family residential, and their accessory uses. Refer to [Section 406](#) for additional off-street parking standards, credits, and reductions.

<sup>2</sup> sf=square feet net floor area

<sup>3</sup> Accessory uses that are not specifically listed in Table 300-2 are subject to the general standards for accessory uses in [Section 306.B](#). Accessory uses specifically listed in Table 300-2 shall be permitted as indicated in the Table and subject to the applicable standards in [Section 306.C](#), [Section 306.D](#), and [Section 306.E](#).

<sup>4</sup>For properties that are within Subzone D of the AO zone, this use is permitted. Refer to [Section 237](#) for AO zone standards.

8	7	6	5	4	3	2	1
Rules & Definitions	Development Process	Subdivision Standards	Signs	Design Standards & Development	Use Definitions & Standards	Zone Districts	Purpose & Administration



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# 2792\_Airport\_Overlay\_Zone\_TXT-20-02

Final Audit Report

2021-01-20

Created:	2021-01-20
By:	Anjelica Nordloh (anordloh@steamboatsprings.net)
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