



# Woodland Park Unified Development Code

## Chapter 2: Zone District Standards

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### 2.01 Purpose

This Chapter identifies the Zone Districts established by the City of Woodland Park and describes the purpose of each district along with dimensional standards applicable to each district.

### 2.02 Applicability

The provisions of this Chapter apply to all land within the corporate limits of the City.

### 2.03 Zone Districts Established

The entire City is divided into zone districts with overlay districts hereby established as follows:

Table 2.03-1

Zone District	Reference Section
<b>Residential Zone Districts</b>	
Suburban Residential - <b>SR</b>	Subsection 2.06.01
Urban Residential - <b>UR</b>	Subsection 2.06.02
Multiple Dwelling Suburban Residential - <b>MDS</b>	Subsection 2.06.03
Multiple Dwelling Urban Residential - <b>MDU</b>	Subsection 2.06.04
Manufactured Home Park - <b>MHP</b>	Subsection 2.06.05

<b>Zone District</b>	<b>Reference Section</b>
<b>Nonresidential Zone Districts</b>	<b>Section 2.07</b>
Neighborhood Commercial - <b>NC</b>	Subsection 2.07.01
Community Commercial - <b>CC</b>	Subsection 2.07.02
Service Commercial - <b>SC</b>	Subsection 2.07.03
Central Business - <b>CBD</b>	Subsection 2.07.04
Heavy Service Commercial / Light Industrial - <b>HSCLI</b>	Subsection 2.07.05
<b>Miscellaneous Zone Districts</b>	<b>Section 2.08</b>
Agriculture - <b>AG</b>	Subsection 2.08.01
Public / Semi-Public Land – <b>P/SPL</b>	Subsection 2.08.02
Planned Unit Development - <b>PUD</b>	Subsection 2.08.03
<b>Overlay Districts</b>	<b>Section 2.09</b>
Woodland Station Overlay District	Subsection 2.09.01
Electronic Message Display Overlay District	Subsection 2.09.02
Special Downtown Area Overlay District	Subsection 2.09.03

## **2.04 Official Zoning Map**

### **2.04.01. Zoning Map Incorporated**

- A. The Official Zoning Map of the City of Woodland Park is incorporated into this Unified Development Code. The location and boundaries of the zone districts and overlay zone districts established by this UDC are shown on said map.
- B. The Official Zoning Map shall be maintained by the Planning Director and shall be available to the public at City Hall.

### **2.04.02. Zone District Boundary Determination**

- A. Where uncertainty exists as to zone district boundaries, the following rules shall apply:
  1. Where districts are bounded approximately by street or alley lines, the centerline of streets or alleys shall be construed to be the boundaries.
  2. Where districts are bounded approximately by lot lines, the lot lines shall be construed to be the boundaries.
  3. Where districts are bounded approximately by neither streets, alleys, or lots, boundaries shall be determined by the use of the scale contained on said map.
  4. Whenever any street, alley, or other public way is officially vacated, the zone district on either side shall be automatically extended to the centerline of the vacation.

5. Any change in dimensional standards in this Chapter or development standards in Chapter 3 shall not change any existing district boundaries.

## 2.05 General Standards Applicable to all Zone Districts

- A. All districts, buildings, structures, and land may be used for any of the purposes allowed in Chapter 4 – Use Standards.
- B. All development of a site is subject to the standards found in Chapter 3 – Development Standards.

## 2.06 Residential Zone Districts

### 2.06.01. Suburban Residential (SR) District

#### A. Purpose

1. This zone district provides for detached single-household dwellings at a low density. These areas are primarily located on the periphery of the established urban areas. These areas shall be fully serviceable by municipal water and/or sewer facilities. It is intended to create a suburban character in these areas through design requirements that provide for pedestrian friendly walkways, buffering, and retention of open space areas and protection of natural features.

#### B. Dimensional Standards

1. The following dimensional standards apply to the SR residential district.

Table 2.06.01-1

Dimensional Standards	Residential
	SR
Minimum Lot Size	15,000 sf
Minimum Lot Frontage	40 ft.
Front Setback	25 ft.
Rear Setback	25 ft. for main building 4 ft. for accessory buildings
Side Setback <sup>1</sup>	8 ft. for main building
	4 ft. for accessory buildings
Maximum Building Height	30 ft. for main building
	20 ft. for accessory buildings
Maximum Density	1 dwelling unit per acre

1. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback.

#### C. Additional Standards

1. Lot Coverage shall adhere to Subsection 3.10.01 – Lot Coverage Standards.

## 2.06.02. Urban Residential (UR) District

### A. Purpose.

1. This zone district provides for detached single-household dwellings at a higher density than the Suburban Residential (SR) zone district. The purpose of this district is to allow in-fill development within areas served by existing water and sewer infrastructure, thus reducing the need for development and infrastructure sprawl into the outlying areas.

### B. Dimensional Standards

1. The following dimensional standards apply to the UR residential district.

Table 2.06.02-1

Dimensional Standards	Residential
	UR
Minimum Lot Size	7,500 sf <sup>2</sup>
Minimum Lot Frontage	40 ft.
Front Setback	25 ft.
Rear Setback	25 ft. for main building 4 ft. for accessory buildings
Side Setback <sup>1</sup>	8 ft. for main building 4 ft. for accessory buildings
Maximum Building Height	30 ft. for main building 20 ft. for accessory buildings
Maximum Density	2 dwelling units per acre <sup>2</sup>

1. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback. For lots 60 feet wide or less, roof overhangs, gutters, eaves, and other similar roof features for the main building may pierce the side setback by no more than two feet.
2. Those previously platted lots of record that existed prior to January 1, 2001, within the UR district are exempt from the seven thousand five hundred square foot and density requirement.

### C. Additional Standards

1. Lot Coverage shall adhere to Subsection 3.10.01 – Lot Coverage Standards.

### 2.06.03. Multiple Dwelling Suburban Residential (MDS) District

#### A. Purpose.

1. This zone district provides for attached residential dwelling units with residential density levels higher than the Suburban Residential (SR) and Urban Residential (UR) zone districts. These areas shall be fully served by municipal water and sewer and be located in areas that can mitigate projected impacts concerning traffic, pedestrian access, parks, schools, commercial centers and places of employment.

#### B. Dimensional Standards.

1. The following dimensional standards apply to the MDS residential zone district.

Table 2.06.03-1

Dimensional Standards	Residential
	MDS
Minimum Lot Size	N/A
Minimum Lot Frontage	40 ft.
Front Setback	25 ft.
Rear Setback	25 ft. for main building 4 ft. for accessory buildings
Side Setback <sup>1</sup>	8 ft. for main building 4 ft. for accessory buildings
Maximum Building Height	30 ft. for main building 20 ft. for accessory buildings
Maximum Density	8 dwelling units per acre

1. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback.

#### C. Additional Standards

Reserved.

## 2.06.04. Multiple Dwelling Urban Residential (MDU) District

### A. Purpose

1. This zone district provides for attached residential dwelling units with residential density levels higher than the Suburban Residential (SR), Urban Residential (UR) and Multiple Dwelling Suburban Residential (MDS) zone districts. These areas shall be fully served by municipal water and sewer and be located in areas that can mitigate projected impacts concerning traffic, pedestrian access, parks, schools, commercial centers and places of employment.

### B. Dimensional Standards

1. The following dimensional standards apply to the MDU residential zone district.

Table 2.06.04-1

Dimensional Standards	Residential
	MDU
Minimum Lot Size	N/A
Minimum Lot Frontage	40 ft.
Front Setback	25 ft.
Rear Setback	25 ft. for main building 4 ft. for accessory buildings
Side Setback <sup>1</sup>	8 ft. for main building 4 ft. for accessory buildings
Maximum Building Height	30 ft. for main building 20 ft. for accessory buildings
Maximum Density	20 dwelling units per acre

1. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback.

### C. Additional Standards

Reserved.

## 2.06.05. Manufactured Home Park (MHP) District

### A. Purpose

1. This zone district supports manufactured housing opportunities located exclusively in manufactured home parks. Municipal water and sewer and accessibility to adequate transportation routes must be available to all areas considered for development of this type and density.
2. These regulations are designed to protect against undue loss of property values, from diseases resulting from unsanitary conditions, and from unnecessary fire hazards.

### B. Dimensional Standards

1. The following dimensional standards apply to the MHP zone district.

Table 2.06.05-1

Dimensional Standards	Residential
	MHP
Minimum Lot or Space Size	3 acres for park 2,100 sf for individual lots or spaces <sup>1</sup>
Minimum Lot Frontage	30 ft. for individual lots
Unit Separation Requirements	15 ft. spacing between manufactured homes (10 ft. clearance if parked end-to-end)
Property Setback <sup>2</sup>	10 ft. from any service road 50 ft. from exterior boundary of park
Maximum Building Height	20 ft.
Maximum Density	10 dwelling units per acre

1. The required area for each manufactured home space or lot shall not include additional area required for service roads, off-street parking, service buildings, recreation areas, office, and similar manufactured home park needs.
2. Enclosed additions shall be considered a part of the manufactured home in measuring setback distance.

### C. Permits and Inspection:

1. Notice of Sale Required. It is unlawful for any person to construct, maintain, operate or alter any manufactured home park within the incorporated area of the City, unless they hold a valid permit for the specific manufactured home park. All applications for permits shall be in conformance with this Subsection 2.06.05 – Manufactured Home Park District and of any other applicable legal requirements. No permit shall be transferable. Every person holding such a permit shall give notice in writing within seventy-two (72) hours

after having sold, transferred, given away, or otherwise disposed of interest in or control of any manufactured home park. The notice shall include the name and address of the persons succeeding to the ownership or control of the manufactured home park.

2. Original Permit Application. Application for original manufactured home park permits shall be in writing, signed by the applicant, and shall contain the following:
  - a. The name and address of the applicant;
  - b. The interest of the applicant in and the location and legal description of the manufactured home park;
  - c. A complete plan of the manufactured home park, showing compliance with all applicable provisions of this Subsection 2.06.05 – Manufactured Home Park District and regulations promulgated;
  - d. Such additional information as may be requested by the Planning Director to enable determination that the proposed manufactured home park will comply with legal requirements.
3. Renewal Application. Applications for renewal of manufactured home park permits shall be made in writing by the holder of the permit and shall contain the following:
  - a. Any change in the information submitted since the time the original permit was issued or the latest renewal granted;
  - b. Such other information as the administrative official, or health officer, may require.
4. Complete Plan Required. A complete plan, for the purpose of obtaining a manufactured home park permit to be issued by the administrative official shall show:
  - a. The area and dimensions of the tract of land;
  - b. The number, location, and size of all manufactured home spaces;
  - c. The location and width of roadways and sidewalks;
  - d. The location and size of vehicular parking lots and recreation areas;
  - e. The location of service buildings and any other proposed structures;
  - f. Source of water supply, and methods to be used for sewage and garage disposal;
  - g. Plans and specifications of all buildings, utilities, and other improvements constructed or to be constructed within the manufactured home park.
5. Zoning Regulation Compliance
  - a. The site for a manufactured home park shall be subject to all applicable zoning regulations.
6. Uniform Code Compliance

- a. All buildings and utilities to be constructed, altered, or repaired in a manufactured home park shall comply with all applicable codes of the City and the state, including building, electrical, plumbing, liquefied petroleum gases and similar codes, and shall require a permit.

7. Fees

- a. The annual manufactured home park permit fee shall be fifteen dollars, and shall be paid by the manufactured home park owner on or before January 1st of each and every year.

8. Inspection and Building Permit Fees

- a. Special inspection fees and building permit fees shall be as authorized by a schedule of such fees as adopted by the board of trustees.

9. Administrator Inspection Responsibilities

- a. The administrative official is authorized and directed to determine the condition of manufactured home parks located within the incorporated area of the City in order that the official may perform his duty of safeguarding the health and safety of occupants of manufactured homes and manufactured home parks and of the general public. The administrative official shall have the power to enter at a reasonable time upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of Subsection 2.03.05 or of regulations promulgated under it.

D. Location and Land Area:

1. Requirements. Any existing regulation concerning manufactured home parks shall be considered prior to selection of the site for a manufactured home park. The site shall contain at least three acres, and shall provide for manufactured home spaces at a density of not more than ten spaces per gross acre. The site should be accessible to public utilities, including water, sewer, electricity and natural gas. The manufactured home park shall be buffered by a greenbelt planting strip, or other suitable means, for the benefit of occupants of manufactured homes as well as other permitted uses adjacent to the park.
2. Location. The manufactured home park shall be located on a well-drained site, and shall be so located that its drainage will not endanger any water supply. Manufactured home park sites shall be in areas free from marshes, swamps or other potential breeding places for insects or rodents. Manufactured home park sites shall not be subject to

flooding, fire or safety hazards, and shall not be exposed to chronic nuisances, such as noise, smoke, fumes or odors.

3. Area Requirement. The area of the manufactured home park shall be large enough to accommodate:

- a. The designated number of manufactured home spaces;
- b. Necessary streets and roadways;
- c. Parking areas for motor vehicles.

4. Recreation Areas. Recreation areas shall be provided to meet the anticipated needs of the people the manufactured home park is designed to serve.

E. Site Layout and Improvements:

1. Front Yard Requirements. It is unlawful to park a manufactured home with less than the minimum front setback as prescribed by the zoning ordinance, or so that any part of the manufactured home will obstruct any roadway or walkway in a manufactured home park.

2. Location on Space Required. It is unlawful to allow any manufactured home to be occupied in a manufactured home park unless the manufactured home is situated on a manufactured home space.

3. Walks, Paving, and Lighting. Walkways not less than four feet wide shall be provided from manufactured home spaces to the service buildings. All service roads and walkways within the park shall be hard surfaced and lighted at night with a minimum illumination of at least 0.6 footcandles. Twenty-five (25) watt lamps spaced at intervals of not more than one hundred feet shall meet the requirements.

F. Off-Street and On-Street Parking. Areas shall be provided for the parking of motor vehicles.

Such areas shall accommodate at least the number of vehicles equal to the number of manufactured home spaces provided. No motor vehicles will be permitted to be parked between manufactured homes, except for specially designed and constructed parking facilities. On-street parking may be permitted by widening service roads to provide such parking space as follows:

Orientation	Road width
Parallel parking, one side	30 feet
Parallel parking, two sides	36 feet
45 degree; angle parking, both sides	50 feet
60 degree; angle parking, both sides	55 feet
Perpendicular parking, both sides	60 feet

1. Recreation Areas. Each manufactured home park shall provide one or more locations, protected from the main highway and from parking areas, for recreational use. The area or areas set aside for such purpose shall be restricted for recreation only and shall contain at least two hundred square feet per manufactured home space in the manufactured home park.
2. Fire Protection. Every manufactured home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number and so located within the park as prescribed by the local fire-prevention authority, or to satisfy reasonable fire regulations. Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.
3. Animals and Pets. No owner or person in charge of any dog, cat, or other pet animal shall permit it to run at large in the manufactured home park. Restricted enclosures for such animals shall be maintained in a sanitary condition at all times.

G. Service Buildings:

1. Lavatories. Every manufactured home park that accommodates manufactured homes may provide sanitary facilities for emergency use in a service building or office building. These facilities, when provided, shall consist of at least one flush-type toilet and one lavatory for each sex.
2. Business Sales. Business sales in a manufactured home park are subject to applicable zoning and use regulations.
3. Requirements. Service buildings, when provided shall:
  - a. Be located thirty feet or more from any manufactured home space;
  - b. Be of permanent construction, and be adequately lighted;
  - c. Be of moisture-resistant material, to permit frequent washing and cleaning;
  - d. Have adequate heating facilities to maintain a temperature of seventy degrees Fahrenheit during cold weather, and to supply adequate hot water during time of peak hour demands;
  - e. Have all rooms well ventilated, with all openings effectively screened;
  - f. Provide separate compartments for each bathtub or shower and flush-toilet, and a sound resistance wall to separate male and female toilet facilities.

H. Water Supply.

1. Requirements. Where a public supply of water of such quality is available, connection shall be made thereto and its supply shall be used exclusively for domestic consumption.

I. Sewage Disposal.

1. System. Manufactured home park shall be served by a public sewer system, or by a private disposal system. The development of a private disposal system to serve a manufactured home park shall be made only after plans and specifications for the disposal system have been approved. All sewage disposal apparatus, including appurtenances thereto, shall be provided, maintained, and operated so as not to create a nuisance or health hazard.
2. Plumbing. All plumbing in the manufactured home park shall comply with state and local plumbing laws and regulations. Each independent manufactured home space shall be provided with at least a three-inch sewer connection. The sewer connection shall be provided with suitable fittings, so that watertight connection can be made between the manufactured home drain and the sewer connection. Such individual manufactured home connections shall be so constructed that they can be closed when not linked to a manufactured home and shall be capped so as to prevent any escape of odors.
3. Drains. The manufactured home drain shall be watertight and self-draining. This drain shall be constructed of smooth plastic pipe or of other material approved by the State Plumbing Code.

J. Refuse Disposal.

1. Requirements. The storage, collection, and disposal of refuse in the manufactured home park shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accident hazards, or air pollution. All refuse shall be stored in fly-tight, watertight, rodent-proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing. Satisfactory container racks or holders shall be provided at permanent locations convenient to manufactured home spaces, in areas that are rodent-proof and animal-proof. Incinerators shall not be used for refuse disposal. Methods of storage, collection and disposal are subject to approval of the administrative official.

K. Electricity.

1. Requirements. An electrical outlet supplying at least 120 volts, or 120/240 volts for utility company three-wire meters, shall be provided for each manufactured home space. The installation shall comply with all State Electrical Regulations. Such electrical outlets shall be weatherproof, and all power lines and service connections shall be located in safe conduits below the surface of the ground.

L. Gas, Fuel, and Oil.

1. Liquefied Petroleum Gas Inspections. Manufactured homes using liquefied petroleum gas for cooking and heating units are subject to inspection for compliance with the state law on liquefied petroleum gases. These units may be converted to use natural gas. For the safety of occupants, it shall be the responsibility of the manufactured home park owner or operator to ensure that no gas heating units in a manufactured home are connected or used until such gas heating units are inspected and approved by the administrative official.
2. Fuel Storage. All piping from outside fuel storage tanks or cylinders to heating units in manufactured homes shall be copper or other acceptable metallic tubing and shall be permanently installed and securely fastened in place. All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the manufactured home or less than five (5) feet from any manufactured home exit.
3. Oil Storage. Oil storage shall be permitted in tanks or containers, not exceeding one hundred twenty gallons in capacity, mounted on an incombustible frame at the rear of the manufactured home. The container shall be vented and provided with a stopcock at the outlet of the container and another stopcock on the fuel line just before it enters the manufactured home.

M. Alterations and Additions.

1. Requirements. Porches, cabanas, or awnings, open in the front and on at least one side, may be added to manufactured homes. No enclosed addition shall be built onto, nor become a part of any manufactured home, without approval of the administrative official and a building permit. Enclosed additions shall be considered a part of the manufactured home in measuring setback distance. Skirting of manufactured homes is permissible, but such skirting shall not permanently attach the manufactured home to the ground, provide a harborage for rodents, or create a fire hazard. Jacks or stabilizers may be placed under the frame of the home to prevent movement on the springs while the home is parked and occupied.

N. Registration of Occupants and Report of Communicable Disease

1. Registration. Every manufactured home park owner or operator shall maintain a register containing a record of all manufactured homes and occupants using the park. The register shall be available to any authorized person inspecting the park and shall be preserved for a period of three years. The register shall contain:
  - a. The names and addresses of all manufactured home occupants stopping in the manufactured home park;

- b. The make, model and license number of each motor vehicle and manufactured home;
- c. The state, territory or country issuing the manufactured home license;
- d. The dates of arrival and departure of each manufactured home.

O. Individual Units.

1. On Public Right-of-Way. No manufactured home shall be parked or permitted to stand upon any public street, highway, road, alley or other such right-of-way more than a twenty-four-hour period. If so parked for less than a twenty-four-hour period, it shall be parallel to the edge of the right-of-way out of the flow of moving traffic. Further, the parking of manufactured homes shall be prohibited from parking areas where truck parking is prohibited.
2. Storage. No manufactured home shall be stored in any front yard as specified for principal buildings by applicable zoning regulations, but an unoccupied manufactured home may be stored in a rear or side yard, provided all side and rear setbacks of applicable zoning regulations are met.
3. Use or Occupancy Confined to Manufactured Home Park. No manufactured home may be used or occupied as a living unit except in an authorized manufactured home park.

P. Administration and Penalties

1. Compliance Required. A person to whom a permit for a manufactured home park is issued shall at all times operate the park in compliance with this Subsection 2.06.05 – Manufactured Home Park District and regulations issued hereunder, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in clean and sanitary condition at all times. The permit issued shall be conspicuously posted in the office or on the premises of the manufactured home park at all times.
2. Revocation of Permit. The Planning Director may revoke any permit to maintain and operate a manufactured home park when the permittee has been found guilty by a court of competent jurisdiction of violating any provisions of this UDC. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law.
3. Guarantee of Completion. To ensure that the improvements in the manufactured home park are completed in accordance with the standards of this UDC, all of the required improvements for the area to be occupied by the mobile homes shall be installed prior to the issuance of a manufactured home park permit or the selling of a lot. In lieu of such

prior construction, the City Council may accept a surety bond or certified check sufficient to cover the estimated cost of all required improvements.

4. Violation Penalty. Penalties of violating this UDC shall be assessed as detailed in UDC Section 1.12 – Penalties, and Woodland Park Municipal Code Chapter 1.12 – General Penalty.

## 2.07 Nonresidential Zone Districts

### 2.07.01. Neighborhood Commercial (NC) District

#### A. Purpose

1. This zone district provides suitable locations for general retail, personal service, office establishments, and other commercial uses that serve specific residential neighborhoods, points of neighborhood entrance, and/or portions of the City or growth management area that are not more readily served by service commercial land use areas. Efficient and safe transportation and pedestrian access will be a primary consideration where neighborhood commercial areas are located. Site design issues shall focus on the elimination or reduction of commercial strip development with careful consideration given to access control, roadway capacity and landscape design criteria.

#### B. Dimensional Standards

1. The following dimensional standards apply to the NC district.

*Table 2.07.01-1*

Dimensional Standards	Nonresidential
	NC
Minimum Lot Size	N/A
Minimum Lot Frontage	40 ft.
Front Setback	25 ft.
Rear Setback	25 ft. for main building 4 ft. for accessory buildings
Side Setback	8 ft. for main building; 4 ft. for accessory buildings 15 ft. where a side abuts a residentially zoned lot
Maximum Building Height	35 ft.
Maximum Density	N/A
Accessory Building Limits	Max 2 accessory buildings on a lot associated with principal building

#### C. Additional Standards Reserved.

## 2.07.02. Community Commercial (CC) District

### A. Purpose

1. This zone district provides suitable locations for those types of general retail, office and community service businesses that serve the Woodland Park community specifically. It may provide for more intense commercial activity than neighborhood commercial designations but not as intense as the service commercial designation which serves the commercial needs of the local region. Specific design and buffer requirements must be met for those community commercial areas located adjacent to neighborhoods.

### B. Dimensional Standards

1. The following dimensional standards apply to the CC district.

Table 2.07.02-1

Dimensional Standards	Nonresidential
	CC
Minimum Lot Size	N/A
Minimum Lot Frontage	50 ft.
Front Setback	25 ft.
Rear Setback	25 ft. for main building 4 ft. for accessory buildings
Side Setback	8 ft. for main building; 4 ft. for accessory buildings 15 ft. where a side abuts a residentially zoned lot
Maximum Building Height	35 ft.
Maximum Density	N/A
Accessory Building Limits	Max 2 accessory buildings on a lot associated with principal building

### C. Additional Standards

Reserved.

### 2.07.03. Service Commercial (SC) District

#### A. Purpose

- Commercial activity located in this zone district services the entire community both locally and regionally. These land use areas will provide a range of retail, service and office opportunities. Facilities that house service commercial commerce will be located along major transportation corridors that can accommodate large parking areas and associated high traffic counts. Critical consideration will be given to the design of these facilities so that they do not result in a commercial strip corridor and whereby access control and corridor improvement are given a high priority.

#### B. Dimensional Standards

- The following dimensional standards apply to the SC district.

Table 2.07.03-1

Dimensional Standards	Nonresidential
	SC
Minimum Lot Size	N/A
Minimum Lot Frontage	50 ft.
Front Setback	50 ft.
Rear Setback	0 ft. 25 ft. when a rear yard abuts a residentially zoned lot
Side Setback	15 ft. for main building 4 ft. for accessory buildings
Maximum Building Height	35 ft.
Maximum Density	N/A
Accessory Building Limits	Max 2 accessory buildings on a lot associated with principal building

#### C. Additional Standards

Reserved.

## 2.07.04. Central Business (CBD) District

### A. Purpose

1. This zone district encompasses what is considered the downtown area of the City with associated commercial activity that can be accessed by pedestrians as well as the motoring public. Density is considered high and design issues relate to on-street U.S. highway corridor improvements, including efficient off-street parking, landscaping and pedestrian mobility to and from local businesses. Residential activity is appropriate in this area particularly at second or third story levels, above offices or commercial shops.

### B. Dimensional Standards

1. The following dimensional standards apply to the CBD district.

Table 2.07.04-1

Dimensional Standards	Nonresidential
	CBD
Minimum Lot Size	N/A
Minimum Lot Frontage	25 ft.
Front Setback	10 ft. or 2 ft. for roof overhangs, cornices, and other cantilevered architectural projections
Rear Setback	0 ft. 25 ft. when a rear yard abuts a residentially zoned lot
Side Setback	0 ft. 15 ft. when a side yard abuts a residentially zoned lot 6 ft. (minimum 10 ft. from any platted street) when building is not located on the property line
Maximum Building Height	35 ft.
Maximum Density	N/A
Accessory Building Limits	Max 2 accessory buildings on a lot associated with principal building

### C. Additional Standards

Reserved.

**2.07.05. Heavy Service Commercial / Light Industrial (HSCLI) District**

A. Purpose

1. This zone district provides suitable locations for intensive commercial activity as well as light industrial and/or light manufacturing facilities. Heavy service commercial and light industrial activity shall provide adequate ingress and egress for the amount of traffic generated and shall not create a negative impact on adjoining land use activity particularly residential uses. Through proper design, such land use designation can be effectively buffered from potentially conflicting land use activities and provide valuable services to the Woodland Park community.

B. Dimensional Standards

1. The following dimensional standards apply to the HSCLI district.

*Table 2.07.05-1*

Dimensional Standards	Nonresidential
	HSCLI
Minimum Lot Size	N/A
Minimum Lot Frontage	50 ft.
Front Setback	25 ft.
Rear Setback	50 ft. when property abuts a residentially zoned lot
Side Setback	
Maximum Building Height	35 ft.
Maximum Density	N/A
Accessory Building Limits	Max 2 accessory buildings on a lot associated with principal building

C. Additional Standards

Reserved

## 2.08 Miscellaneous Zone Districts

### 2.08.01. Agriculture (AG) District

#### A. Purpose.

- These areas are primarily for the keeping or maintenance of plants and animals limited to sod crops, grains, and seed crops; canines, dairy animals and dairy products; livestock including beef cattle, sheep, llamas, horses, ponies, mules, and goats or any hybrids thereof. Such keeping or maintenance is limited to the breeding and natural grazing of any or all such animals. Natural grazing shall be limited by the natural carrying capacity of the land. Bees and apiary products; trees and forest products; fruit, vegetables, nursery, floral, ornamental, and greenhouse products; or lands devoted to soil conservation or forestry management program are allowed along with associated accessory uses such as veterinary clinics, kennels, farmers markets, and riding areas.

#### B. Dimensional Standards

- The following dimensional standards apply to the AG district.

Table 2.08.01-1

Dimensional Standards	Miscellaneous
	AG
Minimum Lot Size	10 acres
Minimum Lot Frontage	N/A
Front Setback	25 ft. for residential buildings or detached residential garages (private)
Rear Setback	
Side Setback	100 ft. for accessory buildings or structures
Maximum Building Height	35 ft. for main building; 25 ft. for detached residential garage (private) 30 ft. for accessory buildings
Maximum Density	10-20 acres: 1 dwelling unit permitted and 1 dwelling unit conditional 20.01-30 acres: 1 dwelling unit permitted and 2 dwelling unit conditional 30.01 to 35 acres: 2 dwelling unit permitted and 1 conditional 35+ acres: 3 dwelling units permitted

#### C. Additional Standards

Reserved.

**2.08.02. Public / Semi-Public Land (P/SPL) District**

A. Purpose

1. This zone district provides for public and semi-public uses which are purely governmental, including City parks and semi-public uses, as well as joint public and private facilities. The location of these areas and the necessary utilities to serve them are dependent on the function each facility serves.

B. Dimensional Standards

1. The following dimensional standards apply to the P/SPL district.

*Table 2.08.02-1*

Dimensional Standards	Miscellaneous
	P/SPL
Minimum Lot Size	N/A
Minimum Lot Frontage	25 ft.
Front Setback	25 ft.
Rear Setback	25 ft. for main building 4 ft. for accessory buildings
Side Setback	8 ft. for main building 4 ft. for accessory buildings <sup>1</sup>
Maximum Building Height	30 ft. for main building 20 ft. for accessory buildings
Maximum Density	N/A

1. In the case of reverse corner lots that face an intersecting street, the side abutting the street shall maintain the front setback.

C. Additional Standards

Reserved.

### 2.08.03. Planned Unit Development (PUD) District

#### A. Purpose.

1. The purpose of the PUD district is to provide more flexibility and latitude of design, to provide for a greater variety of principal and accessory uses in the development or redevelopment of lands, to meet the technological changes in concepts, and to encourage initiative and more efficient allocation and creative development of parks, recreation areas and open space.
2. To best accomplish these objectives, and to develop an acceptable plan that is in keeping with other chapters of this UDC, it is essential that the proponents coordinate their development with the Planning Department.

#### B. Dimensional Standards

1. The following dimensional standards apply to the PUD district.

*Table 2.08.03-1*

Dimensional Standards	Miscellaneous
	PUD
Minimum Lot Size	The lot area per dwelling unit within a Planned Unit Development, exclusive of the area occupied by streets, shall be in harmony with the surrounding areas, the intent and purpose of this Chapter, and as determined by serviceability.
Minimum Lot Frontage	All other dimensional standards, including the maximum percentage of lot coverage by buildings, structures and impervious surface, the maximum height of buildings and structures, the minimum frontage of lots, and the minimum front, side and rear building and structural setback requirements, shall be as described in the PUD General Development Plan.
Front Setback	
Rear Setback	
Side Setback	
Maximum Building Height	
Maximum Density	2 dwelling units per gross acre

#### C. Additional Standards

1. Common Open Space Requirement. Open space shall be required at the rates per Table 2.08.03-2 – PUD Open Space Requirements, and may include park land dedication areas, trail networks, and/or other public/private recreational areas. Open space requirements shall not include roadways, associated drainage, utility easements and other infrastructure areas incidental to the project unless a specific public good can be demonstrated which benefits the community at large.
2. The following shall be considered when reviewing the proposed common open space:

- a. The size and character of the dwellings to be constructed within the planned development;
- b. The character of surrounding development;
- c. The topography and existing amenities of the open area, including existing trees, groundcover and other natural features;
- d. The manner in which the open area is to be improved and maintained for recreational or amenity purposes;
- e. The existence of public parks or other public recreational facilities in the vicinity;
- f. The relationship of the area in open space to the number of dwelling units.
- g. Open space requirement determined by gross land acreage:

*Table 2.08.03-2 – PUD Open Space Requirements*

Size of Development	Percentage of Open Space Required
10—20 acres	10% open space
20.1—40 acres	15% open space
40.1—60 acres	20% open space
60.1—80 acres	25% open space
80.1—100 acres	30% open space
100.1—200 acres	35% open space
200.1—500 acres	40% open space
500.1 acres and greater	50% open space

## **2.09 Overlay Zone Districts**

### **2.09.01. Woodland Station Overlay District**

#### **A. Purpose.**

- 1. The purpose of the Woodland Station Overlay District and these regulations is to guide the architectural and site planning components of development within the Woodland Station Overlay District to achieve the following:
  - a. A scale and quality of development consistent with the key location of Woodland Station in the heart of the Central Business District.

- b. Promote important community qualities within Woodland Station Overlay District by allowing flexibility in applying the Central Business District standards and the design standards contained in Chapter 3 of this UDC to help achieve desired attributes. Flexibility may be allowed with respect to scale, mass, architectural design and overall site design.
  - c. Require future development within the Woodland Station Overlay District to be designed in a manner that will protect and promote the character and sense of this critical area.
  - d. Allow for a variety of design, while still protecting the character of the area.
- B. Uses within the Woodland Station Overlay District
- 1. Buildings, structures, and land within the Woodland Station Overlay District may be used for any of the purposes designated under "CBD" in Section 4.03 – Table of Allowed Uses.
  - 2. In addition, buildings, structures, and land within the Woodland Station Overlay District may be used for:
    - a. Residential dwelling units provided such residential dwelling units are located on the upper floors of a mixed-use building;
    - b. Farmer's markets; and
    - c. Amusement and recreation uses.
- C. Standards within the Woodland Station Overlay District. The overall appearance and function of the development within the Woodland Station Overlay District should be:
- 1. Compatible with any existing structures in the area and the community's general mountain and historic environment.
  - 2. In harmony with the character of Woodland Park; and
  - 3. Meet the purpose of this Subsection 2.09.01 - Woodland Station Overlay District.
- D. Typical zoning standards within this area, including but not limited to, the maximum percentage of lot coverage by buildings, structures, the maximum height of buildings and structures, the minimum front, side and rear building and structural setback requirements, shall be proposed by the applicant of the development and administratively reviewed and approved as set forth in Chapter 6 of this UDC.
- E. Building and Improvement Design Review and Approval Process.
- 1. Building and improvement designs must be submitted to the City of Woodland Park Downtown Development Authority's Design Review Committee for approval prior to construction.

2. After the Design Review Committee has approved the building and improvement designs, the applicant shall submit building and improvement designs to the City for administrative review and approval in accordance with Chapter 6 of this UDC.
- F. Signage. Section 3.09 – Signs, shall apply in the Woodland Station Overlay District
1. The following signs are prohibited:
    - a. Detached freestanding signs;
    - b. High-profile signs;
    - c. Low-profile signs, unless located at the Woodland Station entrances and support the overall development as approved by the Woodland Park Downtown Development Authority Design Review Committee;
    - d. Internally illuminated signs;
      - a. Poster frame signs;
      - b. Manual changeable copy signs;
      - c. Roof signs; and
      - d. Temporary signs (e.g., banners and attention getting devices), except that banners not larger than thirty-six (36) square feet may be used for grand openings or similar special events but for no more than fourteen (14) days per calendar year.
  2. Window signs shall not exceed twenty-five (25) percent of the overall window area.
  3. Temporary signs related to the development, sale, and rental of real property are allowed except that they shall not exceed sixteen (16) square feet in sign area.
  4. Flags are allowed as approved by the Woodland Park Downtown Development Authority Design Review Committee and that only one (1) flag pole location will be permitted within Woodland Station. Noncommercial flags are allowed to be mounted on buildings (e.g., flags attached to a building and not on a flag pole set in the ground) in accordance with Section 3.09 – Signs, without review by the Design Review Committee.
  5. Portable sidewalk signs are limited to six (6) square feet whether the sidewalk sign is located on private property or within public right-of-way.
  6. Standards applicable to the Special Downtown Area Overlay shall apply to the Woodland Station Overly District.
- G. All signs requiring a Zoning Development Permit shall be reviewed by and are subject to the approval of the Woodland Park Downtown Development Authority Design Review Committee.

### **2.09.02. Electronic Message Display Overlay District (Signage)**

#### A. Purpose

1. The Electronic Message Display Overlay District is to define the areas where electronic message displays are allowed.

#### B. Applicability

1. Electronic message displays are allowed in areas per Exhibits A, B and C.

### **2.09.03. Special Downtown Area Overlay District (Signage)**

#### A. Purpose

1. To establish signage standards specific to Downtown Woodland Park.

#### B. Applicability

1. Signage shall be restricted in the areas per Exhibit D.



Exhibit B

Hwy 67 Electronic Message Display Overlay Map

### Exhibit B Hwy 67 Electronic Message Display Overlay Map

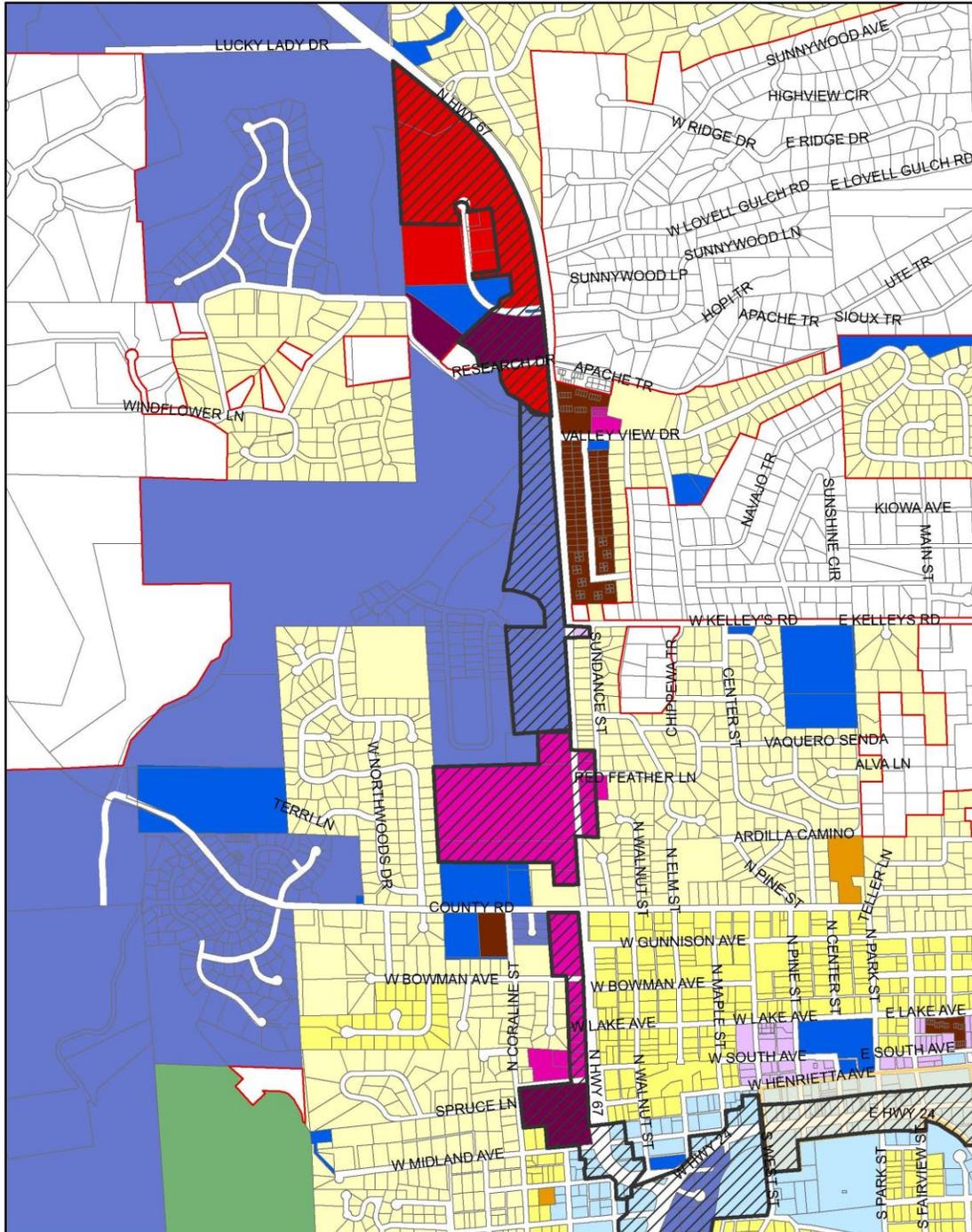


Exhibit C

Baldwin St. Electronic Message Display Overlay Map

### Exhibit C Baldwin St. Electronic Message Display Overlay Map

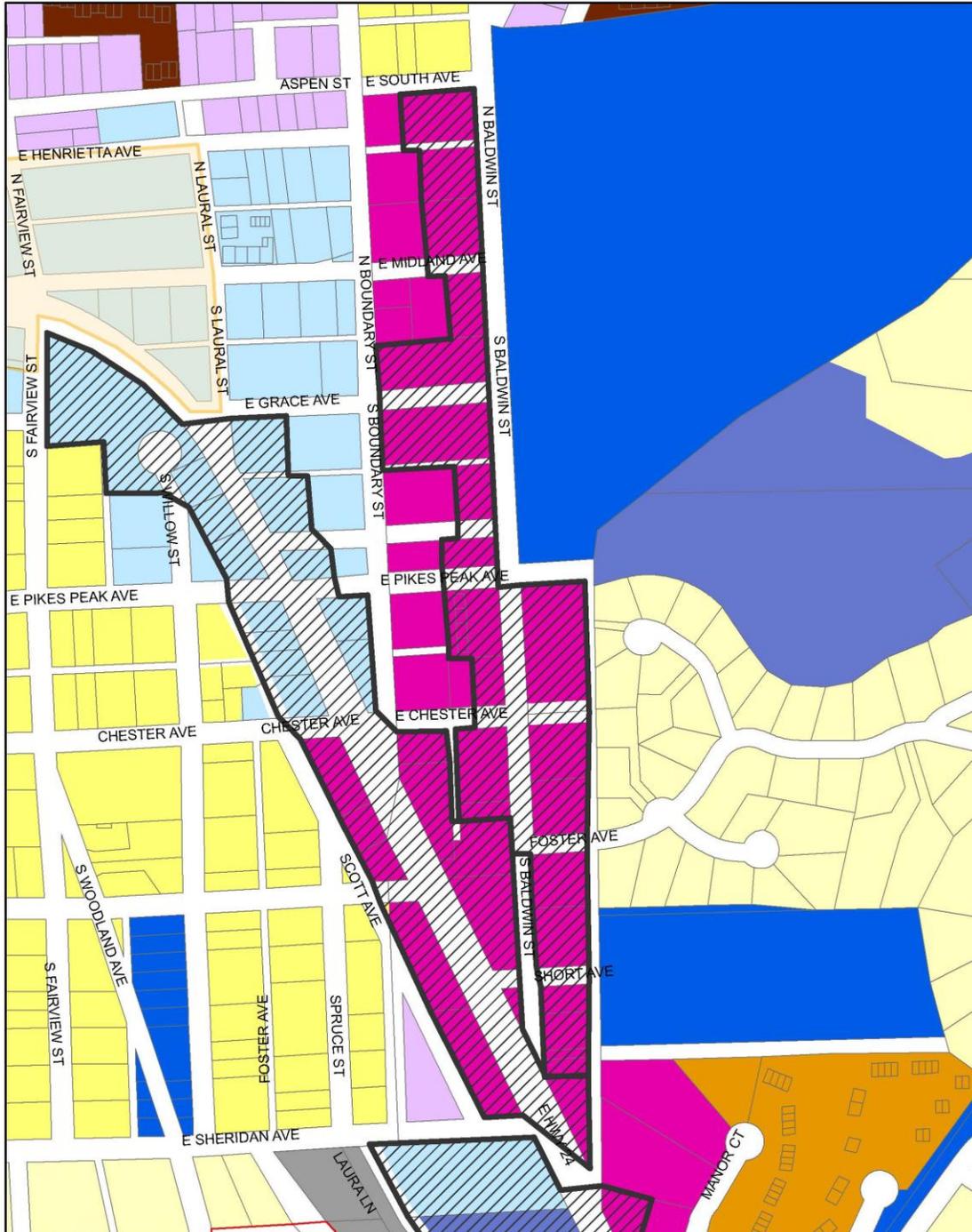


Exhibit D

Special Downtown Area Overlay Map

Exhibit D  
Special Downtown Area Overlay Map



PRC