



Woodland Park Unified Development Code

Chapter 4: Use Standards

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4.01 Purpose

This Chapter provides regulations for how uses are allocated within each zone district, including use-specific design standards as applicable.

4.02 Applicability

The provisions of this chapter are applicable to all development within the City of Woodland Park.

4.03 Table of Allowed Uses

A. Table 4.03-1, Table of Allowed Uses, shall list all uses permitted in the commercial, industrial, agricultural, and residential districts of Woodland Park:

1. Zoning Districts:

SR = Suburban Residential

UR = Urban Residential

MDS = Multiple Dwelling Suburban Residential

MDU = Multiple Dwelling Urban Residential

MHP = Manufactured Home Park

NC = Neighborhood Commercial

CC = Community Commercial

SC = Service Commercial

CBD = Central Business District

HSCLI = Heavy Service Commercial / Light Industrial

A = Agriculture

P/SPL = Public/Semi Public Land

2. Use Table Key:

P = Permitted Use. A “P” in a cell indicates that the use is allowed by right in the respective zone district.

C = Conditional Use. A “C” in a cell indicates that the use is allowed by review and approval as a conditional use in accordance with the procedures set forth in Subsection 6.06.090 – Conditional Use Permit.

S = Special Use. An “S” in a cell indicates that the use is allowed by review and approval as a special use in accordance with the procedures set forth in Subsection 6.06.120 – Special Use Permit.

T = Temporary Use. A “T” in a cell indicates that the use is allowed by review and approval as a temporary use in accordance with the procedures set forth in Subsection 6.07.050 – Temporary Use Permit.

G = General Development Plan. A “G” in a cell indicates that the use may be allowed per PUD General Development Plan for the specific PUD zone.

Blank cell = the use is not allowed in the respective zone district.

- B. Uses within a parcel zoned Planned Unit Development (PUD), other than those listed in Table 4.03-1 – Table of Allowed Uses, are established per the General Development Plan for that specific PUD.

Table 4.03-1 Table of Allowed Uses

Proposed Use	Standards	Residential					Commercial / Industrial					Misc			
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD	
Accessory and Temporary Uses															
Accessory Use or Structure	4.07	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	4.05.17	P	P	P	P	P							P		P
Keeping of Chicken or Domestic Fowl	4.05.18	P	P												G
Outdoor Vending							T	T	T	T	T	T	T	T	T
Special Events		T	T	T	T	T	T	T	T	T	T	T	T	T	T
Agricultural Uses															
Farming or Ranching													P		G
Greenhouse, Commercial or Plant Nursery	4.05.15						C	C	P	C	P		P		G
Stable, Commercial	04.05.35												P		G
Stable, Private	04.05.35	P	P										P		G

Proposed Use	Standards	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
Amusement and Recreation Uses														
Arts and Culture Facility							P	P	P	P			P	G
Golf Course and Clubhouse	4.05.13												P	G
Health Club or Fitness Center							P	P	P	P	P		P	G
Recreational Entertainment, Indoor	4.05.29						C	C	P	C			P	G
Recreational Entertainment, Outdoor	4.05.30						C	P	P	C	P	P	P	G
Animal Care Uses														
Kennel, Commercial	4.05.19								C			C		G
Kennel, Private	4.05.19	C	C									C		G
Pet Shop or Grooming	4.05.28						P	P	P	P				G
Veterinary Facility	4.05.42						P	P	P	P		C		G
Automotive Uses														
Car Wash (passenger)	4.05.06						C	C	P	C				G
Truck and Trailer Rental	4.05.36							C	P		P			G
Vehicle Body, Paint, and Collision Repair	4.05.37										C			G
Vehicle Fueling Station	4.05.38							C	P	C				G
Vehicle Rental and Sales (passenger)	4.05.41						C	C	P	C				G
Vehicle Repair and Service, Heavy	4.05.39								C		C			G
Vehicle Repair and Service, Light	4.05.40							C	C	C	P			G
Communication Uses														
Radio or Television Broadcasting Station							C	C	C	C	C			G
WCF, Base Station	4.05.44	P	P	P	P	P	P	P	P	P	P	P	P	P
WCF, Alternative Tower Structure on Private Property	4.05.44	P	P	P	P	P	P	P	P	P	P	P	P	P
WCF, Alternative Tower Structure within Right-of-Way	4.05.44	P	P	P	P	P	P	P	P	P	P	P	P	P
WCF, Towers	4.05.44	S	S	S	S	S	S	S	S	S	S	S	S	S
Financial Professional and Business Service Uses														
Business Service							P	P	P	P	P			G
Financial Institution							P	P	P	P				G
Office	4.05.26						P	P	P	P				G
Health Service Uses														
Ambulance Service Business								C	P	P			C	G
Care Facility				C	C		C	C	C	C				G
Hospital									S	S			S	G

Proposed Use	Standards	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
Medical Clinic							P	P	P	P				G
Medical, Dental, or Optical Laboratories, and Fabrication							C	C	P	C	P			G
Pharmacy							P	P	P	P				G
Industrial Uses														
Contractor and Construction Services with Outdoor Storage	4.05.10							C	C		P			G
Contractor and Construction Services without Outdoor Storage							P	P	P	P				G
Equipment Rental or Sales									C		P			G
Equipment Repair or Service	4.05.12						C	C	C	C	C			G
Junkyard														
Manufacturing and Industry, Light	4.05.21								C		P			G
Manufacturing and Industry, Heavy	4.05.21								C		C			G
Mineral Extraction														
Recycling Facility							C	C	C	C	C	C	C	G
Solid Waste Facility														
Transfer Station														
Water Intensive Industrial Use														
Institutional, Public, and Semipublic Uses														
Cemetery	4.05.07											S	S	G
Child Care Center							P	P	P	C	P		P	G
Child Care, Family Home	4.05.08	P	P	P	P	P	P	P	P	P		P	P	G
Civic Space		S	S	S	S	S	S	S	S	S	S	S	S	G
Cultural Facility							P	P	P	P			P	G
Essential Services and Utilities		S	S	S	S	S	S	S	S	S	S	S	S	G
Government Administration Use	4.05.14	S	S	S	S	S	S	S	S	S	S		S	G
Government Operations Use		S	S	S	S	S	S	S	S	S	S		S	G
Private Club or Lodge								C	P	C				G
Religious Land Use		C	C	C	C	C	C	C	C	C	C	C	C	G
School, Pre-K through 12		S	S	S	S	S	S	S	S	S	S	S	S	G
School, Technical or Vocational		S	S	S	S	S	S	S	S	S		S	S	G
School, University or College		S	S	S	S	S	S	S	S	S	S	S	S	G

Proposed Use	Standards	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
Public Utility Provider Facilities		S	S	S	S	S	S	S	S	S	S	S	S	G
Lodging Uses														
Bed and Breakfast	4.05.04						C	C	P	P				G
Campground	4.05.05							C	C					G
Hotel or Motel								C	P	P				G
Recreational Vehicle Park	4.05.31							C	C					G
Short-Term Rental Unit, Non-Primary Residence	4.05.34						P	P	P	P				G
Short-Term Rental Unit, Primary Residence	4.05.34	P	P				P	P	P	P		P		G
Marijuana and Natural Medicine Uses														
Marijuana Cultivation Facility	4.05.22 and 4.05.23													
Marijuana Center, Medical	4.05.22 and 4.05.23													
Marijuana, Membership Club	4.05.22 and 4.05.23													
Marijuana Product Manufacturing Facilities	4.05.22 and 4.05.23													
Marijuana, Retail Stores	4.05.22 and 4.05.23													
Marijuana Testing Facility	4.05.22 and 4.05.23													
Natural Medicine Healing Centers	4.05.25						P	P	P					
Natural Medicine Businesses Other Than Natural Medicine Healing Centers	4.05.25							C	C		P			
Parking, Transit, and Transportation Uses														
Airport, Heliport, or Helistop								S	S	S	S	S	S	G
Parking Facilities, Commercial								C	C	C	C		C	G
Transit Facilities					C	C			C	C				G
Transportation Dispatching Station					C	C			P	C	P			G
Personal and Consumer Service Uses														
Adult Oriented Businesses	4.05.02								P		P			G
Bar, Lounge, or Nightclub as Principal Use							C	C	P	P				G
Bar, Lounge, as Accessory Use							C	C	P	P				G
Brewery, Distillery, or Limited Winery							C	C	C	C	C			G
Funeral Services Facility							P	P	P	P				G
Personal Services	4.05.27						P	P	P	P				G

Proposed Use	Standards	Residential					Commercial / Industrial					Misc		
		SR	UR	MDS	MDU	MHP	NC	CC	SC	CBD	HSCLI	AG	P/SPL	PUD
Restaurant, with Drive-Thru Food Service								C	P	P				G
Restaurant, without Drive-Thru Food Service							C	P	P	P				G
Residential Dwelling Uses														
Accessory Dwelling Unit	4.05.01	P	P				P	P		P				G
Clustered Residential Development	4.05.09	C	C											G
Dwelling, Duplex	4.06			C	C		P	P		P				G
Dwelling, Manufactured Home (HUD Homes)						P								G
Dwelling, Mobile Home (Pre 1976)						P								
Dwelling, Multi-Household Attached				C	C		C	C	C	C				G
Dwelling, Single-Household Attached				C	C		C	C	C	C				G
Dwelling, Single-Household Detached	4.06	P	P			P	P	P		P		P		G
Group Home	4.05.16	C	C	C	C	C								G
Retail Sales Uses														
Agricultural and Gardening Sales	4.05.03							C	C	C	P	C		G
Convenience Store	4.05.11							C	P	C				G
Grocery Store, Small-Scale							C	P	P	P				G
Grocery Store, Large-Scale									P					G
Liquor Store, with Drive-Thru Service								C	P	P				G
Liquor Store, without Drive-Thru Service							P	P	P	P				G
Manufactured Home Sales	4.05.20								C					G
Retailer, Large	4.05.32								C	C				G
Retailer, Small	4.05.33						P	P	P	P				G
Wholesale Trade, Distribution, Warehousing, and Storage Uses														
Mini-Storage or Self-Storage	4.05.24							C	C		P			G
Warehousing and Distribution								C	C	C	C			G
Wholesale Trade and Distribution Establishment	4.05.43						C	C	C	C	P			G

4.03.01. Uses Not Itemized

- A. When a use is proposed that is not itemized in Table 4.03-1 – Table of Allowed Uses, the following procedure shall apply:
1. The Planning Director will review any development proposal and determine if the proposal is for a use itemized or not itemized.
 2. Within five (5) days after receipt of a development proposal for a use not itemized, the Planning Director shall recommend the proper zone district classification, appropriate category in Table 4.03-1 - Table of Allowed Uses, and process for said use.
 3. The applicant shall be notified of the Planning Director's recommendation and shall either elect to proceed with this process or not.
 4. If the applicant elects to proceed, the request shall be processed per Subsection 6.06.150 – Unified Development Code (UDC) Text Amendment. Careful consideration is used to ensure there is no conflict with the provisions of any other Chapter of this Code.

4.04 Performance Standards Applicable to All Uses

4.04.01. Purpose

Establish standards to reduce hazards, odors, glare, pollution, and other ancillary impacts associated with a land use.

4.04.02. Applicability

These standards apply to all proposed and existing land uses per this UDC.

4.04.03. Character of Neighborhood

Uses shall not involve any activity not in character with the majority of the uses in the neighborhood unless by design, setback, nature of operation, and other devices the character of the neighborhood will be maintained.

4.04.04. Community Welfare

Uses shall not involve any activity which adversely affects the general welfare of the community.

4.04.05. Fire Hazard

Uses shall not include any activity involving the use or storage of flammable or explosive material unless protected by adequate fire-fighting and fire suppression equipment and by such safety devices as are normally used in the handling of any such material.

4.04.06. Glare

Uses shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

4.04.07. Odor

No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one (1) volume of odorous air to four (4) volumes of clean air, at the lot line. Measurements of odorous air shall align with, Table III, "Odor Thresholds," in Chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists' Association, Inc., Washington D.C.

4.04.08. Particulate Emissions

- A. No emission shall be permitted which can cause any damage to health, animals, vegetation, or other forms of property, or which can cause any excessive soiling at any point at or beyond the property line.
- B. No emissions shall be permitted in excess of the standards specified in Table I, Chapter 5, "Industrial Hygiene Standards, Maximum Allowable Concentrations," of the "Air Pollution Abatement Manual," copyright 1951 by the Manufacturing Chemists Association, Inc., Washington, D.C.
- C. In no event shall any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations, exceed 0.3 grains per cubic foot of the conveying gas at any point.
- D. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of five hundred (500) degrees Fahrenheit and fifty (50) percent excess air.

4.04.09. Smoke

No emission shall be permitted at any point from any chimney or otherwise of visible grey smoke of a shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart published by the McGraw-Hill Publishing Company, Inc., and copyright 1954 except that visible grey smoke of a shade equal to No. 3 on the chart may be emitted to four (4) minutes in any thirty-minute (30) period of time.

4.04.10. Public Utility and Facility Use

Uses shall not involve any activity substantially increasing the burden on any public utilities or facilities, unless provision is made for any necessary adjustments.

4.04.11. Traffic Hazard

Uses shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

4.04.12. Vibration

Uses shall not include vibration which is discernible without instruments on any adjoining lot or property.

4.05 Use-Specific Standards

4.05.01. Accessory Dwelling Unit (ADU)

- A. Purpose. The purpose of this Subsection 4.05.01 – Accessory Dwelling Unit, is to expressly allow for the creation of ADUs to provide additional housing options for residents of a variety of age and economic groups while preserving the character of single household neighborhoods; provide standards for minimizing the potential effects on neighborhoods and the community from increased density and parking demands; encourage the creation and availability of safe, lower cost, habitable rental units; and offer a way for homeowners to offset the cost of living in the area.
- B. Permit Required for New ADU.
1. A zoning development permit is required to be obtained by a person before a person creates or adds an accessory dwelling unit.
 2. The property owner shall submit a signed ADU affidavit with the application, in the form provided, stating that the owner complies with all of the owner-occupancy requirements and parking requirements and acknowledging that in failing to annually renew the permit the owner may lose the right to use the ADU, due to the requirements of the density controls contained in Clause 4.05.01.G.
 3. An ADU shall be connected to the utilities of the single household dwelling primary unit and shall not have separate services, except for telephone and cable. Homes built after June 1, 2012 are subject to Ordinance No. 1160 regarding the tiered single household residential rate scheduled. If applicable, the owner shall pay fees for water plant investment fees, sewer plant investment fees, water rights fees, stormwater capital fees, park development fees and transportation capital fees.
- C. Design and Appearance Standards. An ADU shall be designed to maintain the exterior architectural design, style, appearance and character of the single-household dwelling or garage in which the ADU is created or to which the ADU is added. If an ADU extends beyond the current footprint or existing height of the existing dwelling or garage, such an addition must be consistent with the existing façade, roof pitch, siding and windows. If an ADU is created by converting the upper level of an existing detached garage, the exterior architectural design, style, appearance and character of the garage shall be maintained.
- D. Owner-Occupancy Requirement.
1. At least one (1) owner of the property must reside in either the primary dwelling unit, or the ADU. For purposes of this Subsection 4.05.01 – Accessory Dwelling Unit, owner

means a person holding record title or a bona fide contract purchaser of the subject property.

2. No rooms in the owner's unit may be rented.
3. The ADU shall not be sold separately from sale of the entire property, including the primary unit, and shall not be sublet.
4. The permit for an ADU runs with property owners, not the property. When ownership changes, the ADU shall be removed or the new owner must reapply. The property owner shall sign an affidavit before a notary public affirming that the owner complies with all of these requirements at the time of application for renewal of the permit.

E. Size.

1. An ADU shall be limited to no more than forty (40) percent of the single household dwelling primary unit's total floor area but no more than eight hundred (800) square feet.
2. An ADU shall have no more than two (2) bedrooms.
3. An ADU shall be at least three hundred (300) square feet.

F. Number of Occupants. Occupancy shall be limited to no more than four (4) persons in an ADU, whether or not related.

G. Density Controls.

1. In the urban residential zone district no more than ten (10) percent of the properties within a three hundred (300) foot radius of the applicant's property may have an accessory dwelling unit.
2. In the suburban residential zone district no more than ten (10) percent of the properties within a six hundred (600) foot radius of the applicant's property may have an accessory dwelling unit.
3. In the commercial zone districts no more than ten (10) percent of the properties within a three hundred (300) foot radius of the applicant's property may have an accessory dwelling unit.
4. In the suburban residential zone districts/urban residential zone districts, each existing legal nonconforming ADU within the six hundred (600) or three hundred (300) foot radius shall count as one (1) ADU and each duplex within the six hundred (600) or three hundred (300) foot radius shall count as one (1) ADU for purposes of this calculation.
5. The radius measurement is taken from the center of the property or front door of the primary unit and includes rights-of-way widths.
 - a. The Planning Director may grant variances of up to twenty (20) percent of the radius measurement.

- H. Maximum Number of ADUs Per Lot.
 - 1. There shall be no more than one (1) single-household residence with one (1) ADU per lot.
 - 2. If the ADU or primary unit straddles a lot line then the property owner is required to vacate the straddled lot line and combine the lots into a single lot.
- I. Home Occupations. Home occupations may be allowed, subject to existing regulations contained in Subsection 4.05.20, in either the ADU or the single household dwelling primary unit, but not both.
- J. Provision to Encourage Barrier-free ADUs. ADUs that accommodate people with disabilities are encouraged.
- K. Legal Nonconforming ADUs. Legal nonconforming ADUs are units that were in existence prior the adoption of Ordinance No. 1209-2014 [March 20, 2014] that do not comply with this Subsection 4.05.01 – Accessory Dwelling Unit.
- L. Functional ADUs Subject to Review. If, during permit review, inspection, or enforcement, a structure is determined to meet the definition of an accessory dwelling unit under this UDC, it shall be subject to all applicable requirements of this UDC, including but not limited to system development fees, dimensional standards, and use restrictions.
 - 1. The designation and regulation of a unit as an ADU shall apply regardless of whether the applicant or property owner identified it as such.
- M. Functional ADU.
 - 1. A unit is presumed to be an ADU if it contains all of the following:
 - a. A separate exterior or interior entrance,
 - b. Sleeping area(s) suitable for overnight occupancy,
 - c. A bathroom with a toilet and bathing facility, and
 - d. A kitchen or kitchenette with a sink and cooking appliance or electrical outlet intended to support one.
 - 2. The determination of whether a structure or portion of a structure is an ADU shall be based on its design and actual or intended use, regardless of the terminology used in permit applications or other documentation. Any structure or space meeting the functional criteria above shall be treated as an ADU for all purposes under this UDC.

4.05.02. Adult Oriented Business

- A. Findings. Based on evidence concerning the adverse secondary effects of adult uses on the community presented in land use studies made available to the City Council and on findings incorporated well established case law jurisprudence, the Woodland Park City Council finds:
1. Adult oriented businesses require special supervision from public safety agencies and municipal regulation in order to protect the health, safety and welfare of the patrons of such businesses as well as the citizenry;
 2. Regulation pertaining to adult oriented businesses furthers substantial governmental interests and is necessary because, in the absence of such regulation, significant criminal activity, including prostitution, narcotics and liquor law violations, has historically occurred;
 3. Adult oriented businesses can be used for unlawful and unhealthful sexual activities, including prostitution and sexual liaisons of a casual nature;
 4. The concern over adult transmitted diseases, is a legitimate health concern of the city which demands reasonable regulation of adult oriented businesses in order to protect the health and well-being of the citizens;
 5. Adult oriented businesses can have a deleterious effect on both neighboring businesses and surrounding residential areas causing an increase in crime and a decrease in property values;
 6. Adult oriented businesses can lend themselves to ancillary unlawful and unhealthy activities that are often uncontrolled by the operators of the establishments;
 7. Some people frequent certain adult theaters, adult arcades and other adult oriented businesses to engage in sex within the premises of such adult oriented businesses;
 8. adult oriented businesses can have serious objectionable characteristics, particularly when they are located in close proximity to each other, thereby contributing to urban blight and downgrading the quality of life in the adjacent area;
 9. Adult oriented businesses may have harmful impacts on children and minors exposed to the effects of adult oriented businesses including those encountered when children walk through or visit in the immediate neighborhood of such businesses;
 10. Through the City's master plan and downtown development authority foundation plan, the citizens of Woodland Park have established a plan for the city's economic sustainability through destination and tourism based concepts;

11. The City has a substantial interest in minimizing and controlling adverse effects and thereby protecting the health, safety and welfare of the citizens; preserving the quality of life; preserving economic sustainability through attracting destination consumers and tourism; preserving the property values and character of surrounding neighborhoods; deterring the spread of urban blight and protecting the citizens from increased crime; and
 12. It is not the intent of this Subsection 4.05.03 – Adult Oriented Businesses, to suppress any speech protected by the First Amendment, but to enact content-neutral regulations that address the secondary effects of adult oriented businesses.
- B. Purpose. To set reasonable and uniform regulations to prevent the potentially deleterious location and siting of adult oriented business. These regulations impose restrictions no greater than necessary to further the City's interest in preventing negative secondary effects attributable to adult oriented businesses. This Subsection 4.05.03 – Adult Oriented Business, is to be construed as a regulation of time, place, and manner of the location of these businesses, consistent with the United States and Colorado Constitutions, the provisions of which have neither the purpose nor the effect of imposing a limitation or restriction on the content of any communicative materials, including adult oriented materials. Similarly, these provisions shall not restrict or deny access by adults to adult oriented materials protected by the First Amendment, nor condone or legitimize the distribution of obscene material or material not protected by the First Amendment.
- C. Location and Siting Requirements.
1. It is unlawful to operate or cause to be operated an adult oriented business in any location except as provided in this UDC, as amended, subject to licensing approval by the City in conformance with Title 5 of the Woodland Park Municipal Code.
 2. Adult oriented businesses shall be permitted only upon SC, HSCLI, and LI zoned properties within the boundaries of the City of Woodland Park. Adult oriented businesses shall be prohibited on properties zoned as PUD.
 3. No adult oriented business shall be located within two hundred (200) feet of the following:
 - a. A school;
 - b. A boundary of any residential zone district, residentially zoned property;
 - c. A boundary of any parcel of property zoned under a planned unit development final development plan or a planned business development final development plan on

- which a dwelling or residence, two-household dwelling or residence, or multiple dwelling or residence may be constructed;
- d. A dwelling or residence (including two-household and multiple dwelling or residence);
 - e. A park, except unimproved open space;
 - f. A state-licensed child care center;
 - g. A place of worship that routinely and regularly schedules and conducts or provides related activities including but not limited to child care and other youth activities, educational classes, concerts, theater or other similar community events, on days of the week other than Sunday; or
 - h. Another adult oriented business.
4. It is unlawful to cause or permit the operation or maintenance of more than one (1) adult oriented business in the same building or structure or portion thereof regardless of whether such businesses would be owned or operated by the same owner or lessee.
 5. Distance requirements between structures and uses shall be measured in accordance with the following:
 - a. When a proposed or existing use is housed in a structure or building, the required distance is measured to the closest exterior wall of the structure or building;
 - b. When a proposed or existing use is housed within a building also occupied by other uses, such as within a multi-tenant shopping center, the required distance is measured from the closest portion of the building devoted to the proposed or existing use in question;
 - c. When a proposed or existing use or activity is not housed in a structure or building (e.g., a park) or such use is a school, the required distance is measured to the closest lot or property line of the lot or parcel containing the use, activity, or school;
 - d. The required distance to a residential district or to a residentially zoned property is measured to the closest zoning district boundary, as shown on the official zoning map, or to the closest lot or property line of the specifically zoned property;
 - e. The required minimum distance is measured wherever the distance shall be the shortest between the proposed use or activity and existing use or activity, without regard to intervening structures or streets. The presence of a City, county or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements.
 6. An adult oriented business lawfully operating is not rendered in violation of this Subsection 4.05.03 – Adult Oriented Business, by the subsequent location of a school,

child-care center, dwelling or residence (two-household or multiple dwelling or residence), park, or residential zoning district within two hundred (200) feet of the adult oriented business.

D. Location and Siting Requirement Exceptions. The location and siting shall not apply to the following:

1. Any adult oriented business expressly described as an approved use in an annexation agreement approved by ordinance of the City of Woodland Park.
2. Any adult oriented business for which a vested property right (within the meaning of Colorado law) was lawfully conferred or established provided that such right remains valid and effective.

E. Signs and Exterior for Adult Oriented Businesses.

1. In addition to, and notwithstanding anything to the contrary contained in Section 3.09 – Signs, or in any other regulation of this UDC, adult oriented business signs shall be limited as follows:
 - a. No descriptive art, pictures, or designs depicting any activity related to, or inferring the nature of the business shall be allowed on any adult oriented business sign. Said signs shall contain alphanumeric copy only.
2. No merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or any area where they can be viewed from the exterior of the building.

4.05.03. Agricultural and Gardening Sales

Outside storage of materials and equipment shall comply with Subsection 3.06.4 – Screening Required for Outdoor Storage Areas.

4.05.04. Bed and Breakfast

- A. The establishment shall be limited to ten (10) guest rooms.
- B. The establishment must be a residence used primarily as a private residence which offers sleeping accommodations to guests for a fee.
- C. The establishment shall provide short-term overnight lodging, limited to no more than thirty consecutive days.
- D. The establishment shall provide that breakfast is included in the room rate and is available only to registered guests.
- E. The establishment shall be found to not injure the value and qualities of the area surrounding the establishment, and the following conditions shall apply:

1. Minimum outward modification of the structure or grounds may be made only if such changes are compatible with the character of the neighborhood;
 2. The exterior appearance of the structure shall not be altered from its single-household character, and shall exhibit no outward evidence of a business;
 3. The establishment shall be found and determined, by the Planning Commission and City Council, to not injure the value and qualities of the neighborhood surrounding the establishment.
- F. The establishment shall comply with all applicable health, fire, and safety regulations and related periodic inspections. The following safety equipment or measures are present:
1. Smoke alarms are located upon all floors;
 2. Fire extinguishers are located upon each floor;
 3. Provision for fire escape is present, if deemed necessary; and
 4. No cooking shall be permitted in guest rooms.
- G. The establishment shall be allowed signs for a commercial building, in accordance with the provisions and standards of Section 3.09 - Signs.
- H. The establishment shall provide for a minimum finished floor area of one thousand (1,000) square feet. The establishment shall provide a ratio of one (1) bathroom for every two (2) guest rooms and a common area to be shared by all guests.
- I. The establishment shall acquire and keep current a valid city business license.
- J. The establishment shall maintain registration records including information regarding the names and permanent addresses of guests, and their length of stay.
- K. Pets shall not be allowed, unless owned by the owner/innkeeper or a service animal of a guest.

4.05.05. Campground (See also Recreational Vehicle Park)

- A. All accessory retail trades and services shall be conducted within a fully enclosed building(s).
- B. All enclosed buildings utilized for accessory retail trades and services shall not be located closer than twenty-five (25) feet from any public street right-of-way line.
- C. Off-season parking of vehicles permitted in campgrounds shall be allowed where it is not the primary use of the facility.

4.05.06. Car Wash (Passenger)

Paved areas shall be located on the same lot for the automobiles awaiting service having an area to accommodate one-third (1/3) of the practical hourly capacity of the wash machine.

4.05.07. Cemetery

- A. Cemeteries shall be located on a tract of not less than ten (10) acres.
- B. All graves shall be set back from property lines not less than two hundred (200 feet).

4.05.08. Child Care, Family Home

- A. Family child care homes must be licensed by the State and comply with all applicable State regulations promulgated by the Colorado Department of Human Services, and all local zoning and building regulations.
- B. The family child care home shall acquire and keep current a valid City business license.
- C. No more than two (2) motor vehicles associated with patrons or employees of the family child care home may be parked at any time on the dwelling unit site or on the street frontage of such dwelling unit other than fifteen (15) minutes or less for the purpose of loading or unloading property or passengers.
- D. Fencing of the outside space for the family child care home shall be in conformance with Chapter 3 of this UDC
- E. Signage for the family child care home shall be in conformance with Chapter 3 of this UDC.

4.05.09. Clustered Residential Development

- A. The purpose of allowing clustered residential development is:
 - 1. To provide for flexible and creative site design in residential zoning districts that is sensitive to the land's natural features and topography;
 - 2. To permit clustering of houses and structures in order to reduce the amount of infrastructure improvements, land disturbances, and impervious surfaces in order to promote cost savings and reduce erosion and sedimentation;
 - 3. To preserve in perpetuity unique or sensitive natural resources such as floodplains, wetlands, streams, steep slopes, geologic features, scenic views, woodlands, wildlife habitat and threatened and endangered plant habitat;
 - 4. To preserve historic and archaeological sites;
 - 5. To provide for a diversity of lot sizes and housing choices that accommodate a variety of age and income groups;
 - 6. To promote interconnected greenways and open spaces throughout the community;
 - 7. To cultivate interaction among neighbors in the community through the use of common spaces and facilities;

8. To encourage residential designs that foster walking and biking and that reduce traffic speeds and volumes and reliance on main arteries and collector streets.
- B. Size. The minimum area of a parcel that may be designed as a clustered development is five (5) acres.
 - C. Clustered developments shall adhere to the following standards that apply to the underlying zone district in which they are located.
 1. Density. The maximum number of dwelling units in the clustered development shall not exceed the number of dwelling units otherwise permitted for the underlying zoning district in which the proposed site plan or development is located.
 2. Height. The maximum height of any structure shall be consistent with the requirements in the underlying zoning district.
 - D. Clustered developments shall adhere to all applicable standards in Chapter 3 – Development Standards.
 - E. Notwithstanding any other contrary provisions contained within this Code, the following standards shall apply to clustered developments:
 1. Setbacks. The front and rear setbacks may be reduced by up to half of what is required in the underlying zoning district, except that garages shall have a minimum twenty-foot front setback. On the side, all dwelling units shall be separated by a minimum of ten feet, except when two structures share a zero foot lot line. On the opposite sides of a zero foot lot line, a minimum of twenty feet of separation shall be provided between all dwelling units.
 2. Area Requirements. There is no minimum lot size.
 3. Frontage. There is no minimum frontage width required for lots in a clustered development, provided that every lot has adequate legal access.
 4. Housing Type. Two-family dwellings may be permitted in a residential zoning district that does not otherwise allow attached dwelling units.
 5. Lot Coverage. Individual lots are exempted from lot coverage requirements outlined in Subsection 3.10.01 – Lot Coverage Standards.
 6. Parking Requirements. Off-street parking does not have to be provided on each lot, provided that adequate off-street parking is provided for the entire development.
 7. Street Standards. Variations from the City's standard street requirements may be approved.

8. Open Space. A minimum of forty (40) percent of the land in the proposed site plan, exclusive of public and private roads and rights-of-way, shall be preserved in perpetuity as platted open space, either as public or common open space.
- F. Clustered Development Site Plans. All clustered developments shall submit and receive approval of a Conditional Use Permit and site plan through the public hearing process.
- G. Review Criteria. The applicant for a clustered development shall submit a written proposal describing the relationship between the proposed development and each of the following review criteria. The description shall include for each criterion an explanation of how the proposed development accomplishes the criterion, why the criterion cannot be accomplished, or why the criterion is not applicable. The Planning Commission may recommend approval or denial and the City Council may approve or deny an application for a clustered development and the accompanying site plan and Preliminary Plat based on the proposal and the following review criteria:
1. The site design is sensitive to the land's natural features and topography;
 2. The clustering of houses and structures reduces the amount of infrastructure improvements, land disturbances, and impervious surfaces;
 3. The applicant provides a mechanism that preserves, in perpetuity, unique or sensitive natural resources such as floodplains, wetlands, streams, steep slopes, geologic features, scenic views, woodlands, wildlife habitat and/or threatened and endangered plant habitat;
 4. The proposal preserves historic and/or archaeological sites as applicable;
 5. The proposal connects to existing greenways, parks, or open spaces in the community and/or creates new greenways, parks, or open spaces;
 6. The proposal provides common spaces and facilities that may cultivate interaction among neighbors;
 7. The proposal fosters walking and/or biking; and
 8. The architectural elevations meet or exceed design standards.

4.05.10. Contractor and Construction Services

- A. Open outdoor storage shall not exceed an area of two thousand (2,000) square feet
- B. Outside storage of goods, materials, and equipment shall comply with Subsection 3.06.4 – Screening Required for Outdoor Storage Areas.

4.05.11. Convenience Store

- A. Convenience Stores shall not exceed 5,000 sf in gross floor area.

B. Convenience store may be stand alone or accessory to a Vehicle Fueling Station.

4.05.12. Equipment Repair or Service

- A. All activities that generate noise, odors, vibrations, glare, or fumes shall be conducted within a fully enclosed building(s).
- B. Outside storage of goods, materials, and equipment shall comply with Subsection 3.06.4 - Screening Required for Outdoor Storage Areas.

4.05.13. Golf Course and Clubhouse

- A. No buildings or structures established in connection with these activities shall not be located closer than one-hundred (100) feet from any property line.
- B. No tee, hole, or fairway shall be located closer than twenty-five (25) feet from any property occupied or zoned for residential use.

4.05.14. Government Administration Use

Outside storage of heavy equipment and materials in association with this use shall comply with Subsection 3.06.04 – Screening Required for Outdoor Storage Areas.

4.05.15. Greenhouse, Commercial or Plant Nursery

Commercial Greenhouse and Plant nursery setbacks are fifty (50) feet from any residentially zoned lot.

4.05.16. Group Home

- A. There shall no more than eight (8) persons under care or receiving treatment while living in the home.
- B. The structure shall be constructed or maintained to appear as a dwelling similar to the dwellings found in the area or neighborhood.
- C. The operators/owners shall present for approval a plan for resident care, supervision and treatment. The home shall be staffed appropriately to the needs of the residents.
- D. The home shall be licensed and inspected by the state and other appropriate agencies. Proof of appropriate insurance coverage shall be provided.
- E. The home shall be the primary residence of its owner who shall be the operator of the facility and who shall have ninety (90) percent or more ownership.
- F. The home shall provide for needed medical care at a lower level than that typically provided in a medical treatment facility or clinic, and institutional homes.

- G. The operators/owners shall present for approval a plan for the care and maintenance of the home. This plan shall demonstrate that the home will be cared for in a manner consistent with well-groomed properties and at least equivalent to that of surrounding homes.

4.05.17. Home Occupation

- A. The home occupation or profession shall be conducted within a dwelling unit.
- B. The home occupation use shall be clearly incidental and subordinate to the use of the dwelling unit for residential purposes and shall occupy no more than twenty-five (25) percent of the total gross floor area of the dwelling unit.
- C. Display or storage of goods or material in the premises is limited to the area provided for the home occupation.
- D. There shall be no exterior displays, storage, vehicles or other exterior indication of the home occupation or variation from the residential character of the dwelling. No signs shall be permitted other than a residential nameplate, in accordance with the sign standards in Chapter 3.
- E. The home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, congestion to traffic flow, parking problems or any other nuisance or hazard which is perceivable at or beyond the lot lines of the lot in which the dwelling is located.
- F. No excessive traffic shall be generated by the home occupation.
 - 1. The home occupation shall provide for only the minimum off-street parking spaces required.
 - 2. The home occupation shall not unduly interfere with public use of adjoining streets, alleys or driveways.
- G. The home occupation shall not require internal or external alterations or construction features or equipment or machinery not customarily found in a residential dwelling.
- H. The receipt or delivery of merchandise, goods or supplies for use in the home occupation shall be limited to the United States mail, similar parcel delivery service or private vehicles with a gross vehicle weight rating (GVWR) of ten thousand (10,000) pounds or less.
- I. The home occupation shall have a valid business license from the City.
- J. The home occupation shall be required to secure an approved Zoning Development Permit as applicable.

- K. Clients visits to the home occupation shall be limited to the hours of 7:00 a.m. and 10:00 p.m. and shall be scheduled to avoid creating traffic or parking impacts on the surrounding neighborhood.

4.05.18. Keeping of Chicken or Domestic Fowl

- A. All keeping of domestic fowl shall meet the following standards:
1. Permit Required. A Zoning Development Permit is required for the keeping of domestic fowl and a chicken coop in accordance with these standards.
 2. Exclusion of Roosters. It shall be unlawful for any person to own or keep any rooster or cock within the City of Woodland Park.
 3. Maximum Number. The number of domestic fowl maintained on a property shall not exceed six (6).
 4. Fencing. The chicken coop and the fenced area shall not be larger than one hundred twenty (120) square feet and shall be designed to properly to contain the domestic fowl.
 5. Sanitary Conditions. Premises that are utilized for domestic fowl shall be kept in compliance with the following requirements:
 - a. Fecal waste shall be removed from the premises and placed in closed, fly-tight containers, at least every seven (7) days; and
 - b. Premises upon which animals are kept shall be maintained in clean and sanitary conditions and shall be subject to inspection at all reasonable hours by the code enforcement officer.
 1. There shall be no outdoor slaughtering of domestic fowl.
- B. Chicken coops are required and shall meet the following standards:
1. A Zoning Development Permit is required for all chicken coops.
 2. May only be located in the rear yard in residential zones.
 3. May not be located in a primary structure.
 4. Size shall be limited to a maximum of one hundred twenty (120) square feet and only one (1) coop per lot is allowed.
 5. Maximum height of a coop shall be ten (10) feet.
 6. The materials and colors of the coop shall be complementary to the primary structure.
 7. Shall be predator proof with a solid top.
 8. Shall be setback a minimum of fifteen (15) feet from the side property line and a minimum of twenty-five (25) feet from the rear property line.

4.05.19. Kennel, Commercial and Private

A. All private kennels shall meet the following standards:

1. The kennel area shall be totally enclosed by a solid six (6) foot privacy fence and be located more than sixty (60) feet from the front property line and only in the rear yard. Said area shall be no closer than fifty (50) feet from any dwelling, other than the dwelling of the owner of the lot and operator of the kennel;
2. Said fence shall be no closer than twenty-five (25) feet from any side or rear property line;
3. The kennel shall be in compliance with any applicable animal control ordinances;
4. Animal waste shall not be stored within fifty (50) feet of any dwelling or within twenty-five (25) feet of any property line. The lot and kennel area shall be maintained in a clean and sanitary condition.

B. All commercial kennels shall meet the following standards:

1. Commercial kennel outdoor areas shall be totally enclosed by a solid six (6) foot fence.
2. A commercial kennel shall meet the setback requirements of the district in which it is situated except when it is adjacent to any residential district, in which case it shall meet the setback requirements set forth in Clause 4.05.19.A.
3. The kennel shall be in compliance with the general provisions for odor, character of neighborhood, and community welfare, as well as any applicable animal control ordinances;
4. Animals shall not be located within two hundred (200) feet of any residential district or within fifty (50) feet of any property line.
5. Animal waste shall not be stored within fifty (50) feet of any dwelling or within twenty-five (25) feet of any property line. The lot and kennel area shall be maintained in a clean and sanitary condition.

4.05.20. Manufactured Home Sales

A. Manufactured homes displayed for public view shall be separated from one another on all sides by distances of not less than twenty-five (25) feet and shall be located within an enclosed outside storage area.

B. Not less than twenty (20) percent of the area used for display of manufactured homes shall be landscaped with grass, shrubs, flowers, and trees maintained in a healthy state and protected from moving vehicles by curbs or other approved barriers.

4.05.21. Manufacturing and Industry (Heavy and Light)

- A. All activities that generate noise, odors, vibrations, glare, or fumes shall be conducted within a fully enclosed building(s).
- B. There shall be no emission of smoke, noise, odor, dust, vibration, or fumes detectable beyond the property line.
- C. Outdoor storage area for goods, materials, or equipment shall not exceed an area of four hundred (400) square feet, unless approved conditionally in the HSCL or PUD zone districts.
- D. Outside storage of goods and materials shall comply with Subsection 3.06.4 - Screening Required for Outdoor Storage Areas.

4.05.22. Marijuana Facilities, Retail

- A. Purpose. The purpose of this Subsection 4.05.22 – Retail Marijuana Facilities, is to promote the general public welfare and safety throughout the City of Woodland Park, Colorado by prohibiting the operation of marijuana cultivation facilities and sales, marijuana product manufacturing facilities, marijuana testing facilities, retail marijuana stores, and marijuana membership clubs.
 - 1. Based upon Article XVIII, § 16 of the Colorado Constitution, Personal Use and Regulation of Marijuana, and the potential secondary effects of marijuana cultivation facilities and sales, marijuana product manufacturing facilities, marijuana testing facilities, retail marijuana stores or marijuana membership clubs, such land uses have an adverse effect on the health, safety and welfare of the City and its inhabitants.
 - 2. As a matter of the City's local land use and zoning authority, and consistent with the authorization provided by Article XVIII, § 16 of the Colorado Constitution, no appropriate location exists within the City for the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, retail marijuana stores or marijuana membership clubs.
 - 3. Amendment 64 conflicts with federal law, as the possession, cultivation, sale and use of marijuana remains illegal under federal criminal statutes.
- B. Authority. The City's authority to adopt this chapter is found in: Article XVIII, § 16 of the Colorado Constitution; the Local Government Land Use Control Enabling Act, C.R.S. § 29-20-101, et seq.; C.R.S. § 31-23-101, et seq. (municipal zoning powers); C.R.S. §§ 31-15-103, 31-15-401 (municipal police powers); and C.R.S. § 31-15-501 (municipal authority to regulate businesses); and the Woodland Park Home Rule Charter.

- C. Applicability. The prohibition of the operation of marijuana cultivation facilities and sales, marijuana product manufacturing facilities, marijuana testing facilities, retail marijuana stores or marijuana membership clubs as set forth in this Subsection 4.05.22 – Retail Marijuana Facilities, shall apply to all property within the City.
- D. Uses Prohibited.
1. It is unlawful for any person to operate marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, retail marijuana stores or marijuana membership clubs in the City.
 2. It is unlawful to grow marijuana for personal use anywhere in the City other than in an enclosed, locked space which is not open or public. For the purpose of this provision, "enclosed" shall mean having a roof and all sides closed to the weather with walls, windows or doors.
- E. Violations.
1. The conduct of any activity or business in violation of this Subsection 4.05.22 – Retail Marijuana Facilities, is hereby declared to be a public nuisance and the City may, in addition to all other remedies set forth hereunder, commence an action or actions or proceedings, for the abatement, removal and enjoinder thereof, in a manner provided by the law; and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such marijuana cultivation facility, marijuana product manufacturing facility, marijuana testing facility, retail marijuana store or marijuana membership club and restrain and enjoin any person from operating, conducting or maintaining such a business or establishment contrary to the provisions of this Subsection 4.05.22 – Retail Marijuana Facilities.
 2. In addition to any other penalties that may exist under state, federal, and local laws, violation of this Subsection 4.05.22 – Retail Marijuana Facilities, shall be punishable by a fine as set forth in Chapter 1.12 – General Penalty, of the Woodland Park Municipal Code, or by imprisonment not exceeding one (1) year, or by both such fine and imprisonment. Each day that a violation of any of the provisions of this chapter continues to exist shall be deemed a separate and distinct offense.
 3. Any remedies provided for herein shall be cumulative and not exclusive, and shall be in addition to any other remedies provided by law or in equity.

4.05.23. Marijuana Facilities, Medical

- A. The City Council makes the following findings:

1. The Colorado Medical Marijuana Code, C.R.S. section 12-43.3-101, et seq., clarifies Colorado law regarding the scope and extent of Article XVIII, Section 14 of the Colorado Constitution.
2. This Subsection is necessary to protect and is enacted in furtherance of the public health, safety and welfare of the City.
3. This Subsection is intended to apply and shall apply to all property, businesses, and business enterprises operating within the City, whether stationary, mobile, or virtual.

B. Uses Prohibited

1. It is unlawful for any person to establish, operate, cause to be operated or permit to be operated a medical marijuana center, an optional premises cultivation operation, or a medical marijuana-infused products manufacturer facility in the City.

C. Penalty and Nuisance Declared

1. It is unlawful for any person to violate any of the provisions of this Subsection. Any such violation is hereby designated a criminal offense, and any person found guilty of violating the provisions of this Subsection shall, upon conviction thereof, be punished by a fine or imprisonment or both as set forth in Chapter 1.12 – General Penalty, of the Woodland Park Municipal Code. Each day that a violation of any of the provisions of this chapter continues to exist shall be deemed a separate and distinct offense.
2. The conduct of any activity or business in violation of this Subsection is hereby declared to be a public nuisance and the City may, in addition to all other remedies set forth hereunder, commence an action or actions or proceedings, for the abatement, removal and enjoinder thereof, in a manner provided by the law; and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such medical marijuana center, optional premises cultivation operation, or medical marijuana-infused products manufacturer businesses or establishments and restrain and enjoin any person from operating, conducting or maintaining such a business or establishment contrary to the provisions of this Subsection.

4.05.24. Mini-Storage or Self Storage

- A. Storage shall be located within an enclosed building.
- B. Building coverage shall not exceed sixty (60) percent of the site's land area.

- C. The design of roofs, façades, and site landscaping shall be compatible with the purposes of the zone district in which the warehouse is located or with the character of nearby residential areas.

4.05.25. Natural Medicine Healing Centers and Businesses

- A. Purpose. To provide standards and requirements for the regulation of the time, place, and manner of operation of natural medicine healing centers and natural medicine businesses within the City of Woodland Park.
- B. Distance from schools.
 - 1. No natural medicine healing center or natural medicine business shall operate out of a building that is within one thousand (1,000) feet of a child care center, preschool, elementary, middle, junior, or high school, or a residential child care facility (collectively “school”).
 - 2. The prescribed distance from schools does not apply to a properly licensed natural medicine healing center or natural medicine business that was actively doing business before a school was established and/or constructed within one thousand (1,000) feet of such natural medicine healing center or natural medicine business.
 - 3. The distances shall be computed by direct measurement from the nearest property line of the parcel used for a school to the nearest portion of the building in which the natural medicine healing center or natural medicine business is located and includes right-of-way widths.
- C. Hours of operation – natural medicine services.
 - 1. Natural medicine healing centers and natural medicine businesses providing natural medicine services shall be permitted to operate any day of the week between 7:00 a.m. and 10:00 p.m.
- D. Public view of natural medicine businesses and natural medicine services.
 - 1. All doorways, windows, and other openings of natural medicine business buildings shall be located, covered, or screened in such a manner to prevent a view into the interior from any exterior public or semipublic area, subject to applicable City design standards. All activities of natural medicine businesses and natural medicine services shall occur indoors unless access to an outdoor area is available in compliance with the requirements of this Subsection 4.05.33 – Natural Medicine Healing Centers and Businesses, i.e., an atrium, courtyard, or other outdoor area that is shielded from public view pursuant to the requirements set forth in this paragraph.

- E. Lighting of natural medicine businesses.
 - 1. Primary entrances, parking lots, and exterior walkways of natural medicine businesses shall be clearly illuminated subject to all applicable City lighting standards set forth in Chapter 3. All exterior lighting shall be downcast and shielded with a temperature of 3,000 Kelvin or warmer.
- F. Storage for natural medicine businesses.
 - 1. All storage for natural medicine businesses shall be located within a permanent building and may not be located within a trailer, tent, or motor vehicle.
- G. Odor from natural medicine businesses.
 - 1. Natural medicine businesses shall use an air filtration and ventilation system designed to ensure that the odors from natural medicine and natural medicine products are confined to the premises and are not detectable beyond the property boundaries on which the facility is located.
- H. Natural medicine businesses secure disposal.
 - 1. Natural medicine businesses shall provide secure disposal of natural medicine and natural medicine product remnants or by-products. Natural medicine and natural medicine product remnants or by-products shall not be placed within the facilities' exterior refuse container.
- I. Processing of natural medicine.
 - 1. The processing of natural medicine that includes the use of hazardous materials, including, without limitation, and by way of example, flammable and combustible liquids, carbon dioxide, and liquified petroleum gases, such as butane, is prohibited.
 - 2. Nonhazardous materials used to process natural medicine shall be stored in a manner so as to mitigate and ensure odors are not detectable beyond the property boundaries on which the processing facility is located or the exterior walls of the processing facility associated with the processing of natural medicine.
 - 3. The processing of natural medicine shall meet the requirements of all adopted City building and life/safety codes.
 - 4. The processing of natural medicine shall meet all of the requirements of all adopted water and sewer regulations promulgated by the applicable water and sewer provider.
- J. Nuisance.
 - 1. It is unlawful and deemed a nuisance to:
 - a. Operate a natural medicine business in violation of any of the requirements set forth in state law or regulation or this Chapter.

- b. Dispose of, discharge out of or from, or permit to flow from any facility associated with natural medicine any foul or noxious liquid or substance of any kind whatsoever including, without limitation, by-products of the natural medicine process into or upon any adjacent ground or lot, into any street, alley, or public place or into any municipal storm sewer and/or system in the City.
- 2. Any such violation of this Subsection 4.05.33 – Natural Medicine Healing Centers and Businesses is punishable by a fine or imprisonment or both pursuant to Chapter 1.12 – General Penalty, of the Woodland Park Municipal Code.

4.05.26. Office

- A. No outside storage of materials or equipment shall be allowed in association with this use.
- B. No sale of merchandise shall be allowed in association with this use, except as accessory to the professional services.

4.05.27. Personal Service

- A. All activities shall be conducted within a fully enclosed building.
- B. No outside storage of materials or equipment shall be allowed in association with these establishments or services.

4.05.28. Pet Shop or Grooming

- A. All pet shop/grooming activities shall be conducted within a fully enclosed building(s).
- B. All buildings utilized for pet shop/grooming activities shall not be located closer than twenty-five (25) feet from any property zoned for residential use.

4.05.29. Recreational Entertainment, Indoor

- A. All associated activities shall be conducted within a fully enclosed building.
- B. All associated activities shall be arranged so that noise, vibration, lights, and all other possible disturbing aspects of their operations do not interfere with the use and enjoyment of surrounding properties.

4.05.30. Recreational Entertainment, Outdoor

- A. The facility shall be enclosed by a wall or fence and a planted buffer area twenty (20) feet in depth to screen adjacent property.
- B. Central loudspeakers are prohibited.

- C. Lighting shall be arranged in such a way that adjacent properties and roadways are not adversely affected and that no direct light is cast upon adjacent properties.

4.05.31. Recreational Vehicle Park (See also Campgrounds)

- A. Accessory retail trades and services shall be conducted within a fully enclosed building(s).
- B. All enclosed buildings utilized for accessory retail trades and services shall not be located closer than twenty-five (25) feet from any public street right-of-way line.

4.05.32. Retailer, Large

- A. Large Retailers must be located within a store or building that is seventy-five thousand (75,000) square feet in size or greater.
- B. Outside storage of materials and equipment shall comply with Subsection 3.06.4 – Screening Required for Outdoor Storage Areas.

4.05.33. Retailer, Small

- A. Small Retailers must be located within a store or building that is less than seventy-five thousand (75,000) square feet in size.
- B. Outside storage of materials and equipment shall comply with Subsection 3.06.4 – Screening Required for Outdoor Storage Areas.

4.05.34. Short-Term Rental Unit

- A. Licensing requirement.
 - 1. All short-term rental units shall comply with Title 5 Business Requirements of the Woodland Park Municipal Code and this UDC.
- B. Short-Term Rental Unit Standards. The following standards shall apply to all short-term rental units within the City.
 - 1. Short-term rental units are not permitted in a rental apartment unit or a rental apartment building at any time in any zoning district.
 - 2. Short-term rental units are not permitted in bed and breakfast establishments, dormitories, campgrounds, RV parks, hotels, motels, mobile homes, and recreational vehicles (RVs) which include all vehicles that bear a vehicle identification number (VIN), cabins and other structures without installed water, power and sewer facilities, tents, teepees, campers and other temporary structures at any time in any zoning district.
 - 3. No short-term rental shall be operated in such a way as to constitute a nuisance.

4. The maximum number of occupants that are permitted in a short-term rental shall be two (2) people per legal bedroom plus an additional two (2) people. Notwithstanding the foregoing, the maximum occupancy per short-term rental unit shall be twelve (12) occupants.
5. Large events, such as (but not limited to) concerts, parties and weddings, exceeding the maximum number of permitted occupants are prohibited.
6. All short-term rental units shall provide a minimum of two (2) off-street, on-site parking spaces for guest vehicles, and all short-term rental units with more than two (2) bedrooms shall provide a total of one (1) parking space per bedroom. Off-street, on-site parking shall be utilized first with no overnight, overflow parking on the street allowed.
7. To operate a Primary Residence as a short-term rental, at least one (1) of the primary residents must live on-site throughout the visitor's stay.

4.05.35. Stables, Commercial or Private

- A. All stables shall be a minimum of sixty (60) feet from the front lot line.
- B. All stables shall be located in a rear yard.
- C. A minimum of one thousand (1,000) square feet of fenced area shall be provided for each horse. This fenced area shall be not less than fifty (50) feet from any dwelling, twenty-five (25) feet from the rear lot line, and forty-two (42) feet from the side lot line.
- D. Private Stables are limited to no more than five (5) horses or similar large, domesticated animals owned exclusively and used primarily for personal or recreational purposes by the residents of the property.
- E. The temporary storage of manure or odor or dust producing substances shall not be permitted within fifty (50) feet of any dwelling and any accumulation shall be removed monthly from May 1st to October 31st, and once every two (2) months from November 1st to April 30th.
- F. A Zoning Development Permit is required prior to occupancy of any stable by an animal.
- G. Modification to Existing Nonconforming Stables.
 1. The owner of an existing private riding stable shall be required to bring the stable into full compliance with applicable City code provisions when additional horses are kept or the stable is modified.
 - a. For the purposes of this provision, the term "modified" or "modification" means any alteration of an existing stable that increases the size of or changes the location of

the stable, except for any incidental repairs and maintenance required to keep the stable in safe condition.

2. When the primary use of the property is changed, the owner shall be required to bring the stable into full compliance with this UDC and applicable City code provisions before the stable may continue to be used as a private riding stable again.
3. Whenever the use of a private riding stable is discontinued for two years or more, the owner shall be required to bring the stable into full compliance with this UDC and applicable City code provisions before the stable may continue to be used as a private riding stable again.
4. The Planning Director shall require that a Zoning Development Permit be issued and approved as proof of compliance with this UDC prior to the keeping of.

4.05.36. Truck and Utility Vehicle Rental

- A. Truck and trailer rentals operating as the principal use of a lot shall have a minimum street frontage of one hundred (100) feet and a minimum lot area of fifteen thousand (15,000) square feet.
- B. No rental unit shall be parked within twenty-five (25) feet of any public street right-of-way line.
- C. When truck and trailer rental is accessory to another use, the rental component of the use shall not occupy more than ten (10) percent of the lot area.

4.05.37. Vehicle Body, Paint, and Collision Repair

- D. All activities that generate noise, odors, vibrations, glare, or fumes shall be conducted within a fully enclosed building(s).
- E. Outside storage of goods, materials, and equipment shall comply with Subsection 3.06.04 – Screening Required for Outdoor Storage Areas.

4.05.38. Vehicle Fueling Station

- F. Vehicle fueling stations shall have a minimum lot area of twenty thousand (20,000) square feet.
- A. Total storage capacity of all fuels shall not exceed five hundred (500) gallons in any type of approved storage container(s);
- B. Gasoline pumps and other service facilities shall be set back not less than twenty-five (25) feet from any street right-of-way line.

- C. Vehicle fueling stations shall be found to be in compliance with all applicable provisions of the current adopted Uniform Fire Code regulations and shall be determined by initial and periodic inspections conducted by the building official, district fire chief and other appropriate departments and agencies;
- D. Prior to permit approvals, the permits shall be reviewed by the Fire District, Police Department, Public Works Department, and Building Department in addition to the Planning Department;
- E. Vehicle fueling stations shall be found to be in compliance with all applicable health, building and safety regulations and shall be determined by initial and periodic inspections conducted by the County Health Department, City Building Official and other appropriate departments and agencies.

4.05.39. Vehicle Repair and Service, Heavy

Outside storage shall comply with Subsection 3.06.4 - Screening Required for Outdoor Storage Areas. Such storage of vehicles or their parts shall be incidental to the principal business and shall operate so as to not constitute a junk yard.

4.05.40. Vehicle Repair and Service, Light

No outside storage of damaged or junk motor vehicles or vehicle parts shall be allowed in association with this use.

4.05.41. Vehicle Sales and Rental (Passenger)

No outside storage of equipment or parts shall be allowed in association with this use.

4.05.42. Veterinary Facility

- A. Veterinary Facilities shall be conducted within a fully enclosed building.
- B. No buildings shall be located closer than fifty (50) feet to any property zoned for residential use, except in the Agricultural zone district where no buildings utilized for activities shall be located closer than one-hundred (100) feet to any property zoned for residential use.

4.05.43. Wholesale Trade and Distribution Establishment

No outside storage of goods shall be allowed in association with this use.

4.05.44. Wireless Communication Facilities (WCF)

- A. General Design Standards

1. **General Requirements.** The requirements set forth herein shall apply to the location and design of all WCFs governed by this Subsection 4.05.47 – Wireless Communication Facilities, as specified below: provided, however, that the City may waive one (1) or more of these requirements if it determines that the goals of this Subsection 4.05.47 – Wireless Communication Facilities, are better served thereby. WCFs shall be designed and located to minimize the impact on surrounding properties and residential neighborhoods and to maintain the character and appearance of the City consistent with other provisions of this UDC.
2. **Camouflage/Concealment.** All WCFs and any Related Accessory Equipment shall, to the maximum extent possible, use Concealment design techniques, and where not possible utilize Camouflage Design Techniques. Camouflage Design Techniques include, but are not limited to using materials, colors, textures, screening, undergrounding, landscaping, or other design options that will blend the WCF to the surrounding natural setting and built environment.
 - a. Where WCFs are located in areas of high public visibility, they shall, where physically possible, be designed to be concealed, and where not possible to be concealed, to minimize the WFC profile through placement of equipment fully or partially underground, or by way of example and not limitation, behind landscape berms.
 - b. A concealment design may include the use of Alternative Tower Structures should the City determine that such design meets the intent of this Code and the community is better served thereby.
 - c. All WCFs, such as antennas, vaults, equipment enclosures, and Towers shall be constructed of non-reflective materials (visible exterior surfaces only) and, where applicable, shall be painted to match as closely as possible the color and texture of any infrastructure on which it is mounted.
3. **Siting.**
 - a. No portion of any WCF may extend beyond the property line.
 - b. WCFs shall be required to be designed and constructed to permit the facility to accommodate WCFs from at least two (2) wireless service providers and the same WCF unless the City approves an alternative design. No WCF owner or operator shall unfairly exclude a competitor from using the same facility of Site.
 - c. WCFs shall be sited in a location that does not reduce the parking for the other principal uses on the parcel below Code standards.
 - d. WCFs shall not encroach into any sight triangles.

4. Lighting. WCFs shall not be artificially lighted, unless required by the City or other applicable governmental authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes. If lighting is required, the City may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Lighting shall be shielded or directed to the greatest extent possible so as to minimize the amount of glare and light falling onto nearby properties, particularly residences.
 5. Landscape and Fencing Requirements.
 - a. WCFs shall be sited in a manner that does not reduce the landscaped areas for the other principal uses on the lot or parcel, below any applicable Code standards including without limitation, Planned Unit Development standards.
 - b. The Site of the WCF shall be landscaped with a buffer of plant materials that effectively screen the view of the WCF from adjacent residential property. The standard buffer shall consist of the front, side, and rear landscaped setback on the perimeter of the Site.
 - c. In locations where the visual impact of the WCF would be minimal, the landscaping requirement may be reduced or waived in whole or in part by the City.
 - d. Existing mature tree growth and natural landforms on the Site shall be preserved to the maximum extent possible. In some cases, such as WCFs sited on large, wooded lots, natural growth around the Site perimeter may be sufficient to buffer. Applicant's plan minimizes the number of trees to be removed and any trees removed are replaced at a ratio of two (2) to one (1).
- B. Specific Design Requirements. Additional design requirements shall be applicable to the types of WFCs as specified below:
1. Base Stations.
 - a. Base Stations shall be architecturally compatible with respect to attachments, and colored to match the building or structure to which they are attached;
 - b. The maximum protrusion of such facilities from the building or structure face to which they are attached shall be two (2) feet;
 - c. Wall-mounted WCFs shall not extend above the roofline unless mounted to a penthouse; and
 - d. Roof-mounted WCFs shall be approved only where an Applicant demonstrates a wall mounted WCF is inadequate to provide service and shall be evaluated for approval based upon the following criteria:

- i. Roof-mounted whip antennas shall extend no more than twelve (12) feet above the parapet of any flat roof or ridge of a sloped roof or penthouse to which they are attached;
 - ii. Roof-mounted panel antennas shall extend no more than seven (7) feet above the parapet of a flat roof or ridge of a sloped roof to which they are mounted; and
 - iii. Other roof-mounted Related Accessory Equipment shall extend no more than seven (7) feet above any parapet of a flat roof upon which they may be placed, and shall not be permitted on a sloped roof.
2. Alternative Tower Structures (ATS) and Small Cell Facilities on Private Property.
 - a. ATS shall be designed and constructed to look like a building, facility, or structure typically found in the area in order that the WCF is concealed;
 - b. Height or size of the proposed ATS or Small Cell Facility should be minimized as much as possible and shall be subject to the maximum height restrictions of the zoning district in which they are located, subject to maximum height limit of fifty (50) feet;
 - c. ATS shall be sited in a manner that is least obtrusive to residential structures and residential district boundaries;
 - d. ATS should take into consideration the uses on adjacent and nearby property and the compatibility of the facility to these uses;
 - e. ATC and Small Cell Facilities shall be compatible with the surrounding topography, tree coverage, and foliage;
 - f. ATS and Small Cell Facilities shall be designed utilizing design characteristics that have the effect of concealing where technically feasible and generally reducing or eliminating visual obtrusiveness; and
 - g. Visual impacts of the proposed ingress and egress shall be minimized.
3. Alternative Tower Structures (ATS) and Small Cell Facilities Located within Right-of-Way.
 - a. No ATS pole shall be higher than thirty-five (35) feet including any cannister or antennas located on top of a pole;
 - b. No pole or structure shall be more than ten (10) feet higher (as measured from the ground to the top of the pole or structure) than any existing utility or traffic signal within five hundred (500) feet of the pole or structure;
 - c. Any new pole for ATS or Small Cell Facilities shall be separated from any other existing WCF facility by a distance of at least six hundred (600) feet, unless the new

- pole replaces an existing traffic signal, street light pole, or similar structure determined by the City;
- d. With respect to pole-mounted components, Small Cell Facilities shall be located on an existing utility pole serving another utility; or be located on a new utility pole where other utility distribution lines are aerial, if there are no reasonable alternatives;
 - e. ATS must be concealed consistent with other existing natural or manmade features in the Right-of-Way near the location where the ATS will be located;
 - f. To the extent reasonable feasible, be consistent with the size and shape of the pole-mounted equipment installed by communications companies on utility poles near the ATS;
 - g. When placed near a residential property, any ATS or Small Cell Facilities must be placed in front of the common side yard property line between adjoining residential properties. In the case of a corner lot, the facility must be placed in front of the common side yard property line adjoining residential properties, or on the corner formed by two (2) intersecting streets;
4. Small Cell Facilities. Small Cell Facilities shall:
- a. Be designed such that antenna installations on traffic signals are placed in a manner so that the size, appearance, and function of the signal will not be considerably altered; and
 - b. Be designed such that all antennas, mast arms, equipment, and other facilities are sized to minimize visual clutter, and where possible, concealed within the structure; and
 - c. Be consistent with the size and shape of the pole-mounted equipment installed by communications companies on utility poles near the ATS; and
 - d. Require that any ground mounted equipment be installed in an underground or partially underground equipment vault (projecting not more than thirty-six (36) inches above grade), or co-located within a traffic cabinet of a design approved by the City, unless a Special Use Permit is obtained subject to the requirements of the City Code; and
 - e. Not alter vehicular circulation or parking within the Right-of-Way; and
 - f. Comply with the federal Americans with Disabilities Act and all applicable local, state, and federal laws and regulations; and
 - g. Not be located or maintained in a manner that causes unreasonable interference. Unreasonable interference means any use of the Right-of-Way that disrupts or

interferes with its use by the City, the general public, or other person authorized to use or be present upon the Right-of-Way, when there exists an alternative that would result in less disruption or interference. Unreasonable interference includes any use of the Right-of-Way that disrupts vehicular or pedestrian traffic, any interference with public utilities, and any other activity that will present a hazard to public health, safety, or welfare.

5. Towers.

- a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable FAA standards, be painted a neutral color to reduce visual obtrusiveness as determined by the City;
- b. Tower structures should use existing landforms, vegetation, and structures to aid in concealing the facility from view or blending in with the surrounding built and natural environment;
- c. Monopole support structures shall taper from the base to the tip;
- d. All Towers shall be enclosed by security fencing or wall at least six (6) feet in height and shall also be equipped with an appropriate anti-climbing device. No security fencing or any portion thereof shall consist of barbed wire or chain link material unless temporary and approved by the City;
- e. Towers shall be subject to the maximum height restrictions of the zoning district in which they are located, subject to a maximum height limit of fifty (50) feet;
- f. Towers should be sited in a manner that is least obtrusive to residential structures and residential district boundaries where feasible;
- g. Towers should take into consideration the uses on adjacent and nearby properties and the compatibility of the Tower to these uses;
- h. Towers should be designed utilizing design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
- i. Visual impacts of the proposed ingress and egress shall be minimized;
- j. No new Towers shall be permitted unless the Applicant demonstrates to the reasonable satisfaction of the City that no existing WCFs can accommodate the needs that the Applicant proposed to address with its Tower application. Evidence submitted to demonstrate that no existing WCFs can accommodate these needs may consist of the following:
 - i. No existing WCFs are of sufficient height and are located within the geographic area required to meet the Applicant's engineering requirements;

- ii. Existing WCFs do not have sufficient structural strength to support Applicant's proposed WCF;
 - iii. The Applicant's proposed WCF would cause electromagnetic interference with the WCFs or the existing WCFs would cause interference with the Applicant's proposed WCFs' or
 - iv. The Applicant demonstrates that there are other limiting factors that render existing WCFs unsuitable for collocation.
- k. A Tower shall meet the greater of the following minimum setbacks from all property lines:
- i. The setback for a principal building within the applicable zoning;
 - ii. Twenty-five (25) percent of the facility height, including WCFs and Transmission Equipment; or
 - iii. The Tower height, including antennas if the Tower is in or adjacent to residential district or residential zoned property.
 - iv. Towers fifty (50) feet in height shall not be located within on-quarter mile from an existing Tower that is fifty (50) feet in height, unless the Applicant has shown to the satisfaction of the City that there are no reasonably suitable alternative sites in the required geographic area which can meet the Applicant's needs.
- l. No Towers shall be permitted in the Right-of-Way.
6. Related Accessory Equipment – Related Accessory Equipment for all WCFs shall meet the following requirements:
- a. All buildings, shelters, cabinets, and other accessory components shall be grouped as closely as technically possible;
 - b. The total footprint coverage area of the WCF's Related Accessory Equipment shall not exceed three hundred fifty (350) square feet;
 - c. No Related Accessory Equipment or accessory structure shall exceed twelve (12) feet in height; and
 - d. Related accessory Equipment shall be located out of sight wherever possible by locating behind parapet walls or within equipment enclosures. Where such alternate locations are not available, the Related Accessory Equipment shall be concealed where technically feasible or otherwise camouflaged in a manner appropriate for the specific site.
- C. Operational standards.

1. Federal requirements. All Wireless Communication Facilities shall meet the current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the federal government with the authority to regulate WCFs. If such standards and regulations are changed, then the owners of the WCF shall bring such facility into compliance with such revised standards and regulations within the time period mandated by the controlling federal agency. Failure to meet such revised standards and regulations shall constitute grounds for the removal of the WCF at the applicant's expense.
2. Radio frequency standards. All WCFs shall comply with federal standards for radio frequency emissions. If concerns regarding compliance with radio frequency emissions standards for a WCF have been made to the City, the City may request that the owner or operator of the WCF provide information demonstrating compliance. If such information is not sufficient in the reasonable discretion of the City, to demonstrate compliance, the City may request and the owner or operator of the WCF shall submit a project implementation report which provides cumulative field measurements of radio frequency emissions of all antennas installed at the subject Site, and which compares the results with established federal standards. If, upon review, the City finds that the facility does not meet federal standards, the City may require corrective action within a reasonable period of time, and if not corrected, may require removal of the WCF. Any reasonable costs incurred by the City, including reasonable consulting costs to verify compliance with these requirements, shall be paid by the Applicant.
3. Signal interference. All WCFs shall be designed and sited, consistent with applicable federal regulations, so as not to cause interference with the normal operation of radio, television, telephone, public safety communications, and other services utilized by adjacent residential and non-residential properties. The applicant shall provide a written statement from a qualified radio frequency engineer, certifying that a technical evaluation of existing and proposed facilities indicates no potential interference problems, and shall allow the City to monitor interference levels with public safety communications during this process.
4. Legal Access. In all applications for WCFs outside of the Right-of-Way, an Applicant shall demonstrate that it owns or has lease rights to the Site.
5. Operation and maintenance. All WCFs shall be maintained in compliance with standards contained in applicable local building and safety codes. If upon inspection, the City concludes that a WCFs fails to comply with such codes and constitutes a danger to

persons or property, then, upon written notice being provided to the owner of the WCF, the owner shall have thirty (30) days from the date of notice to bring such WCF into compliance. If the Owner fails to bring such WCF into compliance in the required time period, the City may take any action with respect to such violation as provided by applicable law, including removal of the WCF at the applicant's expense.

6. Abandonment and removal. Any WCF that is not used for a period of six (6) months or more shall be deemed to be abandoned. No applicant shall fail to remove a WCF that is abandoned. If a WCF applicant fails to remove an abandoned facility at the request of the City Manager, the City may remove the WCF at the applicant's expense.
7. Hazardous materials. No hazardous materials shall be permitted in association with WCFs, except those necessary for the operation of WCFs and only in accordance with all applicable laws governing such materials.
8. Collocation. No WCF applicant shall unreasonably exclude a communications competitor from using the same facility or location. Upon request by the City Manager, the applicant shall provide evidence explaining why collocation is not possible at a particular facility or location.
9. Compliance with other laws. All WCFs shall meet the requirements of the City design and construction standards, the requirements of Title 12 - Streets and Sidewalks, and all other applicable local, state, and federal laws.

4.06 Use-Specific Notice

A. Purpose.

1. To provide a noticing process for residential uses in a commercial district.

B. Applicability.

1. New single-household detached dwellings and duplexes in the NC, CC and CBD zone districts.

C. Procedure.

1. Within five days of receipt of a Zoning Development Permit for a single-household detached dwelling or duplex in the Neighborhood Commercial (NC), Community Commercial (CC), and Central Business District (CBD) zone districts, the Planning Director shall cause notification of the proposed dwelling unit by posting the subject property in accordance with Subsection 6.05.050 – Public Hearing Notice Requirements, and notification to be sent by regular mail to land owners within a 200-foot of the dwelling unit property boundary.

2. Any aggrieved party who objects, in writing, to the dwelling unit may request an informal conference with the Planning Director within fourteen (14) days of the date of issuance of the notification for the purpose of resolving any grievance or concern.
 - a. In the event that no resolution is reached through the informal conference, the Planning Director shall cause the dwelling unit ZDP application to be referred to the City Council.
 - b. At the next regular meeting following the publication of a notice of public hearing, the City Council shall hold a public hearing on the application.
 - c. The City Council shall render a decision on the application and specify the reasons and findings.
 - d. The City Council's action on approving, conditionally approving, or denying the application shall be based on the criteria contained in 6.06.090 – Conditional Use Permit.

4.07 Accessory Uses and Structures

- A. Accessory Uses are permitted pursuant to Section 4.03 – Table of Allowed Uses and are subject to building permit, Zoning Development Permit, or site plan review approval per Chapter 6.
- B. The following standards shall apply to all accessory structures:
- C. Accessory buildings shall not be larger than the main or principal building.
- D. Accessory buildings shall be constructed only if construction of the principal building has commenced.
- E. No accessory building shall be placed in a front yard.
- F. Outside storage of goods, materials, and equipment as an accessory use shall comply with Subsection 3.06.04 – Screening Required for Outdoor Storage Areas in addition to this Section 4.07 – Accessory Uses and Structures.