

**CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1521
(Series of 2026)**

**AN ORDINANCE OF THE CITY OF WOODLAND PARK REPEALING AND
REPLACING TITLE 16, TITLE 17, AND TITLE 18 OF THE WOODLAND PARK
MUNICIPAL CODE, REPEALING SECTION 5.24, AND ADOPTING A NEW UNIFIED
DEVELOPMENT CODE**

WHEREAS, the City of Woodland Park, Colorado (the “City”) has been duly organized and is validly existing as a Home Rule City under the Colorado Constitution and the Home Rule Charter of the City; and

WHEREAS, the City Council has authority to regulate land use, subdivision, and development within the City, and to adopt and amend provisions of the Woodland Park Municipal Code; and

WHEREAS, the City has undertaken a comprehensive update to its land use and development regulations to improve clarity, consistency, administration, and alignment with current community goals and applicable law; and

WHEREAS, the City has prepared a Unified Development Code (the “UDC”) intended to consolidate and modernize the City’s zoning, subdivision, and development standards and procedures into one integrated code; and

WHEREAS, the UDC is intended to replace the regulations currently codified in Title 16, Title 17, and Title 18 of the Woodland Park Municipal Code, and to replace the City’s regulations for wireless communication facilities currently codified in Section 5.24 of the Woodland Park Municipal Code; and

WHEREAS, the City Council finds that adopting the UDC as new Title 18 of the Woodland Park Municipal Code will make the City’s development regulations easier to locate, use, administer, and enforce; and

WHEREAS, the City Council conducted review of the proposed UDC through a public process, including Planning Commission consideration and public hearings, and has held a public hearing on this ordinance in accordance with applicable requirements; and

WHEREAS, the City Council finds and determines that adoption of the UDC, and repeal and replacement of the prior provisions identified above, is in the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, AS FOLLOWS:

Section 1. The City Council incorporates the foregoing recitals as conclusions, facts, determinations, and findings by the City Council.

Section 2. *Repeal of Title 16, Title 17, Title 18, and Section 5.24.* The following provisions are repealed in their entirety:

1. Title 16 (Mobile Homes).
2. Title 17 (Subdivisions).
3. Title 18 (Zoning).
4. Section 5.24 (Wireless Communication Facilities) of Title 5.

Section 3. *Adoption by reference of Unified Development Code as new Title 18.* The City Council hereby adopts, by reference, the Unified Development Code for the City of Woodland Park, Colorado (the “UDC”) as Title 18 of the Woodland Park Municipal Code, comprised of the following seven chapters, each attached to this ordinance and incorporated by reference as a separate exhibit:

1. Exhibit A-1: Unified Development Code, Chapter 1 (General Provisions)
2. Exhibit A-2: Unified Development Code, Chapter 2 (Zone District Standards)
3. Exhibit A-3: Unified Development Code, Chapter 3 (Development Standards)
4. Exhibit A-4: Unified Development Code, Chapter 4 (Use Standards)
5. Exhibit A-5: Unified Development Code, Chapter 5 (Subdivision Standards)
6. Exhibit A-6: Unified Development Code, Chapter 6 (Administration)
7. Exhibit A-7: Unified Development Code, Chapter 7 (Definitions)

Section 4. *Conforming amendments to short-term rental licensing code.* Amend the code as follows:

1. Amendment to Section 5.22.030(b)(3). Section 5.22.030(b)(3) of the Woodland Park Municipal Code is hereby amended by deleting the reference to “Section 18.09.090” and substituting in its place “Section 4.03

(Use Table, Table 4.03-1)” and by deleting the reference to “Section 18.78.050” and substituting in its place “Section 4.05.34”.

2. Amendment to Section 5.22.030(c)(6). Section 5.22.030(c)(6) of the Woodland Park Municipal Code is amended by deleting the reference to “Section 18.09.090” and substituting in its place “Section 4.03 (Use Table, Table 4.03-1)” and by deleting the reference to “Section 18.78.050” and substituting in its place “Section 4.05.34”.

Section 5. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 6. *Effective Date.* This ordinance shall be in full force and effect on March 23, 2026, following its final passage and publication as required by law.

Section 6. *Codification.* In coordination with City of Woodland Park staff, the codifier of the City’s Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Woodland Park Municipal Code.

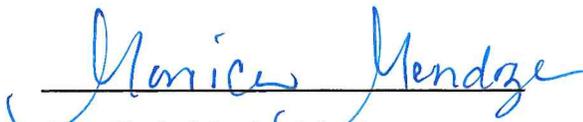
PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 5th DAY OF March, 2026.

City of Woodland Park



Kellie Case, Mayor

ATTEST:



City Clerk, Monica Mendoza

Exhibit A-1:

Exhibit A-2:

Exhibit A-3:

Exhibit A-4:

Exhibit A-5:

Exhibit A-6:

Exhibit A-7:

All Exhibits can be found at the City website below:

<https://woodlandpark.gov/531/Unified-Development-Code>

At the public hearing on March 5, 2026, City Council approved the adoption of Ordinance 1521, Series 2026, with the following changes to the proposed Unified Development Code:

Exhibit A-1: Chapter 1

None

Exhibit A-2: Chapter 2

None

Exhibit A-3: Chapter 3

Section 3.09.06 Delete the clause in its entirety regarding Temporary Signs (pages 3-27 & 3-28).

~~A.—Temporary Signs. All temporary signs located within private property boundaries must be related to an event with a limited duration and must be removed within five days after the conclusion of the event for which the sign pertains. All temporary signs must comply with the following standards:~~

~~1.—Temporary signs are allowed along any external boundary of a lot that abuts a street frontage.—~~

~~2.—Residential Zone Districts.—~~

~~a.—Signs shall be nonilluminated within any residential zone district.—~~

~~b.—Within residential zone districts, temporary signs shall not exceed an aggregate sign area of eight (8) square feet or a standard height of six (6) feet. The number of temporary signs allowed on a lot is not limited within residential zone districts.—~~

~~3.—Nonresidential Zone Districts.—~~

~~a.—Signs shall be nonilluminated or externally illuminated within any nonresidential zone district.—~~

~~b.—Within nonresidential zone districts, temporary signs shall not exceed an aggregate sign area of thirty-two square feet or a standard height of eight feet.—~~

~~c.—One temporary sign is allowed for each external boundary of a lot that abuts a street frontage within nonresidential zone districts.—~~

~~d.—One additional temporary sign is allowed for each vehicle access point of a lot within nonresidential zone districts.—~~

~~4.—In all zone districts, temporary signs may not be placed closer than ten (10) feet to any side or rear property line.—~~

~~5.—A brochure box may be attached to temporary signs to provide informational materials to passersby.—~~

Section 3.09.06 Reinstate Clause I. Holiday and Seasonal Decorations

I. **Holiday and Seasonal Decorations.** Temporary decorations or displays that are clearly incidental to and are customarily and commonly associated with any national, local, or religious holiday or celebration and that do not include the name of any business or product or the price of any product. Holiday and seasonal decorations may incorporate strands of lights that blink, flash, or emit light intermittently.

Section 3.09.06 Reinstate Clause J. Campaign Signs

J. **Campaign Signs.** Campaign signs shall be allowed in addition to any other signage allowed by this chapter. All campaign signs shall be removed within five days after the election for which the sign pertains. The responsibility of removing campaign signs is that of the property owner.

Section 3.09.03 (Page 3-24) Amend second sentence reference the correct subsections of A-J

3.09.03 No Permit Required

For the purposes of this Section: 3.09.03 – No Permit Required, "permit" means a sign Zoning Development Permit (ZDP) Per Chapter 6. Public signs and the signs described in subsections A—~~D~~ J may be erected without a permit, provided such signs meet all other standards:

Exhibit A-4: Chapter 4

Amend Table 4.03-1 Table of Allowed Uses:

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
Home Occupation	4.05.17	P	P	P	P	P						P		P
Keeping of Chicken or Domestic Fowl	4.05.18	P	P											G
Stable, Private	04.05.35	P	P									P		G
Outdoor Vending							T	T	T	T	T	T	T	T
Special Events		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

Amend Section 4.05.35 Stables, Commercial or Private:

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. All Private Stables shall meet the following standards:
 1. Private Stables are limited to an accessory use to a Single-Household Detached Dwelling.
 2. 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 horses.

Exhibit A-5: Chapter 5

None

Exhibit A-6: Chapter 6

None

Exhibit A-7: Chapter 7

None