



## TOWN OF CARBONDALE

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### PLANNING & ZONING COMMISSION AGENDA

THURSDAY, July 13, 2023 at 7:00 P.M.  
Carbondale Town Hall & Via Zoom

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86249565188?pwd=RnB6NGE4UDRoRXA4ZVpkbTVjMEoxZz09>

Passcode: 171811

#### **Please note all times are approximate**

1. Call To Order
2. Roll Call
3. 7:00 p.m. – 7:05 p.m.  
Minutes of the June 22, 2023 meeting ..... Attachment A
4. 7:05 p.m. – 7:10 p.m.  
Public Comment for Persons not on the agenda
5. 7:10p.m. – 7:30 p.m.  
“Clean Up” Code Amendments Worksession ..... Attachment B
6. 7:30p.m. – 8:00 p.m.  
Impervious Lot Coverage Worksession ..... Attachment C
7. 8:00 p.m. – 8:15 p.m.  
Staff Update
8. 8:15 p.m. – 8:20 p.m.  
Commissioner Comments
9. 8:20 p.m. – ADJOURN

#### Upcoming P & Z Meetings:

8-10-2023 – PUBLIC HEARING: 326 S. 3<sup>rd</sup> Street ADU (Conditional Use Permit/Minor Site Plan); Little Blue Preschool Subdivision Exemption/Special Use Permit; ADU Worksession

8-24-2023 -- PUBLIC HEARING: ANB Bank Mixed Use Building (Rezoning/Conditional Use/Major Site Plan)

ATTENTION: All meetings are conducted in person and virtually via Zoom. If you wish comment concerning an agenda item, please email [kmcdonald@carbondaleco.net](mailto:kmcdonald@carbondaleco.net) by 4:00 p.m. the day of the meeting.

**MINUTES**  
**CARBONDALE PLANNING AND ZONING COMMISSION**  
Thursday June 22, 2023

**Commissioners Present:**

Jay Engstrom, Chair  
Nicholas DiFrank, Vice-Chair  
Kim Magee  
Nick Miscione  
Kade Gianinetti  
Jarrett Mork  
Jess Robison (Alternate)  
Cindy Suplizio (Alternate)

**Staff Present:**

Jared Barnes, Planning Director  
Kelley Amdur, Planner  
Kae McDonald, Planning Technician

**Commissioners Absent:**

Jeff Davlyn

**Guests and Attendees:**

Angela Loughry (Confluence Architecture, Applicant for Little Blue Preschool)  
Patrick Carpenter (Little Blue Lake Preschool)  
Michelle Oger (Director, Blue Lake Preschool)  
Drew Sorenson (On-Site Director, Little Blue Preschool)  
Riley Soderquist, Carbondale Center Place, LLC

The meeting was called to order at 7:01 p.m. by Jay Engstrom.

**June 8, 2023 Minutes:**

Jarrett ***moved*** to approve the June 8, 2023, meeting minutes. Jess ***seconded the motion***, and it was ***unanimously approved***.

Yes: Jay, Nicholas, Kim, Nick, Kade, Jarrett, Jess

No: none

**Public Comment – Persons Present Not on the Agenda**

There were no persons present to speak on a non-agenda item.

**PUBLIC HEARING: 55 N. 7<sup>th</sup> Street – Little Blue Preschool Expansion Combined**  
**Application: Administrative Site Plan Review, Subdivision Exemption, Special**  
**Use Permit and Rezoning**  
**Applicant: Angela Loughry, Confluence Architecture**  
**Location: 55 N. 7<sup>th</sup> Street**

**Staff Presentation**

Kelley briefly summarized the discussions from the May 25<sup>th</sup> meeting, noting that all members acknowledged the need for childcare. She added that at that meeting there were those commission members expressed support for the expansion and the rezoning, while others had concerns. She noted that some commission members supported the Commercial/Transitional zoning and expressed concerns about the intensity and impacts of the proposed use, while others expressed support for the Historic Commercial Core zoning which aligns with the Comprehensive Plan's "Downtown" future land use category. She added that some commission members also spoke of the need for children to be safe while using the sidewalk and getting into or out of parked cars during drop off and pick up and expressed support for raised curbs. Kelley noted that the correct site plan for review at this evening's meeting is dated June 13, 2023, and in keeping with the desired HCC zoning, depicts two on-site employee parking spots, nine head-in parking spots along 7<sup>th</sup> Street, and raised curbs at the new sidewalk and bulb-outs, and the new sidewalk that has been shifted west to correspond with the front property line. Kelley also reminded the commission members that, although the decision was made to continue the hearing to this meeting, commission members again expressed concerns about traffic congestion during drop off and pick up of the expanded facility resulting in the applicant conducting traffic studies on June 9, 12<sup>th</sup> and 13<sup>th</sup> and provided a report which is included in the meeting packet.

Kelley explained Staff recommends approval of a project that rezones the smaller lot from Residential/Medium Density to C/T and merges the two lots with C/T zoning for the entire parcel. She pointed out that they supported four on-site parking spaces and an alternate compliance proposal to lease five spaces from Colorado Mountain College. Kelley noted that the C/T zoning would require the building to be set back five feet from the property line and the requirement of four on-site parking spaces would reduce the size of the playground and the proposed building footprint expansion, but the number of classrooms and the number of children served would remain the same. She added that the preferred site plan depicts the two extra parking spaces located in the alley to the left (or west) of the infant expansion. Kelley explains that Staff's recommendation is based upon:

1. The recognized need for more childcare;
2. C/T zoning is the dominant zoning to the west and south of the property whereas HCC zoning would be a spot zoning in the subject block
3. Based upon the Preschool's traffic and circulation plan it is likely that three or four teachers out the proposed 11 would continue to commute by walking, biking, using transit or carpooling, thereby reducing the need for off-street parking, and the remaining teachers could take advantage of off-street parking or parking across the street at CMC.

4. The additional on-street parking would mitigate the traffic created by the expansion, and the applicant has agreed to Condition #9 in the Special Use Permit that requires the Preschool to act if there appears to be competition for parking in front of the building or congestion in the street.
5. Blue Lake Preschool is an established business with no documented negative impacts on the surrounding neighborhood.

Kelley pointed out that, based upon feedback from commission members at the May 25<sup>th</sup> and June 8<sup>th</sup> meetings, draft motions were prepared for both C/T and HCC zoning alternatives to allow action at tonight's meeting. She noted that the findings vary between the two zoning options, but the conditions of approval are the same. Kelley reminded the Commission of the actions to be considered at tonight's meeting:

- The Commission should approve or disapprove the Subdivision Exemption and Special Use Permit for childcare.
- The Commission should make a recommendation to the Board of Trustees for the Major Site Plan Review and Rezoning.

### **Questions for Staff**

Nicholas asked for clarification that the narrative included in the meeting packet is what is referred to as the Parking Study.

Kelley answered in the affirmative, noting that there is also a table attached to the narration. She pointed out that Little Blue Preschool staff completed the study.

### **Applicant Presentation**

Angela reminded the commission members of Little Blue representatives that were attending the meeting, noting that Drew Sorenson is the On-site Director of Little Blue Preschool. Angela shared her screen to show the Preferred Site Plan dated June 13, 2023, highlighting some of the changes that have been made to accommodate commission member concerns:

- On the south side of the property the sidewalk has been moved to abut the property line
- The sidewalk is raised with concrete curbing
- Proposing gravel parking spaces rather than paved to promote drainage. Angela noted that the Public Works Director would like to see the engineering before approving the plans
- There is accommodation for an ADA accessibility parking space
- There is a guy wire over sidewalk – it only serves as tension for the fiber optic line crossing the street and a representative from Ting said it can be modified.

Angela pointed out the initial cost estimate from April that is also included in the meeting packet, noting that the sidewalk estimate was based on a flush versus a raised sidewalk and that the ADA parking accommodation and landscaping are not included in the estimate. Angela explained that the improvements are an investment that Little Blue wants to make because it not only improves access to the building, but it also increases available parking, and creates better connectivity between Main Street and Colorado Avenue – which is key for the HCC zoning. Angela emphasized that the public

improvements are 10% of the overall construction budget and reiterated that it is an investment Little Blue is willing to make.

Angela explained the parking and circulation study, noting that there is currently an even flow of drop-off and pick-up during the first and last 90 minutes of each day with a couple of isolated peaks within those time periods. She noted that the current enrollment of 35 children represents 24 families that need to be accommodated during those drop-off/pick-up times and at no point in their observation were there more than five parents parked at any time – she acknowledged that during the parking study there were several absences, so they corrected the estimated maximum number of parked cars to six. Angela pointed out that only a few Little Blue staff uses the on-site parking, and most prefer to parallel park across the street. She added that although there currently isn't a 3:00 pm drop-off, one bus will deliver all the students for the afterschool program, and the  $\frac{3}{4}$ -day program will be limited to 20 students, so there will still be sufficient parking at that time.

Angela related that, based on numbers from Blue Lake Preschool at El Jebel, there is an anticipated doubling of car trips with the proposed expansion resulting in approximately 12 cars parked for a span of 10 to 15 minutes during peak times. She pointed out that there are currently 37 existing parking spaces in that North 7<sup>th</sup> Street block and with five added spaces it would bring the total to 42. Angela reiterated that the parking along that block is rarely full.

Angela noted that for those cars traveling from the north, they most frequently utilize the existing parallel parking in front of Little Blue and for cars traveling from the south they utilize available head-in parking. She added that no U-turns or double parking were observed. She wasn't sure how directionality would be affected if the parallel spaces were re-oriented to head-in parking.

Angela acknowledged Staff's support of the C/T zoning, but stated that rezoning to the HCC is supported by the Future Land Use Map included with the Comprehensive Plan and the DT zoning depicted on the FLUM closely aligns with HCC while also including the North 7<sup>th</sup> Street block encompassing Little Blue. She added that several locations rezoned from C/T to HCC in the 100 Block of Main and stated that it is an issue of fairness not to allow Little Blue to pursue that same type of zoning. Angela also pointed out that HCC includes the eastern side of North 7<sup>th</sup> Street.

Angela explained that the HCC zoning is attractive because no alternative compliance for parking will need to be considered. She pointed out that they have laid out a clear path to accommodate public improvements during the project and their plans for expansion won't be impacted by the need to create on-site parking. She explained that despite a more significant cost for public improvements compared to the cost of renting spaces from CMC, they prefer to invest in making the streetscape better rather than undertaking a continual cost to rent "air." She urged the Commission to approve the HCC draft motion and honor the conversations with previous staff, reiterating that the proposed Preferred Site Plan will enhance childcare at Little Blue while C/T zoning will add cost, extend the time for review, and encumber the school with a perpetual cost.

Michelle added that if the C/T zoning is supported and the playground and classroom sizes are smaller to accommodate on-site parking, the school administration would reduce the proposed number of kids served to retain a quality experience. She pointed out that that would also translate into a loss of income for the preschool. She reiterated that parking has not been an issue to date, and they don't want to sacrifice 500 sq feet of playground for on-site parking. She stated that they would be willing to work with a recommendation to alleviate any parking issues if it becomes a problem, but they don't want to spend money on a problem that hasn't been proven to exist.

Drew noted that he completed the parking and circulation study and pointed out that what isn't translated on the table is the number of empty parking spaces represented. He added that the parking along Colorado Avenue was available during the study and parking spaces were only occupied for very short periods of time.

### **Questions for Applicant**

Jay expressed appreciation to the applicant for listening to the Commission's concerns and modifying the site plan accordingly.

Jarrett asked if the parking study was conducted on consecutive days.

Drew replied that Angela had originally designed it to encompass five days, but it was shortened to three to ensure it was included in the meeting packet. He added that the study was conducted on a Friday, Monday, and Tuesday and the number of cars traveling on 7<sup>th</sup> Street were counted every 15 minutes. He explained that the number of all drop-offs and a survey of the entire block was taken at 8:15 AM, 3:15 PM and 5:00 PM.

Jarrett asked if the six parking spots mentioned previously included employee parking.

Angela reminded the Commission that the highest number of cars parked was five, but it was rounded to six to capture those staff/families that were on vacation during the parking study. She noted that that number did not include staff, but the maximum number of staff that drove was four, so that brings the total number of spaces occupied to nine.

### **Commission Discussion**

Jay thanked Staff for providing motions for both C/T and HCC options. He asked each commission member to explain whether they preferred the C/T or HCC option.

Kade commented that he preferred the HCC rezoning because it is in keeping with transition zoning and Little Blue adds vitality to the block. He appreciated the update to the building's façade and the proposed public parking. He noted that, in his opinion, the safety concerns are better addressed with stop signs.

Jarrett commented that he preferred the findings for C/T zoning but thought there was room for a "deal" regarding the required parking.

Kelley replied that at the Commission's direction she developed findings that represent a defensible option for C/T and the impacts of the expansion on the surrounding neighbors. She explained that two on-site parking spots was the least impactful, but when a fourth parking spot is added it triggers an added ADA-compatible space. She added that 11 parking spaces are required, but allowances could be made based on the demonstrated behavior of teachers not driving. She agreed that there currently is clearly no competition for parking, but the challenge is to ensure the findings are also not impacting the surrounding neighbors. She noted that the strategy was to "share" the parking burden by requiring 1/3 be on-site parking, 1/3 be space rental from CMC, and 1/3 commuting other ways.

Jarrett noted the key word "defensible" and wondered if it would be beneficial to have two parking spots instead of four.

Jay asked if the van was always parked on-site.

Michelle replied that Blue Lake owns four minibuses, but they aren't generally left overnight at Little Blue. She added that one of the minibuses might be parked overnight at Little Blue in the summer months because of back-to-back field trips, and that might also change once an afterschool program is initiated.

Jay asked if the bus fits in a parking space.

Drew answered in the affirmative.

Nicholas asked if more than one minibus would be parked on-site.

Michelle replied that there wouldn't be – only 14 children can fit on one bus and there will only be 14 children in the afterschool program.

Jess commented that she is leaning towards the HCC rezoning because the need for quality childcare overrides the parking requirement and there haven't been any parking issues to date. She pointed out that the HCC zoning ends on the east side North 7<sup>th</sup> Street -- so it doesn't feel like spot zoning -- the Comprehensive Plan FLUM supports it, and there is precedent on the 100 block of Main Street. She thought that 11 parking spaces was a lot to require for one business and she expressed her opinion that there should be less parking overall.

Kim commented that she supported the HCC rezoning. She agreed with Jess that it is supported by the Comprehensive Plan FLUM.

Nick stated he was in favor of the HCC rezoning.

Nicholas commented that he remained in favor of retaining the C/T zoning. He stated that he didn't think North 7<sup>th</sup> Street was a comparative to the HCC rezoning of the 100 Block of Main Street and that he wasn't sure whether he agreed with the

Comprehensive Plan FLUM. He agreed with Jarrett that playground space shouldn't be traded for parking spaces, and he also appreciated Angela's point regarding "dead money" being spent on the CMC parking space rental. He wondered if that money could be earmarked for converting the parallel spaces in front of CMC to head-in parking. Nicholas noted that he was not in favor of gravel parking spots because seasonal maintenance is more challenging.

Cindy noted that while she would be abstaining from the decision, she supported the HCC rezoning.

Jay commented that he has wavered between the two motions and asked if the HCC rezoning might include a condition of approval like that of C/T's #9 which would monitor the Special Use Permit and if parking issues develop, mitigation measures will need to be instituted.

Nicholas replied that he wouldn't burden the applicant in that way, and it would be up to Staff to monitor the situation.

Kade reminded the commission members of past conversations regarding limiting parking in the HCC and thought the topic would come up if it were an issue.

Jared pointed out that there is no parking requirement attached to HCC zoning, so a condition of approval regarding long-term monitoring couldn't be attached to the motion. He added that it would be easier to go the opposite direction and waive parking requirements with alternate mitigation. He stated that if the HCC is approved and there are future parking issues, and if the Special Use Permit were brought up for re-review, there might be alternate methods for mitigation such as provision of bus passes or participation in a parking district.

Jay commented that he is leaning towards C/T zoning and lessen the parking requirement.

Kade stated that mitigation should be undertaken by the Town, not a private business.

Jay asked if public schools were required to follow Town zoning requirements.

Jared stated that generally schools are permitted and regulated by the State and are not required to adhere to Town zoning. He pointed out that public schools provide a lot of parking.

### **Motion**

***Motion Passed:*** Kade ***moved*** to recommend to the Board of Trustees approval of the Rezoning and Site Plan Review with the following conditions and findings of fact, to rezone Lots 1, 2, 3 and 4, Block 21 of the Original Townsite from Commercial/Transitional (C/T) and the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition from Residential/Medium Density (R/MD) to Historic Commercial Core (HCC) and to permit Little Blue Preschool to expand their facility from approximately 2,500 square feet to



approximately 4,700 square feet, increasing their capacity from 36 to 70 children, and to make improvements to the 7th Street right-of-way. Jess **seconded the motion** and it was **approved by a majority**.

Yes: Kade, Jess, Jay, Kim, Nick  
No: Nicholas, Jarrett

**Motion Passed:** Jess **moved** to approve the Subdivision Exemption and Special Use Permit including 5 years of vested rights with the following conditions and findings and to direct Staff to bring back the necessary approval documents for the Planning and Zoning Commissions consideration to combine Lots 1, 2, 3 and 4, Block 21 of the Original Townsite and the southern 15 feet of Lots 1-5, Block 7 of the Weavers Addition into a single lot and to allow Little Blue Preschool to expand their facility from approximately 2,500 square feet to approximately 4,700 square feet and increase capacity from 36 to 70 children. Nick **seconded the motion** and it was **approved by a majority**.

Yes: Kade, Jess, Jay, Kim, Nick, Jarrett  
No: Nicholas

#### **900/920 Highway 133 Carbondale Center Place Amendment to Landscape Plan**

Jared reminded the commission members that at last month's meeting, they had briefly discussed significant deviations from the Carbondale Center Place observed by Staff during inspections for the temporary certificate of occupancy with a few punch list items and conditions prior to being granted a Certificate of Occupancy. He noted that one of the punch list items was completion of the landscaping and completion of the active play area, both of which were included on the landscape plan sheet. He explained that during the Planning inspection, they noticed the application of gravel to the north side of the building and informed the developer and landscaper that that wasn't per plans, which then led to additional conversations about options they could pursue to meet the goals of water conservation, substituting materials on the north side of the building where turf grass was unlikely to thrive and playground substitutions that will meet their fall zone limitations. Jared commented that the plans in the meeting packet reflect those conversations which include allowing the gravel on the north side of the building to remain, the installation of turf along Highway 133 and allowing the substitution of a similar, but enhanced, play station.

Jarrett asked for confirmation that this was only for the apartments and not for the storage unit.

Jared answered in the affirmative.

Riley explained that during past conversations with John Plano and Janet Buck, there were conversations surrounding added REBP points for less water use. He admitted that those conversations weren't accurately translated on the plan sheets. Riley shared his screen and walked the Commission through what has already been installed, explaining that the north side of the building wouldn't get much sun through the year which would make maintenance of grass challenging. He pointed out that the entire

length of Highway 133 frontage will be turf, except for the extreme northwest corner that is now covered with gravel. Riley stated that he wants the property to look nice and will do what is necessary to maintain it.

Jay asked if the commission members approved of the planned changes and substitutions.

Nicholas explained that there wasn't enough room for vertical play equipment.

Riley replied that their goal was to create a space for free play and acknowledged that what they intended and what was depicted are two different things. He explained that they have enlarged the play space but was seeking suggestions from the commission members.

Jay asked if the commission members were comfortable with what was depicted or were there alternative suggestions.

Nicholas disclosed that he had worked with Riley on a separate project and was willing to recuse himself if needed.

Jay took a poll of the commission members, and all were comfortable with Nicholas participating.

Nicholas expressed his appreciation for their attempts to open the play space up but stated that he preferred natural materials over plastic stumps.

Riley explained that there wasn't a lot of choices for a play area of this size, and it was between a single piece of equipment such as a slide or landscaping and a fall-attenuated surface.

Jay stated that he preferred a cool slide over a series of boulders and stumps.

Nicholas explained that open space is the current paradigm for creative play.

Kade commented that he appreciated the expanded space and asked that it be made "cool" and "fun" for the kids.

Nick suggested a splash pad.

With regards to the north side of the building, Nicholas conceded that there were good reasons to choose the gravel mulch but pointed out that there will be challenges such as invasive weeds that need to be considered.

Riley reiterated that there is a lot of turf along Highway 133 and there is no exit on the north side of the building. He agreed that they will need to remain vigilant regarding weeds.

Jess asked if the current landscape plans satisfied the Unified Development Code.

Jared replied that there is a requirement for the first ten feet adjacent to Highway 133 be turf and that 60% of landscaping must be live materials, otherwise the UDC doesn't provide much clarity on the remaining 40% of landscaping. He pointed out that Staff pushed back on plans for gravel covering much of the outdoor area.

Jay stated that it was a great space with a lot of opportunity, and the gravel strip looks out of place. He suggested an inlay of sod leading to a bench with various tall grasses to break up the gravel expanse.

Kade agreed that more work needs to be done to make it look like a transitional area.

Nicholas suggested removing the gravel and installing turf in the ten feet along Highway 133 and then utilizing tall ornamental grasses for the next 20 feet to block the view of the gravel.

Jess stated that the turf should be required and the ornamental grasses a suggestion.

Jared asked if the Commission was comfortable allowing Staff to make the final decision based on tonight's recommendations.

The commission members agreed that Staff should be allowed to make the final decision.

### **Staff Update**

Jared reported that the vines have been planted for the living wall at Sopris Storage. He noted that the Multi-Modal Mobility and Access Plan (M3AP) has been kicked off and they are considering rebranding the project, but "Connect Carbondale" has already been taken. He added that they are seeking participants for the stakeholder group and would like a representative from the Planning and Zoning Commission, explaining that it would be an approximate nine-month long commitment consisting of one meeting per month, review of documents and be available to assist with public outreach events. He noted that the Bike, Pedestrian and Trails Commission will be doing most of the project review.

Jared reminded the commission members that they had opted to cancel the July 27<sup>th</sup> meeting because it was the day before Mountain Fair. He explained that there could be a public hearing on an ADU, if the commission members were interested in scheduling a meeting for that day.

Based upon responses from the commission members, Jay was unsure there would be a quorum and suggested scheduling the public hearing for one of the meetings in August.

### **Commissioner Comments**

There were no Commissioner comments.

**Motion to Adjourn**

A motion was made by Nicholas to adjourn, Jarrett seconded the motion, and the meeting was adjourned at 9:11 p.m.

DRAFT



**TOWN OF CARBONDALE**  
**511 COLORADO AVENUE**  
**CARBONDALE, CO 81623**

**Planning and Zoning Commission Memorandum**

Meeting Date: July 13, 2023

**TITLE:** Proposed UDC Text Amendments "Clean-Up" Worksession

**Actions:** Initiate an Amendment to the Unified Development Code

**BACKGROUND**

Staff has identified several errors in the Unified Development Code (UDC), as listed in the Table below. All the errors are minor but can cause confusion due to inaccurate cross references and incorrect code organization and hierarchy.

**DISCUSSION**

If the Commission is comfortable with the proposed changes to the UDC, Staff requests that the Planning and Zoning Commission initiate an amendment to the UDC and direct Staff to notice for a Public Hearing on the proposed changes at the August 10, 2023 meeting. Staff will prepare a redline strikethrough of the proposed amendments to the UDC and a draft motion for the Commission to review and act on at that time.

<b>UDC "Clean-Up" 2023 Text Amendments</b>			
Section Number	Section Title	UDC Page #	Proposed Change Description
2.5.2.C.1.g	Special Use Permit Procedure	35	Table of site data calculations should be a separate letter (h)
3.1.1	Districts Established	89	Update Table 3.1.1 with correct reference sections [AG should be 3.2.2, R/MD should be 3.2.5, C/T should be 3.3.2, CRW should be 3.3.3)
3.2.2.B	AG Table 3.2-2: Other Applicable Sections	94	Update Table 3.2-2 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.2.3.B	OTR Table 3.2-4	96	Update Table 3.2-4 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.2.4.B	R/LD Table 3.2-6	98	Update Table 3.2-6 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.2.5.B	R/MD Table 3.2-8	100	Update Table 3.2-8 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.2.6.B	R/HD Table 3.2-	102	Update Table 3.2-10 with correct reference to

	10		Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.3.2.B	C/T Table 3.3-2	107	Update Table 3.3-2 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.3.3.B	CRW Table 3.3-4	110	Update Table 3.3-4 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.3.4.B	HCC Table 3.3-6	112	Update Table 3.3-6 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.3.5.B	MU Table 3.3-8	114	Update Table 3.3-8 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.4.1.C	Open Space Table 3.4-2	116	Update Table 3.4-2 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.4.2.B	Transit Table 3.4-4	118	Update Table 3.4-4 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.4.3.B	Public Facilities Table 3.4-6	120	Update Table 3.4-6 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
3.4.4.B	General Industrial Table 3.4-8	122	Update Table 3.4-8 with correct reference to Exceptions to Dimensional Standards (Section 3.8) and order rows by numeric reference as needed
4.4.2.A	Accessory Uses and Structures Allowed	172	Substitute "Section" for Table 4.2.5
5.1.3.F	Historic Resources	184	Correct "Chapter 19.10" to read "Chapter 16.10"
5.7.7.G.2	Preservation of Historic Character	227	Correct "Title 19" to read "Chapter 16" Correct "Title 16" to read "Chapter 16"

## RECOMMENDATION

Staff recommends the Commission make the following motion:

**Move to initiate an Amendment to the Unified Development Code pursuant to Section 2.4.1 of the UDC for the purpose of reviewing proposed “Clean-Up” UDC Text Amendments and direct Staff to schedule a public hearing on August 10, 2023.**

Prepared By: Kelley Amdur, Planner



**TOWN OF CARBONDALE**  
**511 COLORADO AVENUE**  
**CARBONDALE, CO 81623**

## Planning and Zoning Commission Memorandum

Meeting Date: July 13, 2023

**TITLE:** Impervious Lot Coverage Worksession

**Actions:** Discuss the Code Section

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### **BACKGROUND**

In the past year, Staff has identified numerous issues with applying the UDC's impervious lot coverage. Some of the issues identified are related to:

1. How applicants prepare and present lot coverage information;
2. Staff interpretation of what areas count towards impervious lot coverage;
3. Application of impervious lot coverage exemptions.

Often when staff reviews lot coverage calculation, buildings are fully designed and submitted for building permit review. If lot coverage issues arise, the impacts to the building design can necessitate substantial redesign and associated costs.

### **DISCUSSION**

When reviewing the Unified Development Code (UDC), staff has identified a few sections where the code language could benefit from additional clarity. In addition, Staff desires to receive feedback on the worthiness of the impervious lot coverage exemptions.

UDC Section 3.8.5 outlines impervious lot coverage and attempts to add additional clarity to areas that should qualify as impervious areas. Some questions that have arising are:

UDC §3.8.5.A states that the principal building is considered part of the impervious area, but doesn't well define how that measurement is made. One question staff has is should this area be inclusive of roof overhangs or only the area within the outside walls?

UDC §3.8.5.E presents the first of the impervious lot coverage exemptions, the Patio Exemption. This section is only applicable to residential zone districts. As written this section allows certain decks and/or patios to be considered pervious area even if finished with impervious materials.

E. In a residential zoning district, any impervious covered or uncovered deck and/or patio is allowed to be calculated as pervious surface; however, this allowance is limited

to 10 percent of the square footage of the floor area of a dwelling unit, excluding the floor area of the basement and garage.

One area of confusion is how decks are categorized. The code states impervious covered or uncovered decks and patios could be classified as pervious which would indicate that a deck should be categorized as an impervious area. The code language is not overly clear, and staff recommends that clarity be added.

Discussion questions:

1. Generally, should decks be considered impervious or pervious?
2. Should the categorization be dependent upon the ground treatment underneath?
3. Should a deck only be considered impervious if covered?

UDC §3.8.5.F presents the second impervious lot coverage exemption, the Pervious Pavers Exemption. This section is only applicable to residential zone districts as well. Other sections of the UDC clearly categorize all driveway and parking areas as impervious regardless of surface area. Staff has identified the following challenges when applying this code section:

1. Applicants want to know what systems are approved. The town doesn't keep a list, but in the past had indicated that GrassPave2 was the only approved system.
2. Many pervious paving systems are only pervious with specific types of subsurface. Historically any system that used road base would be ineligible for the exemption. This is challenging to ensure compliance during construction as no driveway inspections are done.
3. After construction, driveways are often changed and modified without any permits and do put existing properties into non-compliance.

F. Up to 10 percent of the pervious surface required in Section 3.7.2, *Maximum Impervious Lot Coverage, Residential Districts* may be used for improvements such as parking, driveways, and walkways if a manufactured pervious paving system is used. To qualify for this exception, specifications for the manufactured pervious paving system shall be submitted to and approved by the Director.

Discussion Questions:

1. Does the Town still desire the driveway exemption?
2. Would the Town be better served by increasing the maximum lot coverage and removing either exemption?
3. Should pavers with adequate gaps be considered for pervious paving?
4. Should the Town consider a standard for permeability (e.g. 90% pervious) to allow for new products to be presented that meet the town's standard?
5. Should pervious paving be limited to those applications where grass or other landscaping grows through the system?



## **RECOMMENDATION**

Staff recommends the Planning and Zoning Commission (P&Z) discuss Impervious Lot Coverage and provide direction to Town Staff. If the P&Z believes an amendment to the UDC is warranted, Staff would recommend the P&Z make the following motion:

**Move to initiate an Amendment to the Unified Development Code pursuant to Section 2.4.1 of the UDC for the purpose of reviewing changes to Section 3.8.5, Impervious Lot Coverage.**

Prepared By: Jared Barnes, Planning Director

**3.7. Summary Tables of Dimensional Standards**

## 3.7.2. Maximum Impervious Lot Coverage, Residential Districts

## 3.5.3.A Flood Plain Designation and Flood Damage Prevention

**CHAPTER 17.03: ZONING DISTRICTS****3.7.2. MAXIMUM IMPERVIOUS LOT COVERAGE, RESIDENTIAL DISTRICTS**

The maximum impervious lot coverage in each zoning district shall not exceed the percentages shown in Table 3.7-2 below. The remaining area of the lot shall be pervious surface and shall be landscaped as required in Section 5.4, *Landscaping and Screening*.

**Table 3.7-2:****Maximum Impervious Lot Coverage – Residential Districts**

Zoning District	AG	OTR	R/LD	R/MD	R/HD
Net Lot Area	Maximum Impervious Lot Coverage Percentage (%)				
400,000 sf or larger	5	1.5	5	60	60
200,000 – 399,999 sf	--	2	7	60	60
87,120 – 199,999 sf	--	4	15	60	60
43,560 – 87,119 sf	--	8	20	60	60
20,000 – 43,559 sf	--	16.5	25	60	60
15,000 – 19,999 sf	--	21	33	60	60
12,500 – 14,999 sf	--	24	35	60	60
10,000 – 12,499 sf	--	29	42	60	60
7,500 – 9,999 sf	--	34	45	60	60
6,000 – 7,499 sf	--	40	52	60	60
4,000 – 5,999 sf	--	42	52	60	60
Less than 4,000 sf	--	44	52	60	60

**3.7. Summary Tables of Dimensional Standards****3.7.3. Commercial and Mixed-Use Districts Dimensional Standards****3.5.3.A Flood Plain Designation and Flood Damage Prevention****CHAPTER 17.03: ZONING DISTRICTS****3.7.3. COMMERCIAL AND MIXED-USE DISTRICTS DIMENSIONAL STANDARDS**

Table 3.7-3 summarizes the commercial and mixed-use district dimensional standards.

<b>Table 3.7-3: Summary of Commercial and Mixed-Use Districts Dimensional Standards</b>				
	<b>C/T</b>	<b>CRW</b>	<b>HCC</b>	<b>MU</b>
<b>Lot Standards</b>				
Lot area, minimum	3,000 sf	15,000 sf	2,500 sf	2,500 sf
Lot area per dwelling unit, minimum, multifamily dwellings [1]:				
Efficiency	1,050 sf			1,050 sf
1 bedroom	1,450 sf			1,450 sf
2 bedroom	1,650 sf			1,650 sf
3 bedroom	1,850 sf			1,850 sf
4 bedroom	2,050 sf			2,050 sf
Lot depth, minimum	100 feet	100 feet	100 feet	100 feet
Lot width, minimum	30 feet	100 feet	25 feet	25 feet
Impervious lot coverage, maximum	80 percent	80 percent	100 percent	90 percent
Landscaped area, minimum	20 percent [2]	20 percent	None	10 percent
<b>Setbacks, Minimum - Commercial Districts</b>				
Front				
Adjacent to Highway 133	5 feet	5 feet	n/a	
Adjacent to sub-arterial street	5 feet	5 feet	0 feet	
Adjacent to collector street	5 feet	5 feet	0 feet	
Adjacent to local street	5 feet	5 feet	0 feet	
Side				
Adjacent to alley	0 feet	0 feet	0 feet	
Adjacent to commercial or industrial district	0 feet	0 feet	0 feet	
Adjacent to residential district	[3]	[3]	5 feet	
Rear				
Adjacent to alley	0 feet	0 feet	0 feet	
Adjacent to commercial or industrial district	20 feet	20 feet	0 feet	
Adjacent to residential district	5 feet[3]	[3]	5 feet	
<b>Setbacks - Mixed-Use District</b>				
Front, minimum				0 feet
Front, maximum				10 feet
Side, minimum				0 feet
Side, adjacent to single-family residential district, minimum				5 feet
Rear, minimum				0 feet
Rear, adjacent to single-family residential district, minimum				5 feet
Adjacent to alley, minimum				5 feet
<b>Building Standards</b>				
Height, maximum, principal building	35 feet	35 feet	35 feet [4]	35 feet
Height, maximum, accessory buildings	25 feet	25 feet	25 feet	25 feet
<b>Notes:</b>				
[1] Minimum lot area for multifamily dwellings in the C/T and MU districts is calculated by summing the minimum per-unit square footage specified in this table; however, in all cases the minimum lot area shall be no smaller than 3,000 sf. For example, the minimum lot area for a three-unit multifamily development with two bedroom units would be 4,950 (1,650 x 3 units = 4,950 sf).				
[2] Forty percent minimum open space is required for residential-only projects in the C/T district.				
[3] See Section 3.7.5: <i>Transitions Between Different Land Use Areas</i> .				
[4] See Section 5.7.7 for additional height standards applicable to the HCC zoning district.				

**Table 3.8-1:**  
**Authorized Exceptions to Setback Requirements**

<b>Storage sheds</b>	In all residential zoning districts, storage sheds less than 120 square feet in size may be placed up to, but no closer than, three feet from a rear or side property line if they are not placed on a permanent foundation. Storage sheds shall not be located over an easement.
<b>Front porches and stoops</b>	In all residential zoning districts, covered front porches and stoops may extend into the required front setback up to eight feet, provided the porch or stoop is unenclosed and the eaves are at least five feet from the front property line.
<b>Handicap ramps</b>	Handicap access ramps may be located within required front, side, and rear setbacks.
<b>Uncovered balconies</b>	In all residential zoning districts, balconies that are uncovered may extend into any side or rear setback provided these projections are at least five feet from the property line. Uncovered balconies may also extend into the required front setback up to six feet.
<b>Incidental architectural features</b>	Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, headers, sills, pilasters, lintels, ornamental features, and other similar architectural features may project up to two feet into any required setback.

### 3.8.4. BUILDING HEIGHT

#### A. Measurement

Heights referred to in this Code shall be measured as stated in the definitions chapter under the term "building height."

#### B. Encroachments

Architectural features shall not exceed the maximum applicable building height within any zoning district, unless specifically authorized in the table below.

**Table 3.8-2:**  
**Authorized Exceptions to Maximum Height Standards**

<b>Church spires or belfries</b>	Church spires or belfries may be up to 25% greater than the maximum allowed height; provided they are designed without provision for occupancy and plans receive prior approval of the Town.
<b>Parapet walls</b>	Screening parapet walls may extend above the maximum height limit up to 30 inches for buildings containing two or more dwelling units.
<b>Rooftop mechanical equipment</b>	Cupolas, chimney ventilators, skylights, water tanks, elevator overrides, solar collection equipment, and all other mechanical equipment may extend up to five feet above the maximum height limit provided the equipment complies with screening requirements set forth in Section 5.4.5: <i>Screening</i>
<b>Transmitting antennae</b>	A transmitting antenna may exceed the maximum applicable building height; provided, the total height does not exceed five feet plus twice the distance to the nearest property line, but in no case shall an antenna exceed 60 feet in height.

### 3.8.5. IMPERVIOUS LOT COVERAGE

The area of the lot covered by the following shall be included in the calculation of impervious lot coverage in all districts:

- A. The principal building;
- B. All accessory buildings, parking garages, carports, utility and storage sheds;
- C. Porches, stairways and elevated walkways, paved areas or areas otherwise covered with materials impervious to water;
- D. Parking areas and driveways regardless of surface materials;
- E. In a residential zoning district, any impervious covered or uncovered deck and/or patio is allowed to be calculated as pervious surface; however, this allowance is

**CHAPTER 17.03: ZONING DISTRICTS**

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limited to 10 percent of the square footage of the floor area of a dwelling unit, excluding the floor area of the basement and garage.

- F. Up to 10 percent of the pervious surface required in Section 3.7.2, *Maximum Impervious Lot Coverage, Residential Districts* may be used for improvements such as parking, driveways, and walkways if a manufactured pervious paving system is used. To qualify for this exception, specifications for the manufactured pervious paving system shall be submitted to and approved by the Director.

**3.8.6. FLOOR AREA AND SQUARE FOOTAGE**

- A. All areas within a structure including interior storage areas, closets, living areas and bathrooms, garages, and interior and exterior walls shall be included in the calculation of floor area of a structure. Private outdoor areas for multifamily structures shall be excluded from this calculation.
- B. Gross square footage of a structure shall be measured from the outside of the exterior walls and shall include the area of the walls.
- C. When there is more than one use within a structure the square footage of each use shall be determined by the gross square footage of the use plus a portion of any areas used in common pro-rated on the basis of the square footage of each use sharing such areas.

**CHAPTER 17.05: DEVELOPMENT STANDARDS**

Trustees shall file a notice of such lien in the office of the Garfield County Clerk and Recorder upon the properties affected and shall be such unpaid assessments to the County Commissioners and the Garfield County treasurer for collection, enforcement, and remittance in the manner provided for by law for the collection, enforcement, and remittance of general property taxes.

## **5.4 LANDSCAPING AND SCREENING**

### **5.4.1. PURPOSE**

This section is intended to ensure that new landscaping and the retention of existing vegetation are integral parts of all development and that they contribute added high quality to development, retain and increase property values, conserve water, and improve the environmental and aesthetic character of Carbondale. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design.

### **5.4.2. APPLICABILITY**

This section establishes minimum standards for landscaping and screening. These requirements apply to all nonresidential uses and to multifamily projects containing three or more dwelling units.

### **5.4.3. MINIMUM LANDSCAPING REQUIRED**

#### **A. Site Area Landscaping**

1. Any pervious area of a site not used for impervious surfaces such as buildings, parking, driveways, sidewalks, etc. shall be landscaped. All landscape material shall comply with landscaping as defined in Section 8.3.
2. All undeveloped building areas within partially developed residential, commercial, or industrial uses shall control dust and erosion by use of vegetative ground cover or other means.
3. Minimum site area landscaping may count towards a development's common open space requirements, provided it meets the standards of Section 5.3: *Open Space*.

#### **B. Streetscape Landscaping**

1. Except in the HCC district and along local streets in the R/LD district, a landscape area shall be established along all streets between the public right-of-way and any buildings, parking lots, loading areas, storage areas, screening walls or fences, or other improvements in association with any use, in accordance with the following:

**Table 5.4-1:  
Minimum Width of Landscaped Area**

Adjacent To	Width (Feet)
Highway 133	10
Any other street	5

**CHAPTER 17.05: DEVELOPMENT STANDARDS**

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- b. Adjacent land uses and developments, including but not limited to adjacent residential developments, retail shopping centers, office buildings, or restaurants.

**C. Stormwater Runoff**

All paved walkways and bicycle paths provided pursuant to this section shall be designed to minimize stormwater runoff. **Materials and design of pervious and permeable pavement shall be approved by Town staff.** If a paved sidewalk or bicycle path is located in a low area where runoff will be problematic, a drywell or other form of stormwater management shall be incorporated into the design.

**D. Trails**

All new development shall construct on-site portions of trails and multi-use paths that are identified in plans adopted by the Board of Trustees or connected to the Carbondale trails system, provided that any such improvements are directly related to the impacts of the proposed use or development and are roughly proportional in both extent and amount to the anticipated impacts of the proposed use or development.

**Table 5.8-3:  
Off-Street Loading Requirements**

Use size	Loading spaces required
Under 15,000 square feet	None
15,000–49,999 square feet	1
50,000+	2

### E. Maximum Parking Spaces Allowed

No commercial or industrial use shall provide off-street parking spaces in an amount that is more than 125 percent of the minimum requirements established in Table 5.8-1, *Off-Street Parking Schedule A*, unless mitigation is provided in the form of additional landscaping pursuant to subsection 5.8.3.E.3 below.

#### 1. Calculating Maximum Spaces

- a. For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:
  - i. Accessible parking;
  - ii. Vanpool and carpool parking;
  - iii. On-street parking adjacent to the lot or lots on which the parking located; and
  - iv. Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.
- b. For the purpose of calculating parking requirements, fleet vehicle parking spaces shall not count against either the minimum or maximum requirements.

#### 2. Exceptions to Maximum Parking Requirement

Exceptions to the maximum parking requirement may be allowed by the Director in situations that meet the following criteria:

- a. The proposed development has unique or unusual characteristics such as high sales volume per floor area or low turnover, that create a parking demand that exceeds the maximum ratio and that typically does not apply to comparable uses;
- b. The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are exempt from the maximum ratio;
- c. The request is the minimum necessary variation from the standards; or
- d. If application of the maximum parking standard would result in fewer than six parking spaces, the development shall be allowed six parking spaces.

#### 3. Enhanced Landscaping Required for Parking in Excess of Maximum

Parking that is provided in excess of the 125 percent of the maximum parking requirement shall be required to increase the internal landscaping requirements required in Section 5.4.3.C, *Parking Lot Landscaping*, and shall be required to



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use pervious pavement for the number of spaces that exceed the maximum parking requirement and in the center rows between the wheel stops or curbs.

**F. Computation of Parking and Loading Requirements****1. Fractions**

When measurements of the number of required spaces result in a fractional number, any fraction exceeding 0.5 shall be rounded up to the next higher whole number.

**2. Multiple Uses**

Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses.

**3. Area Measurements**

Unless otherwise specified, all square footage-based parking and loading standards shall be computed on the basis of gross floor area of the use in question. Structured parking within a building shall not be counted in such measurement.

**4. Computation of Off-Street Loading Spaces**

Required off-street loading spaces shall not be included as off-street parking spaces in computation of required off-street parking space.

**5.8.4. PARKING ALTERNATIVES**

The Director may approve alternatives to providing the number of off-street parking spaces required by this Code in accordance with the following standards.

**A. Shared Parking**

The Director may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards:

**1. Location**

Shared parking spaces shall not be located farther than 600 feet of an entrance.

**2. Zoning Classification**

Shared parking areas shall be located on a site with the same or a more intensive zoning classification than required for the primary uses served.

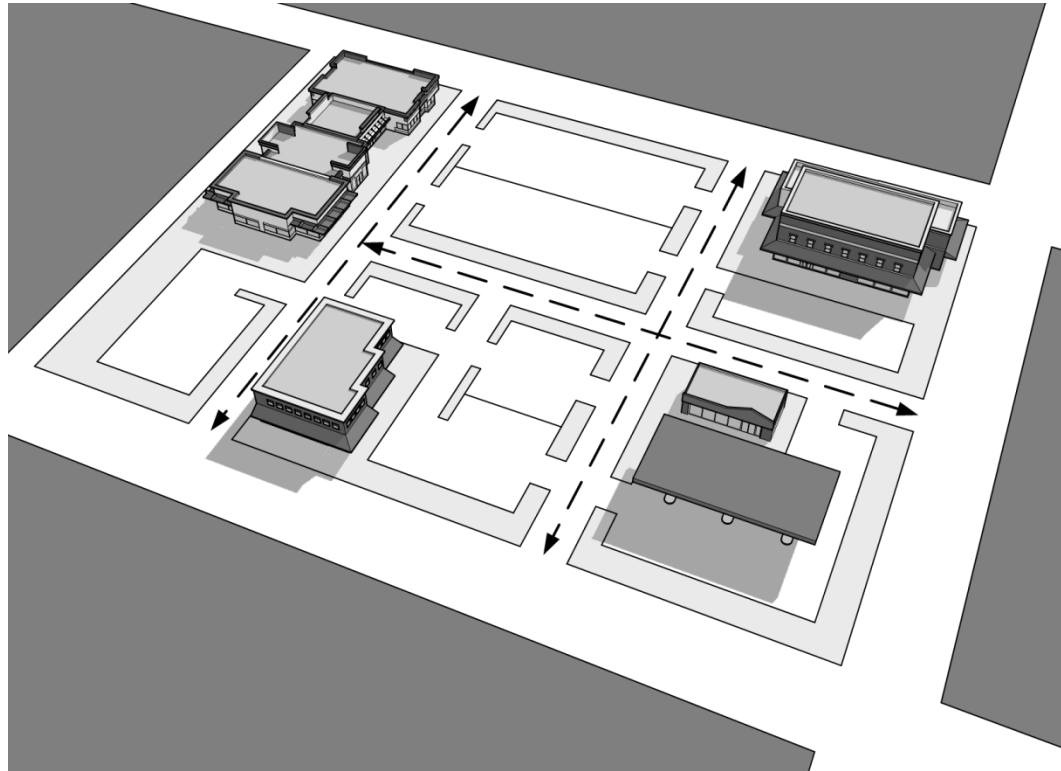
**3. Shared Parking Study**

Those proposing to use shared parking as a means of satisfying off-street parking requirements shall submit a shared parking analysis to staff that clearly demonstrates the feasibility of shared parking. The applicant shall also demonstrate that any parking reduction requested as part of the shared parking study will not result in the spillover of parking onto other properties or the public right-of-way.

**4. Agreement for Shared Parking**

The parties involved in the joint use of off-street parking facilities shall submit a written agreement in a form to be recorded for such joint use, approved by the Director as to form and content. The Director may impose such conditions of approval as may be necessary to ensure the adequacy of parking in areas

Figure 5.8.6-G: Commercial Development Circulation



4. No residential use should be allowed to access directly onto a major arterial street. Residential uses should use a hierarchy of streets providing access to major streets via a local or collector street.
5. Access to service areas, bay doors, and loading ramps shall be accommodated by maneuvering areas on-site, allowing ingress and egress to and from the lot by forward motion of the vehicles.

#### F. Surfacing

1. In single-family residential districts, off-street parking spaces shall have a minimum of three inches of  $\frac{3}{4}$ -inch road base gravel, asphalt or cement strips at least 18 inches wide or shall be fully surfaced with acceptable pervious surfaces as approved by the Director.
2. In multifamily residential, commercial, mixed-use, industrial, and other nonresidential uses, off-street parking areas, driveways, and maneuvering areas shall be surfaced with pavers, concrete, asphalt mat, chip and seal over road base, or other type of material impervious to water. A pervious surface system may be allowed if approved by the Director. In all nonresidential uses required parking spaces shall be adequately marked to show the dimension and location of each parking space.
3. Parking lots over 1,000 square feet in size shall incorporate Low Impact Development (LID) techniques to protect water quality and reduce run-off. Low impact development techniques may include infiltration pervious pavers, grass

**Impervious Lot Coverage**

Portions of a lot or parcel covered by buildings, parking areas, carports, driveways, accessory structures, covered porches, sidewalks, cantilevered portions of building, and other areas covered by water-impervious surfaces.

**Improvements**

For the purposes of this Code, the community public works and facilities determined to be necessary in relation to proposed development, including, but not limited to; access drives, landscaping, parking facilities, sanitary sewers, site and street lighting, storm drainage facilities, street facilities, traffic control facilities, and water facilities. All required improvements shall conform to current requirements and standards as established in this Unified Development Code and other applicable sections of the Carbondale Municipal Code.

**Incandescent or Halogen Light Source**

The emission of light (visible electromagnetic radiation) from a hot body due to its temperature. Incandescence occurs in incandescent light bulbs because the filament resists the flow of electrons. This resistance heats the filament to a temperature where part of the radiation falls in the visible spectrum.

**Indoor Recreational Facility**

Commercial recreation conducted entirely within an enclosed structure for amusement or sport, and which is operated for financial gain; including but not limited to bowling alleys, skating rinks, pool halls, video and pinball parlors, and private gymnasiums.

**Infill Development**

New development that is sited on vacant, undeveloped, or underutilized land within an existing community, and that is surrounded by previously developed areas. Infill is further defined to include development as indicated in Chapter 4 of the Town's Comprehensive Plan.

**Infiltration**

The process of water percolation or movement into the soil subsurface.

**Instructional or Performing Arts Studio**

An enclosed space used by anyone engaged in artistic employment or instruction in painting, sculpture, photography, music, dancing, dramatics, literature, or similar activities.

**Invasive Plant Species**

Botanical species included on the Town's invasive species list that is maintained and updated by the planning department, as provided under this Code.

**J**

reserved

**K****Kennel**

Any establishment where dogs and/or cats are bred or raised for sale, or boarded, cared for, and/or groomed commercially, exclusive of veterinary care.

**L****Landscaped Area, Minimum**

The pervious area of a site which must be improved with landscaping.

**CHAPTER 17.08: DEFINITIONS**

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**Permit, Conditional Use**

See conditional use permit.

**Permit, Special Use**

See special use permit.

**Person**

Any individual, lessee, firm, partnership, association, joint venture, corporation, or agent of the aforementioned groups, or the State of Colorado or any agency or political subdivision thereof.

**Personal Service, General**

An establishment or place of business primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Examples include beauty and barbershops, nail salons, shoe repair shops, tailor shops, and tanning salons.

**Pervious Surface**

The sum of areas of a lot or parcel that are landscaped with vegetative material and other areas not covered by buildings, parking areas, carports, driveways, accessory structures, sidewalks, or other areas covered by impervious surfaces.

**Planned Unit Development**

A development designed to accommodate varied types of residential or non-residential development including single, two-family, and multiple-family housing, commercial, or industrial uses, and related accessory uses and special uses commonly found in similar developments, in patterns or layouts not otherwise permissible in other zoning districts of this Code. Planned unit developments are designed to provide substantial additional public amenities or benefits to the Town in return for flexibility in the design, layout, and dimensions of the development.

**Planning and Zoning Commission**

See 2.8.3.

**Plat**

A map or diagram and other writing(s) containing all the required descriptions, locations, specifications, dedications, provisions and information required by state law and prepared for the purpose of dividing property through subdivision or partition.

**Plat, Preliminary**

A plat showing the proposed land subdivision including the character and proposed layout of land in conformance with the requirements of this Code.

**Point Light Source**

The exact place from which illumination is produced (i.e., a light bulb filament or discharge capsule).

**Porch**

A projection from an outside wall of a dwelling covered by a roof and/or sidewalls (other than the sides of the building to which the porch is attached).

**Pre-application Meeting**

A meeting between an applicant, the Director, and other municipal staff or entities as deemed necessary. A pre-application meeting is intended to familiarize all parties with conceptual plans or proposals and the necessary regulations and requirements applicable to a proposed application.

**CHAPTER 17.08: DEFINITIONS**

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**Rain Garden**

A planted depression or a hole that allows rainwater runoff from impervious areas such as roofs, driveways, walkways, parking lots, and compacted lawn areas the opportunity to be absorbed.

**Real Estate Sign**

Any on-premise sign pertaining to the sale, rental, development, or lease of a lot, tract of land, one or more structures, or a portion thereof, to which the sign is located.

**Recycling of Metals, Paper, Plastic, or Automotive Oil**

A facility, excluding salvage yards, where recyclable materials are collected, separated, and processed for shipment to a recycling plant or other facility for eventual reuse into new products.

**Redevelopment**

Any development of previously-developed land.

**Regularly Operated Open Air and/or Farmer's Market**

An occasional or periodic market held in an open area or structure where groups of individual sellers offer for sale to the public items such as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages dispensed from booths located on-site.

**Religious Use**

Uses primarily engaged in providing meeting areas for religious activities. Examples of religious uses include churches, chapels, mosques, temples, and synagogues. Affiliated preschools are classified as day care uses. Affiliated schools are classified as schools.

**Repair**

The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

**Repair Establishment, Major**

Maintenance or repair of larger household or business-related items including washers/dryers, dishwashers, refrigerators, copy machines, or other large appliances or mechanical items.

**Repair Establishment, Minor**

Maintenance and repair of smaller household or business-related items including watches, musical instruments, vacuums, computers, televisions, furniture, or other similar items.

**Restaurant**

An eating establishment where customers are primarily served at tables or self-served and food is consumed primarily on the premises, and that does not have a drive-in or drive-through facility to serve patrons food while seated in their vehicles.

**Restaurant, with Outdoor Dining Facility**

Any restaurant with an outdoor eating and drinking area that is associated with and incidental and subordinate to a primary use of that parcel or lot. This use may include removable tables, chairs, planters, or similar features and equipment.

**Retail, General, 10,000 sf or less**

Retail sales containing not more than 10,000 sf of gross floor area.

**Retail, General, over 10,000 sf**

Retail sales containing more than 10,000 sf of gross floor area.

**Retail Marijuana Cultivation Facility**

"Retail marijuana cultivation facility" shall have the same meaning as set forth in subsection 16(2) of article XVIII of the Colorado Constitution under "marijuana cultivation facility" (an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana