

Section 16-3-295. – Zoning District Use Schedule.

Uses not identified in the use schedule below shall be prohibited. The Town Manager or their designee shall make the determination on all proposed uses based on the use schedule and the definitions established in this Chapter.

Key:

“P” is a use permitted in the zone district following applicable reviews and issuance of any required Development Permit, if applicable, in accordance with the Zoning Application Review Procedures set forth in Article II, and other applicable provisions of this Chapter.

“C” is a use which may be allowed following a Conditional Use and issuance of any required Development Permit, if applicable, in accordance with the Zoning Application Review Procedures set forth Article II, if it is determined that the proposed development conforms to the conditional use criteria set forth in Article IV, Division 2.

Any use not indicated as a “P” Permitted or “C” Conditional Use in the Schedule of Uses is not allowed in that particular zoning district.

Use	Zone District									
	RE	RL	RM	RH	CA	C	MU	POS	PF	UR
Adult Business (See Section 16-4-210)						C				
Agricultural production						C				
Art Gallery					P	P	P			
Assisted Living Facility				P		P	P			
Athletic Facility					C	C	C	P		
Automobile truck, marine or RV sales						C				
Automobile services						P	C			
Bar					P	P	P			
Bed and Breakfast				C	C					
Brewery						P				
Brewpub					P	P	P			
Caretaker Unit	C	C							P	
Cemetery								C		C

Use	Zone District										
	RE	RL	RM	RH	CA	C	MU	POS	PF	UR	
Child Care Center			C	C	P ¹	C	P				
Colleges			C	C	C						
Commercial Greenhouse					P	P	C				
Community Center			P	P		P	C	P	P		
Distillery					P	P	P				
Distribution Center						P	C				
Doggie Day Care						C	C				
Drive-Thru Facility						C	C				
Dwelling Unit, Duplex			P	P							
Dwelling Unit, Multi-Family			C	C	P ²	P					
Dwelling Unit, Single-Family	P	P								C ³	
Entertainment Facility					C	P	P				
Family Child Care Home	P	P	C	C			C				
Group Homes			C	C			C				
Hotel/Motel or Hotel/Motel Suite			C	P	P	P ⁴	P	C			
Hospital				C	C	P	P				
Kennel											
Lumberyard						C					
Manufacture, Fabrication or Processing of materials											
With outdoor storage, noise, or dust						C					
Without outdoor storage, noise, or dust					P	P	C				
Manufactured Home (See Section 16-4-250)											
Large	P	P	P	P							
Small		C									
Marina								P			
Medical Clinic					P	P	P				

¹ Child Care Centers shall not be allowed within three hundred (300) feet of the Lake Dillon Drive right-of-way. [In order not to clutter the table, we may consider a general provision in Article I to address how distances are determined (e.g., from edge of ROW to closest edge of the building, etc.)]

² Multi-Family dwellings on the ground floor shall require a Conditional Use approval.

³ Only permitted on lots equal to or greater in size than five (5) acres.

⁴ The use shall provide a density of fifteen (15) to sixty-five (65) guest rooms per acre.

Use	Zone District										
	RE	RL	RM	RH	CA	C	MU	POS	PF	UR	
Medical marijuana business ⁵					P	P	P				
Membership Clubs and Lodges					C	C	C				
Mobile Home											
Multi-family dwelling units located above a permitted commercial use					P		P ⁶				
Museum											
Office					P	P	P				
Outdoor amusement facility					C	C	C				
Outdoor storage						C					
Parking Lots					P						
Parks	P	P	P	P	P	P	P	P	P		
Pawnshop ⁷						C					
Personal services establishments				C	P	P	P				
Pet Grooming	C				C	C	C				
Place of Assembly or Worship ⁸	C	C	C	C	C	C	C		C		
Public Service Facility	C	C	C	C	C	C	C		P		

⁵ Medical Marijuana business shall be licensed and regulated pursuant to Article VII, Chapter 6 of this Code.

⁶ When in compliance with supplemental standards 16-3-170(f)(2).

⁷ When in compliance with regulations set forth in Chapter 6, Article IX of this Code.

⁸ Places of assembly shall not be allowed within three hundred (300) feet of the Lake Dillon Drive right-of-way.

Use	Zone District										
	RE	RL	RM	RH	CA	C	MU	POS	PF	UR	
Public Utility / Public Utility Facility	C	C	C	C	C	C	C	C	C		
Recycling Facility						C					
Restaurant											
Without drive-through facility				C	P	P	P				
With drive-through facility						P	C				
Retail stores				C	P	P	P				
Retail Marijuana establishment ⁹					P	P	P				
Salvage Yard							C				
Sawmill							C				
School		C	C	C	C	C					
Self-Storage Facility						C					
Senior Housing			P	P	C		C				
Short-Term Rentals ¹⁰	P	P	P	P	P		P				

⁹ Retail Marijuana establishments shall be licensed and regulated pursuant to Article VIII, Chapter 6 of this Code.

¹⁰ All Short-Term Rental License rules and regulations set forth in Article XI of Chapter 6 of this Code shall be met.

Use	Zone District										
	RE	RL	RM	RH	CA	C	MU	POS	PF	UR	
Small Cell Facility	P	P	P	P	P	P	P	P	P		
Solar energy facility						C		C	C		
Telecommunication Facilities	C	C	C	C	C	C	C	C	C		
Tiny Home	C	C	C								
Veterinary clinic					C	P	P				
Wholesale trade Class 1				C	C ¹¹	C	C				
Wholesale trade class 2						C					
Winery	C					C					
Accessory Uses											
Accessory Apartment (See Section 16-4-200)	C	C	C	C	C	C	C				
Accessory Uses and Structures	P	P	P	P	P	P	P	P	P	P	
Parking or storage uses accessory to a primary single-family use and located on an adjoining lot.	C	C	C	C							
Home Occupation (See Section 16-4-235)	P	P	P	P	P						
Outdoor storage (Screened or unscreened)						P	P				
Seasonal Outdoor Sales ¹²	C				P	P	P	P			
Special Events ¹³	P	P	P	P	P	P	P	P	P		

¹¹ Wholesale trade principal uses shall not be allowed directly on Lake Dillon Drive right-of-way.

¹² A Special Event Permit shall be obtained from the Town prior to commencing the seasonal sale unless such permit is not required by the Town.

¹³ A Special Event Permit shall be issued by the town prior to commencing any Special Event [or reference the established criteria].