

WRIGHT'S MESA ZONE DISTRICTS NEW LANGUAGE adopted March 2010

The current Land Use Code Section 5-319 Wright's Mesa Zone District (WM) and related texts will remain in full force and effect as to parcels of real property included within the Wright's Mesa Master Plan Area until and unless the Board of County Commissioners approves the rezoning of any such specific parcel of real property to one of the new Wright's Mesa Zone District classifications as follows:

Land Use Code Section 5-201 General

- R. Wright's Mesa (WM) (Section 5-319 I, II, III, IV)
 - I. Wright's Mesa Town Residential (WMTR)
 - II. Wright's Mesa Light Industrial (WMLI)
 - III. Wright's Mesa Rural Agriculture (WMRA)
 - VI. Wright's Mesa Rural Residential (WMRR)

The following pages WM-1 through WM 49 contain the new language adopted March 2010.

SECTION 5-319 WRIGHT'S MESA ZONE DISTRICTS

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5-319: Wright's Mesa Zone Districts
5-319 A. General Provisions

I. General Purpose and Intent

This Section is generally intended to:

- a. Implement the Wright's Mesa Master Plan;
- b. Allow for and encourage town-level residential and light industrial uses within the Norwood Master Plan Boundary; and
- c. Allow for and encourage on-going and future agricultural operations and compatible uses outside the Norwood Master Plan Boundary, while protecting the character and quality of Wright's Mesa.

II. Applicability

This Section 5-319 applies to all land located within the boundaries of the Wright's Mesa Master Plan. The use of land, buildings, or structures, and all development as defined by this Code, shall conform to the regulations applicable to the zone district in which the lot or site is located, unless a variance, adjustment, or exemption is provided by or pursuant to the terms of this Section. This Section 5-319 does not apply to pre-existing, non-conforming uses, which shall instead be governed by Section 5-19 of the Land Use Code.

5-319 B. Establishment of Wright's Mesa Zone Districts

Table 1 lists the Wright's Mesa Zone Districts.

TABLE 5-319-1: WRIGHT'S MESA ZONE DISTRICTS AND ABBREVIATIONS	
ABBREVIATION	ZONE DISTRICT
WMRA	Wright's Mesa Rural Agricultural
WMRR	Wright's Mesa Rural Residential
WMLI	Wright's Mesa Light Industrial
WMTR	Wright's Mesa Town Residential

5-319 C. District Boundaries

Boundaries of the Wright's Mesa Zone Districts are to be shown on the adopted County Zoning Map as specific properties are rezoned to these new Districts. The districts are within the Wright's Mesa Master Plan boundary, which is shown on the following figures WM1 (Wright's Mesa Master Plan Boundary and Future Land Use Plan) and WM2 (Wright's Mesa Future Land Use – Norwood Master Plan Area).

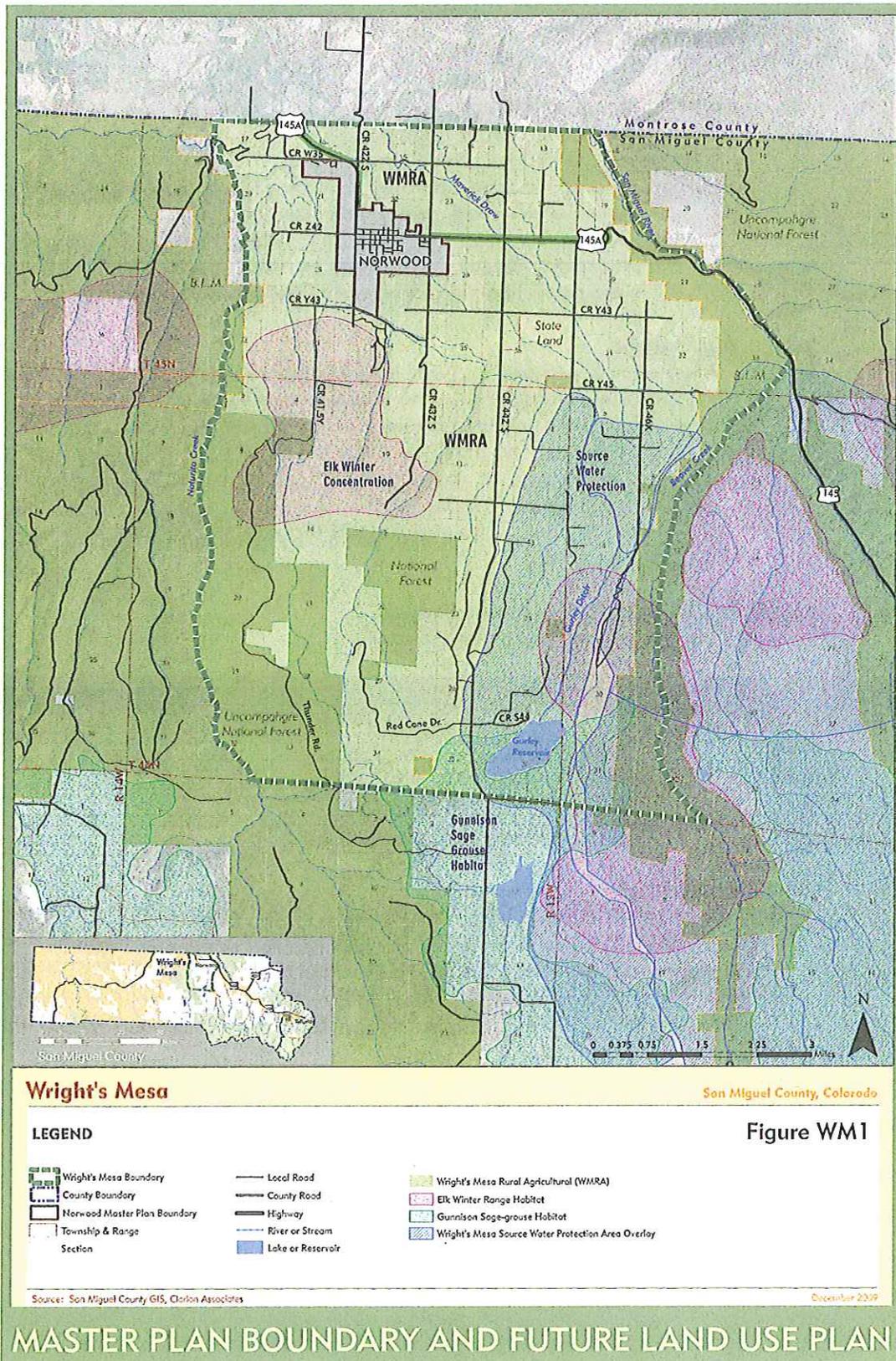


Figure WM-1

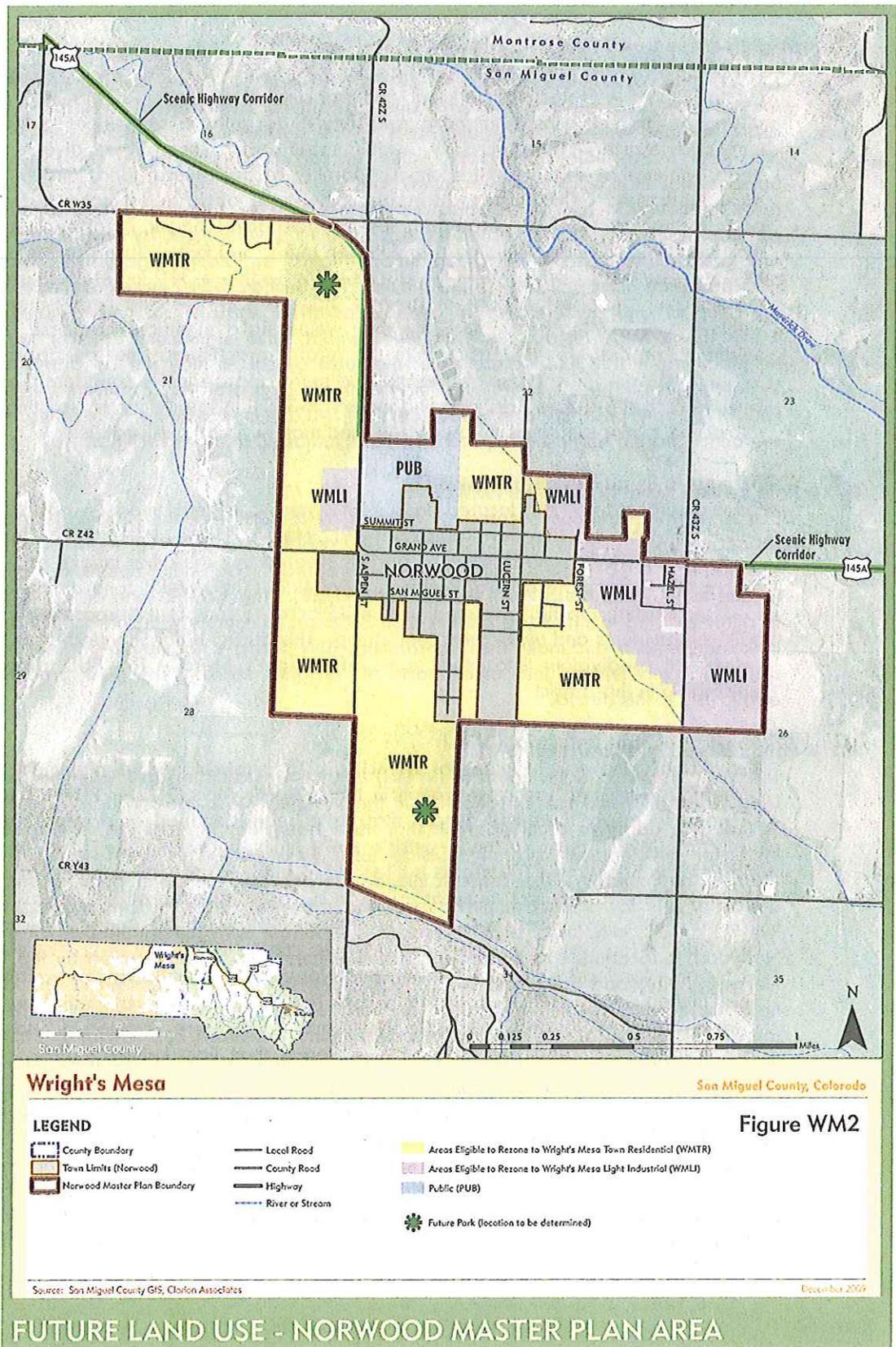


Figure WM-2

5-319. D. District Purposes

I. Wright's Mesa Rural Agricultural (WMRA)

The Wright's Mesa Rural Agricultural district is intended to implement the Wright's Mesa Master Plan by protecting the rural and agricultural character of Wright's Mesa and allow for and encourage ongoing and future agricultural operations outside of the Norwood Master Plan Boundary, while encouraging compatible, diverse economic opportunities that enhance the economic viability of agricultural lands and fit within the rural landscape. The district discourages the type of large-lot sprawl development patterns that are typically created through 35-acre development, by offering alternatives and incentives to cluster buildings, retain open lands, and keep large parcels whole. The PUD process is not applicable in this district. This Section 5-319 includes criteria to guide the siting of and performance of general industrial services and heavy manufacturing within the WMRA district. Industry that would have significant adverse impacts to neighbors or that would detract from the rural character may not be appropriate on Wright's Mesa. These types of uses may be more appropriately considered in the West End (WE) zone district (defined in Section 5-320) in proximity to existing resource extraction, mining and mineral processing, and major oil and gas facilities.

II. Wright's Mesa Rural Residential (WMRR)

Existing rural subdivisions located on Wright's Mesa outside of the Norwood Master Plan Boundary that are in the Residential (R), Mobile Home (MH), and Planned Unit Development (PUD) zone districts, or parcels created through other means, are eligible to rezone to Wright's Mesa Rural Residential (WMRR). The WMRR zone district is intended to allow existing lots that are smaller than 35 acres to comply with reasonable area and bulk requirements and make them conforming. This district is not intended to expand rural residential subdivisions into other parts of Wright's Mesa. The PUD process is not applicable in this district.

III. Wright's Mesa Light Industrial (WMLI)

The Wright's Mesa Light Industrial (WMLI) district is established to implement the "Town Light Industrial" land use classification in the Wright's Mesa Master Plan. The district is intended to apply to county parcels that have been identified as appropriate for light industrial development currently outside town limits but within the Town of Norwood Master Plan Boundary. The district is intended to allow for the development of small-scale and relatively low-impact manufacturing and processing uses, offices, business services, live-work units, civic uses, and other uses compatible with the small-town character of Norwood, in locations where uses and activities can be efficiently served by the Town of Norwood, Norwood Sanitation District, and Norwood Water Commission. This district is near the downtown commercial area and at the edge of town residential areas, where town-level residential and commercial should occur. Therefore, commercial and residential uses in this district require greater review process than light industrial uses. Developers seeking higher density or variation in permitted uses or area and bulk requirements shall use the Planned Unit Development (PUD) process and must demonstrate legal and physically adequate water and sewer services. The district's location allows for the expansion of Norwood in a compact and orderly fashion. It is also intended to ensure general consistency with the Town of Norwood's Major Streets and Future Land Use Plan. Prior to rezoning parcels to the WMLI district, the county will encourage landowners to seek annexation into the town or enter into a pre-annexation agreement with the Town of Norwood.

IV. Wright's Mesa Town Residential (WMTR)

The Wright's Mesa Town Residential (WMTR) district is established to implement the "Town Residential" land use classification in the Wright's Mesa Master Plan. The district is intended to apply to county parcels that have been identified as appropriate for town-level residential development within the Town of Norwood Master Plan Boundary. "Town-level residential development" is consistent with Town of Norwood residential development densities and all other standards, including paving standards for streets and sidewalks. Developers seeking higher density or variation in permitted uses or area and bulk requirements shall use the Planned Unit Development (PUD) process and must demonstrate legal and physically adequate water and sewer services. The WMTR zone district is determined to be necessary and suitable for future town uses and can be efficiently served by the Town of Norwood, Norwood Sanitation District, and Norwood Water Commission. It is also consistent with the Town of Norwood's Major Streets and Future Land Use Plan. Prior to rezoning parcels to the WMTR district, the county will encourage landowners to seek annexation into the town or enter into a pre-annexation agreement with the Town of Norwood.

5-319 E. Allowed Uses

Table 5-319-3 lists the uses allowed within the four zone districts. Development or use of property for any other use not specifically allowed in Table 5-319-3 and authorized under the applicable procedure is prohibited. All the use categories and use types listed in the Table of Allowed Uses are defined in Section 5-319 K.

I. Explanation of Table Abbreviations

Table 5-319-2 lists the review procedures and abbreviations used in the Table of Allowed Uses (Table 5-319-3).

TABLE 5-319-2: PROCEDURES AND ABBREVIATIONS	
ABBREVIATION	EXPLANATION
P	"P" indicates that the use is permitted by right, subject to compliance with any additional regulations set forth in the final column of the table. Notwithstanding the designations in Table 5-319-3, any use proposing access onto a county road or state highway is subject to issuance of a development permit.
P-D	"P-D" indicates that the use is permitted by right, subject to compliance with any additional regulations set forth in the final column of the table, and subject to issuance of a development permit.
S-1	"S-1" indicates that the use is allowed subject to approval of a Special Use Permit, following the one-step Board of County Commissioner review and decision procedure set forth in Section 5-319 F.II.a.
S-2	"S-2" indicates that the use is allowed subject to approval of a Special Use Permit, following the two-step Planning Commission/Board of County Commissioner review and decision procedure set forth in Section 3-6.
A	"A" indicates that the use is allowed as accessory to a principal use of the property, subject to compliance with any additional regulations set forth in the final column of the table.
A-D	"A-D" indicates that the use is allowed as accessory to a principal use of the property, subject to issuance of a development permit and subject to compliance with any additional regulations set forth in the final column of the table.
T-D	"T-D" indicates that the use is allowed as a temporary use, subject to issuance of a development permit and subject to compliance with any additional regulations set forth in the final column of the table.

II. Table Organization

In Table 5-319-3, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. Both use categories and use types are defined in Section 5-319 K.

III. Use-Specific Standards

Regardless of whether a use is allowed by right or permitted as a special use, additional standards may be applicable to the use. The existence of these use-specific standards is noted through a cross-reference in the last column of the table.

IV. Multiple Principal Uses Allowed

a. WMRA District

In the WMRA district, each parcel is allowed one single-family dwelling and any number of home occupations, agricultural uses, and/or agricultural support uses provided such uses meet all standards of this code. In addition, one other principal use may be allowed, provided that such use complies with all applicable standards of this code.

b. WMRR District

In the WMRR district, each parcel is allowed one single-family dwelling and any number of home occupations, and agricultural uses provided such uses meet all standards of this code.

c. WMTR and WMLI Districts

Multiple principal uses may be allowed on a single parcel in the WMTR and WMLI, districts, provided that each such use complies with all applicable standards of this code.

V. Classification of New and Unlisted Uses

The county recognizes that new types of land use will develop and forms of land use not anticipated in this Land Use Code may seek to locate in the Wright's Mesa zone districts. When application is made for a use category or use type that is not specifically listed in Table 5-319-3, the Planning Director shall make a determination as to the appropriate classification of any new or unlisted form of land use in the following manner:

- a. The Planning Director shall provide an interpretation as to the use category, if any, into which such use should be placed. In making such interpretation, the Planning Director shall consider the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer. The Planning Director shall make a finding that the newer, unlisted use has similar or lesser impacts than the similar listed use; if not the use shall not be allowed.
- b. Standards for new and unlisted uses may be interpreted as those of a similar use. A similar review procedure shall apply for the new and unlisted use.

- c. Appeal of the Planning Director's decision shall be made to the Board County Commissioners under Sections 1-1903 A.

VI. Table of Allowed Uses

Allowed uses are identified in Table 5-319-3. All uses shall be consistent with the Wright's Mesa Master Plan. All uses shall comply with all applicable provisions of county, state, and federal regulations and permitting.

TABLE 5-319-3: TABLE OF ALLOWED USES						
USE CATEGORY	USE TYPE	WMRA	WMRR	WMLI	WMTR	USE-SPECIFIC STANDARDS General standards in 5-319 I. App uses. Additional use-specific standards in 5-319 H. may apply as noted
AGRICULTURAL USES						
Agriculture	Agriculture (use of land for the production of food, including crops, pasture, raising of livestock, greenhouses)	P				
Agriculture Support Uses	Agricultural processing facility, related to on-site production	P-D				Section 5-319 H.I.a.
	Agricultural research facility	P-D				
	Farm and ranch-based tourism	P-D				Section 5-319 H.I.b.
	Farm machinery repair and sales	P-D				Section 5-319 H.I.c.
	Feedlot, commercial	S-2				Section 5-319 H.I.d.
	Lumber mill	S-1				Section 5-319 H.I.e.
	Small-scale business	P-D				Section 5-319 H.I.f.
	Stable, commercial	S-1				Section 5-319 H.I.g.
	Wayside stand	P-D				Section 5-319 H.I.h.
Animal-Related Services	Kennel	P-D		P-D		Section 5-319 H.I.i.
	Veterinary clinic/hospital	S-1		P-D		Section 5-319 H.I.i
RESIDENTIAL USES						
Household Living	Dwelling, single-family (manufactured and mobile homes on permanent foundations)	P-D	P-D	P-D	P-D	
	Dwelling, cottage housing				S-2	Section 5-319 H.II.a.
	Dwelling, duplex				P-D	
	Dwelling, live/work			P-D		Section 5-319 H.II.b.
	Dwelling, multi-family				S-2	Section 5-319 H.II.c.
	Secondary dwelling unit	P-D				Section 5-319 H.II.d.
	Accessory shed or outbuilding (200 sf or less in residential district)	P	P	P	P	
Group Living	Boarding or rooming house				S-1	Section 5-319 H.II.e.
	Co-housing				S-1	Section 5-319 H.II.f.
	Convent or monastery	S-1				
	Nursing home				S-1	

TABLE 5-319-3: TABLE OF ALLOWED USES

USE CATEGORY	USE TYPE	WMRA	WMRR	WMLI	WMTR	USE-SPECIFIC STANDARDS General standards in 5-319 I. App uses. Additional use-specific standards in 5-319H. may apply as noted
PUBLIC AND INSTITUTIONAL USES						
Community and Cultural Facilities	Cemetery	S-1		S-1	S-1	
	Community/recreation center	S-1		S-1	S-1	Section 5-319 H.III.a.
	Government administration and civic building	S-2		P-D	S-1	Section 5-319 H.III.b.
	Social, fraternal lodge			P-D		
Day Care Facilities	Day care center	S-2		P-D	S-1	
	Day care home	P-D	P-D	P-D	P-D	
Educational Facilities	School (elementary or secondary)	S-2		P-D	P-D	Section 5-319 H.III.c.
	Trade or vocational school	S-1		S-1		Section 5-319 H.III.c.
Health Care Facilities	Clinic			S-1		
	Hospital			S-2		
Park and Open Space	Athletic fields and courts	S-1		P-D	S-1	
	Community garden	P	P-D	P	P	
	Open Space	P		P	P	
	Park	S-1		P	P	
Public Safety Facility	Fire and/or rescue station	S-2		S-1	S-1	Section 5-319 H.III.d.
	Police or sheriff station or substation	S-2		P-D	S-1	Section 5-319 H.III.d.
Religious Assembly	All uses	S-1		P-D	P-D	Section 5-319 H.III.e.
Telecommunications Facility	Tower/antenna	S-1		P-D		Section 5-319 H.III.f.
Transportation Facility	Bus or intercept lot	S-1		S-1		
Utility/Energy Production	Public utility service center and storage yard	S-1		P-D		
	Renewable energy facility (solar, wind)	S-2		S-1		Section 5-319 H.III.g.
	Utility, major	S-2		S-2		Section 5-709
	Utility, minor	S-1		S-1	P-D	Section 5-709

TABLE 5-319-3: TABLE OF ALLOWED USES

USE CATEGORY	USE TYPE	WMRA	WMRR	WMLI	WMTR	USE-SPECIFIC STANDARDS General standards in 5-319 I. App uses. Additional use-specific standards in 5-319H. may apply as noted
COMMERCIAL USES						
Conference and Training Centers	Conference and training center	S-1		S-1		Section 5-319-H.IV.a.
	Rural resort or retreat	S-1				Section 5-319-H.IV.a.
Food and Beverage Service	Restaurant or bakery	S-1		P-D		Section 5-319-H.IV.b.
Office and Business Professional	Bank/financial institution			S-1		
	Office	S-1		P-D		5-319-H.IV.c.
	Personal services			S-1		
Recreation and Entertainment (Indoor)	Movie theater			S-2		
Recreation and Entertainment (Outdoor)	General outdoor recreation, commercial			S-2		
	Golf course or driving range	S-2		S-2		Section 5-1004
	Rural recreational establishment (outdoor)	S-1				Section 5-319-H.IV.h.
Retail Sales	Greenhouse or nursery with retail	S-1		P-D		
	Grocery store (supermarket)			S-2		
	Retail, general (indoor)			S-2		
	Retail, general (outdoor)			S-2		
Vehicles and Equipment	Car wash			S-2		
	Gasoline station			S-2		
	Vehicle sales and rental			S-2		
	Vehicle service and repair and parts sales (indoor)			S-1		Section 5-319-H.IV.d.
	Bed and breakfast	P-D		S-1	P-D	Section 5-319-H.IV.e.
	Bed and breakfast	A			A	Section 5-319-H.IV.e Rental of 3 or fewer rooms as an Accessory Use to a SFR
	RV Park, Travel Trailer Campground			S-2		Section 5-319-H.IV.f.
	Semi-Primitive Campground (up to 20 guests with greater than 50 acres)	P-D				Section 5-319-H.IV.g.
	Semi-Primitive Campground (21 or more guests and/or less than 150 acres)	S-1				Section 5-319-H.IV.g.
	Hotel or motel			S-2		Section 5-319-H.IV.h.
	Lodge (hunting or guest ranch) (up to 20 guests)	P-D				Section 5-319-H.IV.i
	Lodge (hunting or guest ranch) (21 or more guests)	S-1				Section 5-319-H.IV.i

TABLE 5-319-3: TABLE OF ALLOWED USES

USE CATEGORY	USE TYPE	WMRA	WMRR	WMLI	WMTR	USE-SPECIFIC STANDARDS General standards in 5-319 I. App uses. Additional use-specific standards in 5-319H. may apply as noted
INDUSTRIAL USES Overlay restrictions may apply to Industrial uses. See Section 5-319 J.						
General Industrial Service	Minor	S-1		S-1		
	Major	S-2				Section 5-319-H.V.c.
Resource Extraction	Logging	S-1				Section 5-319-H.V.a (Note: certain amounts exempt development permit) and Sections 5-10 and 5-17
	Mining and/or mineral processing	S-2				Sections 5-16 and 5-10
	Oil and gas facility, major	S-2				Section 5-26
	Oil and gas facility, minor	P-D				Section 5-26
Manufacturing and Production	Manufacturing, heavy	S-2				Section 5-319-H.V.c.
	Manufacturing, light			S-1		Section 5-319-H.V.b.
	Shop-craft business or industry	S-1		P-D		
Warehouse and Storage	Construction staging area/stockpiling of dirt	S-2		S-2		Section 5-319-H.V.d.
	Mini-storage			S-1		Section 5-319-H.V.e.
	Recreational Vehicle (RV) storage and service	S-2		S-2		Section 5-319-H.V.f.
	Storage or hauling company			S-1		
	Warehouse			P-D		
Waste and Salvage	Material recovery facility	S-2				Section 5-319-H.V.g.
	Salvage, junk yard	S-2				Section 5-319-H.V.g.
ACCESSORY USES						
	Accessory use/structure	A-D	A-D	A-D	A-D	
	Dwelling, alley house				A-D	Section 5-319-H.VI.a.
	Caretaker or guard residence				A-D	
	Greenhouse (accessory to single-family dwelling)	A*	A-D	A-D	A-D	Section 5-319 F. I. * Building Permit may be required.
	Heliport			S-1		Section 5-319-H.VI.b.
	Home occupation (accessory to single-family dwelling)	A	A	A	A	Article 6 Definition. Section 5-319-H.VI.c.
	Outdoor storage			A-D		
	Solar energy collector	A	A	A	A	Section 5-319-H.V.d.
	Stable (accessory use)	A-D				Section 5-319-H.VI.e.
	Wind-powered energy generator	A-D	A-D	A-D	A-D	
TEMPORARY USES						
	Asphalt/concrete batch plant, temporary			T-D		Section 5-319-H.VII.a.
	Building material, yard/construction office, temporary			T-D		
	Construction staging area/stockpiling of dirt, temporary	T-D		T-D		Section 5-319-H.V.d. and Section 5-319-H.VII.b.
	Field office, temporary	T-D		T-D	T-D	
	Sales trailer, temporary	T-D		T-D	T-D	Section 5-319-H.VII.c.

5-319 F. Procedures that Apply

This Section sets forth procedures that apply within the Wright's Mesa zone districts. This Section supplements the general County review procedures found in Article 3 of this Land Use Code. In case of conflict between this Section and Article 3, the procedures in this Section shall control.

I. Uses Subject to Issuance of a Development Permit

Uses subject to issuance of a development permit shall comply with applicable regulations of this Land Use Code, including use-specific standards in Section 5-319 H and site development standards in Section 5-319 I. Development permits shall be processed in accordance with Section 3-402.

II. Special Uses

Special Uses are allowed only if the applicant applies for and is issued a Special Use Permit in accordance with the procedures below and in Article 3. Special Uses are subject to all other applicable regulations of this Land Use Code, including Section 5-10, the submittal requirements of Section 5-1002 E, the use-specific standards in Section 5-319 H and site development standards in Section 5-319 I. Special Uses require either a One- or Two-Step review procedure, as set forth in this Section and Section 3-6 of this Land Use Code.

a. One-Step Review (Wright's Mesa)

Uses that are subject to a One-Step Special Use Permit review and decision shall comply with procedures in this Section.

i. One-Step Review Process

The One-Step Special Use Permit review procedure shall be in accordance with the general review process described in Section 3-2 and the One-Step review procedure set forth in Section 3-5. The Board of County Commissioners shall be responsible for the meeting and/or public hearing and decision for one-step reviews on Wright's Mesa.

ii. Public Notice Abbreviated Process

Certain uses in the WMRA zone district subject to the One-Step review procedure are eligible to shorten the review process as follows:

(a)The following uses in the WMRA zone district are eligible for the abbreviated process: commercial stable; convent or monastery; cemetery; school (elementary or secondary); minor utility; rural resort or retreat; office; rural recreational establishment (outdoor); greenhouse or nursery with retail; lodge (hunting or guest ranch); and shop-craft, business or industry.

(b)An applicant proposing one of the above-listed uses who wishes to pursue the abbreviated process shall provide the county planning office with a draft copy of the notice to be sent to property owners. The notice shall include a description of the proposed project, including a site plan and list of proposed uses and activities, and a description of how the use will meet applicable standards of this code. The applicant shall also provide the county with a list of intended recipients of the written notice.

(c)Following approval of the draft notice and mailing list, the applicant shall send by postal mail or electronic mail a written copy of the notice, as approved by the county, to all contiguous property owners and landowners within one-half mile of the subject property line, plus all property owners along any private

road adjoining the subject property. The notification also shall include a consent form and a stamped envelope addressed to the county planning office.

(d) In addition to sending written notice, the landowner shall post notice of proposed project on-site, in accordance with county noticing requirements in Section 3-9 of this Land Use Code.

(e) If all recipients of the written notice sign and return the consent form within 30 days of the mailing of notification, indicating acceptance of the proposed project, the county shall review the use following the administrative review process set forth in Section 3-402 of this Land Use Code.

b. Two-Step Review

The Two-Step Special Use Permit review procedure shall be in accordance with the general review process described in Section 3-2 and Section 3-6 of this Land Use Code with: (1) Planning Commission Review and Recommendation, and (2) Board of County Commissioners Review and Decision.

c. Joint Review of Rezoning and Special Use Permit

Following a pre-application meeting with county staff, an applicant may submit a combined application for rezoning to the WMTR or WMLI district and a special use permit to establish a use in one of those districts. In such cases, the applications shall be processed concurrently.

d. Commencement and Expiration

All Special Uses shall comply with the commencement and expiration provisions in Section 5-1002.F, Review of Approved Special Uses.

III. Accessory and Temporary Use Review

Unless otherwise stated in this Code, accessory uses are subject to all other applicable regulations of this Land Use Code.

Temporary uses are subject to all other applicable regulations of this Land Use Code.

5-319 G. Area and Bulk Requirements

All primary and accessory structures are subject to the dimensional standards set forth in Table 5-319-4 below. These general standards may be further limited or modified by other applicable sections of this Land Use Code.

I. Dimensional Requirements

The table sets forth dimensional requirements for allowed uses and for accessory uses. Uses may be allowed on smaller pre-existing or non-conforming lots or parcels created through an OLP or other subdivision exemption provided that the proposed use meets other applicable standards.

II. Planned Unit Development (PUD) Variations in WMTR and WMLI Zone Districts

PUD is a subdivision procedure permitting variation of dimensional, permitted uses, and parking standards to allow flexibility with dimensional requirements. Where area and bulk requirements may be varied for the WMTR and WMLI zone districts, as allowed through a PUD, the table indicates the dimensional requirement allowed.

A PUD shall comply with all standards set forth in Section 5-14.

TABLE 5-319-4: AREA AND BULK REQUIREMENTS				
	WMRA	WMRR	WMLI	WMTR
MINIMUM LOT AREA				
Non-residential uses or group living	35 acres except for OLP and subdivision exemption	As previously platted	6,000 sf	
Single-family or duplex – no duplex in WMRA	35 acres except for OLP and subdivision exemption	As previously platted	5,000 sf	5,000 sf
Multi-family or cottage housing				2,500 sf (allowed by PUD)
Alley house, accessory use				7,500 sf (for single-family dwelling and alley house)
MAXIMUM LOT AREA				
Principal Use	n/a	n/a	n/a	10,000 sf
MINIMUM LOT WIDTH				
Non-residential uses or group living	50 ft	50 ft	50 ft	
Single-family	50 ft	50 ft	48 ft	48 ft
Multi-family				60 ft
Cottage housing				35 ft (allowed by PUD)
MINIMUM SETBACKS				
Front	30 ft.	10 ft.	15 ft.	15 ft.
Side	20 ft.	10 ft.	10 ft.	10 ft (no less than 5 ft for Cottage Housing allowed by PUD)
Rear	20 ft.	10 ft.	10 ft.	Zero for single-family; 10 ft for multi-family and alley houses; 5 ft (no less than five ft for cottage housing allowed by PUD) when rear yard is adjacent to an alley
MAXIMUM HEIGHT OF BUILDINGS				
Primary use	35 ft	35 ft	30 ft	25 ft
Accessory use	35 ft	35 ft	30 ft	18 ft
MAXIMUM LOT COVERAGE				
All uses	n/a	n/a	50%	25%
Cottage housing				40% for single-family and cottage housing (allowed through PUD)
Single-family with alley house accessory				50% or 5,000 ft, whichever is less
Planned Unit Development			80%	80%
MINIMUM FLOOR AREA PER UNIT				
Non-residential uses	No minimum	No minimum	No minimum	
Single-family	No minimum	No minimum	800 sf. GFA	800 sf. GFA
Duplex			500 sf. GFA	500 sf. GFA
Cottage				500 sf. GFA (allowed by PUD)
Multi-family or alley houses				350 sf. GFA (allowed by PUD)
OFF-STREET PARKING				
Shall be provided for each use as required in Section 5-702.				

5-319 H. Use-Specific Standards

All uses are subject to the applicable use-specific standards set forth in this Section.

I. **Agricultural:** See Definition of Agriculture in Section 5-319 K.

II. Agricultural Support Uses

This Section addresses the use-specific standards applicable to agricultural uses.

a. Agricultural Processing Facility

An agricultural processing facility in the WMRA zone district shall comply with the following standards:

- i. **Minimum Lot Area:** The minimum lot area shall be five acres.
- ii. **Structure Size:** The structure shall not exceed 2,000 square feet.
- iii. **Larger structures may be permitted by special use review.**
- iv. **The use shall comply with all applicable state and federal standards.**

b. Farm and Ranch-Based Tourism

A farm and ranch-based tourism use in the WMRA zone district shall comply with the following standards:

- i. **Minimum Lot Area:** The minimum lot area shall be five acres.
- ii. **Maximum Structure Size:** Structures shall not exceed 2,000 square feet. Larger structures may be permitted by special use review.
- iii. **Owner:** The use shall be operated or maintained by the owner, or occupant of the land upon which the activity is being conducted.
- iv. **Number of Visitors:** Up to 200 visitors per day may be allowed.
- v. **Parking:** Parking shall be screened from a county road or state highway to the extent possible, and use an all-weather surface, such as gravel, to control erosion and dust.

c. Farm Machinery Repair and Sales

A farm and machinery repair and sales use in the WMRA zone district shall comply with the following standards:

- i. **Storage of Equipment:** To the extent possible equipment and storage of materials for repair and sales shall be screened and located to the side or rear of buildings. The storage yard shall not exceed 20,000 square feet.
- ii. **Setbacks from Residential:** Structures for repair and equipment storage shall be a minimum of 100 feet from a lot line abutting an existing dwelling or property zoned for residential use.
- iii. **Noise:** Shall not exceed 55 dBA at the lot line adjacent to a residential use or where residential uses are allowed by right.

d. Feedlot, Commercial

A commercial feedlot in the WMRA zone district shall comply with the following standards:

- i. **Minimum Lot Area:** The minimum lot area shall be 35 acres.
- ii. **Setbacks from Residential:** The feedlot shall be a minimum of 200 feet from lot lines abutting existing dwellings or property zoned for residential use.
- iii. **Manure Management Plan:** As part of the Special Use application, the applicant shall prepare a Manure Management Plan for approval by the county.

- iv. **Water Protection:** No unconfined manure stacking or piling shall occur within the Source Water Protection Area Overlay (as set forth in Section 5-319 J), within 300 feet of a stream, or within 100 feet of an irrigation ditch.

e. Lumber Mill

A lumber mill shall comply with the following standards:

- i. **Minimum Lot Area:** The minimum lot area shall be 35 acres.
- ii. **Maximum Structure Size:**

LOT AREA	SIZE OF STRUCTURES
35 to 150 acres (Small Scale)	2,000 square foot maximum
>150 acres (Medium Scale)	10,000 square foot maximum

- iii. **Noise:** Noise at the lot line shall not exceed 55dBA adjacent to a residential use or where residential uses are allowed by right.
- iv. **Hours of Operation:** Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.
- v. **Setback:** The setback from the lot line adjacent to a residential use shall be 100 feet.
- vi. **Wright's Mesa Source Water Protection Area Overlay:** This use is prohibited in the Source Water Protection Area, as set forth in Section 5-319 J.
- vii. **Prohibited:** This use is prohibited in the Gunnison Sage-grouse Habitat Overlay.

f. Small-Scale Business

The intent of the small-scale business uses are to allow residents in the WMRA district to locate and operate small-scale service and contracting businesses or lease such businesses, which are compatible with the rural character of the district and agricultural operations and supplemental to an on-going agricultural business or residential use on a lot. Such businesses should locate near a paved county road; however, some businesses may locate to provide economical and convenient services in the area or to supplement farming and ranching as a source of income. Businesses shall operate with designs and conditions that mitigate impacts on neighboring residential properties. A small-scale business in the WMRA zone district shall comply with the following standards.

- i. **Minimum Lot Area:** The minimum lot area shall be five acres.
- ii. **Structure Size/Lot Size:** The business shall comply with the maximum structure size related to lot size identified in the table.

LOT AREA	SIZE OF STRUCTURES
<35	1,000 square foot maximum
35 to 150 acres	2,000 square foot maximum
>150 acres	4,000 square foot maximum. All structures larger than 2,000 square feet shall be permitted by special use review

- iii. **Vehicles:** The business shall not have more than four motor vehicles stored on the property. Vehicle parking shall be screened and placed to the rear of structure(s) to the extent possible.
- iv. **Number of Employees:** The business shall not have more than four

- employees working on the property.
- v. Heavy Equipment: The business shall have no heavy equipment stored outside.
- vi. Outdoor Storage (Size and Screening):

LOT AREA	SIZE OF STRUCTURES
<35	No storage yard permitted
35 to 150 acres	2,000 square foot maximum; screened with fencing or landscaping
>150 acres	2,000 square foot plus an additional 1,000 square feet of storage area shall be allowed for each additional 10 acres not to exceed 10,000 square feet, screened with landscaping

- vii. Setbacks from Residential: The following minimum setbacks shall apply from any lot line abutting a property with an existing dwelling unit or zoned for residential use:

LOT AREA	SETBACK
<35	100 feet from lot line
35 to 150 acres	150 feet from lot line
>150 acres	200 feet from lot line and 500 feet

- viii. Owner: The use shall be operated or maintained by the owner, or occupant of the land upon which the activity is being conducted.
- ix. Expansion: Once a small-scale business needs to expand its area, number of employees, or traffic beyond the capacity and character of the area, the business shall relocate to a location appropriately zoned for commercial or light industry.
- x. Adaptive Re-use: The adaptive re-use of farm structures for the intended use of home occupations and small businesses is allowed with respect to the use of small-scale businesses.

g. Stable, Commercial

A commercial stable shall comply with the following standards:

- i. Structure Size/Lot Size: Structures shall be permitted on lots that conform with the minimum lot or parcel size set forth in the table below:

LOT AREA	SIZE OF STRUCTURES
<35	A commercial stable is not allowed on lots smaller than 35 acres
35 to 150 acres	20,000 square foot maximum
>150 acres	30,000 square foot maximum

h. Wayside Stand

A wayside stand shall comply with the following standards:

- i. Maximum Structure Size: The structure shall not exceed 1,000 square feet.
- ii. Parking: Parking shall be provided on-site with all-weather surface, such as gravel, to control erosion and dust. Parking shall comply with standards set forth in Section 5-702.

i. Kennel and Veterinary Clinic or Hospital

A kennel in the WMLL and WMRA zone districts shall comply with the following standard:

- i. **Outdoor Runs/Residential Setback:** Outdoor runs shall only be permitted by special use review and shall only be approved if adverse noise and odors on nearby properties can be avoided or mitigated.

II. Residential

a. Cottage Housing

A cottage housing development in the WMTR district shall develop as part of a PUD and shall comply with the following standards:

- i. **Lot Area (Minimum and Maximum):** Minimum lot area shall be 30,000 square feet. Maximum lot area shall be 45,000 square feet.
- ii. **Number of Units (Minimum and Maximum):** Shall include a minimum of four units and a maximum of nine cottage dwelling units, all included in one development application.
- iii. **Size of Units:** A detached dwelling unit shall not be greater than 850 square feet in lot coverage or a maximum floor area of 1,500 square feet or 1.5 times the lot coverage, whichever is less.
- iv. **Common Open Space:** Each cottage dwelling unit shall include a minimum of 250 square feet of common open space. At least 50% of each cottage dwelling unit shall abut common open space. All cottage dwelling units shall be within 60 feet of common open space, and the common open space shall have cottage dwelling units abutting at least 50% of its boundaries.

b. Dwelling, Live/Work

The live/work use may have a maximum of one additional employee who is not a resident.

c. Dwelling, Multi-Family

Multi-family units in the WMTR district shall be developed only as part of a PUD and shall comply with the following standards:

- i. **Location:** Units shall be located within the WMTR or WMLL master plan area. The density and appearance must be compatible with the surrounding neighborhood.
- ii. **Streets:** Streets shall be adequate for traffic generated by the use.
- iii. **Variety:** The development provides a variety of model or building types.
- iv. **Massing:** Design techniques shall be used to break up the scale of buildings that are greater than 20,000 square feet GFA to provide visual diversity.
- v. **Utilities:** Utilities shall be adequate to serve the development.

d. Secondary Dwelling Unit

A secondary dwelling unit shall be allowed provided that it complies with the following standards:

- i. **Minimum Lot Size:** The minimum lot size shall be five acres.
- ii. **Secondary use:** No uses other than a single-family dwelling, home occupation(s), and/or agriculture and ranching activities exist on the property, and no subdivision Exemption for Wright's Mesa has been granted for the parcel, and the parcel was not created through a Subdivision Exemption for Wright's Mesa.

- iii. Location: The secondary dwelling unit may be attached to or located within 300 feet of the primary residence (as measured between the closest exterior walls). A secondary dwelling unit more than 300 feet from the primary residence shall only be permitted by special use review.
- iv. Size: The unit shall not exceed 2,500 square feet floor area, and shall contain full kitchen and bathroom facilities.
- v. Ownership: Secondary Dwelling units shall not be conveyed or sold separately from the remainder of the parcel and shall remain under the same ownership as the primary residence.

e. Boarding or Rooming House

A boarding or rooming house use shall provide at least 70 square feet of habitable floor area for each room intended for sleeping and at least 30 additional square feet of floor space for each additional intended occupant.

f. Co-Housing

Co-housing units may be permitted in the WMTR and WMLI zone districts only as part of a PUD if they are located within the WMTR or WMLI master plan area. The density and appearance must be compatible with the surrounding neighborhood.

III. Public and Institutional

a. Community/Recreation Center

A community and or recreation center shall comply with the following standards:

- i. Size: Structure shall not exceed 15,000 square feet of gross floor area.
- ii. Lighting: Lighting will be screened and downcast.
- iii. Noise: Building will be designed so that noise will not interfere with the surrounding uses. Noise shall not exceed 55 dBA at the lot line adjacent to a residential use or where residential uses are allowed by right.
- iv. Storage: Adequate provision shall be made in the design and/or location of building and loading areas for equipment, and supplies, so that storage and service areas are screened from adjacent residential areas and the street.
- v. Hours of Operation: Hours of operation shall be determined through special use review.
- vi. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District.
- vii. Parking: Parking shall comply with Section 5-702. Parking shall be screened and sited to minimize visual impacts of the development.
- viii. Other: Alcohol may be served at private functions pursuant to a valid special events liquor license.

b. Government Administration and Civic Building

A government administration and civic building shall comply with the following standards:

- i. Maximum Size: The gross floor area shall not exceed 10,000 square feet.
- ii. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District.
- iii. Parking: Parking shall comply with Section 5-702 and shall be screened and sited to minimize visual impacts of the development.

c. Educational Facility

Any school or trade or vocational school shall comply with the following standards:

- i. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District.
- ii. Parking: Parking shall comply with Section 5-702 and shall be sited to minimize the visual impacts of the development.
- iii. Adequate Roads and Utilities. The applicant shall demonstrate that adequate roads exist to access the property and that adequate utilities are or will be in place to service the facility.
- vi. Noise: Noise at the lot line shall not exceed 55dBA adjacent to a residential use or where residential uses are allowed by right.

d. Public Safety Facilities

A public safety facility shall comply with the following standards:

- i. Minimum Lot Area: The minimum lot area shall be one acre.
- ii. Storage: The total area of storage shall not exceed more than 20% of the lot.
- iii. Setbacks from Residential: The public safety facility shall be a minimum of 50 feet from lot lines abutting an existing dwelling or property zoned for residential use.

e. Religious Assembly Facility

Any religious facility shall comply with the following standards:

- i. Maximum Size: The gross floor area shall not exceed 15,000 square feet in the WMTR and WMLI zone districts and 10,000 square feet in the WMRA zone district.
- ii. Maximum Auditorium Seating: The main worship area or sanctuary shall not exceed seating capacity for 200 persons.
- iii. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District.
- iv. Parking: Shall comply with Section 5-702. Parking shall be screened and sited to minimize visual impacts of the development.

f. Tower/Antenna

Any transmission tower or antenna shall comply with the following standards:

- i. Maximum Height: The use may extend up to ten feet above the specified maximum height limit.
- ii. Stealth Design: The applicant shall incorporate stealth design features, as approved by the county, to minimize the visual impact of the tower or antenna.
- iii. Review Procedure: The use may extend above the specified maximum limit with a One-Step review Special Use Permit approval.

g. Renewable Energy Facility

Any renewable energy facility shall comply with the following standards:

- i. Maximum Height: The use may be approved using the administrative review and development permit process if it will not exceed the district's maximum height limit. An applicant may propose to exceed the district's maximum height limit by up to 20% by seeking approval through the

- Special use process indicated in the use table.
- ii. Minimum Lot Area: The minimum lot area shall be 35 acres.
- iii. Noise: Noise at the lot line shall not exceed 55dBA adjacent to a residential use or where residential uses are allowed by right.
- iv. Setback: The setback from the lot line adjacent to a residential use shall be 200 feet.
- v. Review Procedure: The use may extend above the specified maximum limit with a One-Step review Special Use Permit approval.
- vi. Gunnison Sage-grouse habitat: Wind turbines are restricted in lek sites within the Gunnison Sage-grouse Habitat Overlay.

IV. Commercial

a. Conference and Training Centers and Rural Resort or Retreat

A conference and training center shall comply with the following standards:

- i. Maximum size: The gross floor area of the structure(s) shall not exceed 10,000 square feet.
- ii. Maximum Auditorium Seating/Events: The main auditorium or meeting room shall not exceed capacity for 200 persons. No event shall have more than 200 people in attendance.
- iii. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District.
- iv. Parking: Parking shall comply with Section 5-702. Parking shall be screened and placed to the side or rear of the structure(s).

b. Restaurant or Bakery

A restaurant or bakery shall comply with the following standards:

- i. In the WMRA zone district, the restaurant or bakery must be related to an on-site agricultural use or on-site agricultural processing and the restaurant or bakery shall not exceed 2,000 square feet.

c. Office

An office located outside a home shall comply with the standards in this Section. (Offices located in homes that are being occupied for residential purposes are defined either as home occupations or as accessory to the residential use and are subject to applicable requirements in Section 5-319 H.VI, Accessory Uses and Structures.)

- i. Maximum Structure Size: The office shall comply with the maximum structure size by zone district as provided in the table below.

LOT AREA	SIZE OF STRUCTURES
WMRA	2,000 square feet of floor area maximum
WMLI	Up to 20,000 square feet of floor area for an office complex, with offices designed as smaller units

- ii. Parking: Parking shall comply with Section 5-702 and shall be screened and placed to the side or rear of structure(s).

d. Vehicle Service and Repair and Parts Sales (indoor)

Vehicle service and repair garages shall comply with the following standards.

- i. Frontage: To the maximum extent feasible, the entrance to a vehicle repair

- bay shall not face the primary street frontage.
- ii. Screening and Storage: Vehicle service bays facing a rear or side setback shall be screened from adjacent residentially zoned properties. All parts and equipment shall be stored indoors at all times or screened from off-site view by a wall or fence that is at least six feet in height.
- iii. No off-site parking for vehicles awaiting repairs shall occur.

e. Bed and Breakfast

A Bed and breakfast shall comply with the following standards:

- i. Minimum Lot Area: In the WMRA district, the minimum lot area shall be five acres. In other districts, the minimum lot area shall be consistent with the zoning district standard.
- ii. Number of Rooms for Rent: The maximum number of rooms for rent shall be based on the lot area, as shown in the table below. Rental of three or fewer bedrooms will be considered an accessory use to a single-family residence.

LOT AREA	MAXIMUM NUMBER OF ROOMS FOR RENT
5 or more acres	3 rooms as an Accessory Use to SFR
5 to 150 acres	5 rooms
>150 acres	10 rooms

- iii. Setback: The structure shall be setback a minimum of 100 feet from the lot line.
- iv. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District or by a water supply system and sewage collection and disposal system approved by the Colorado Department of Public Health and Environment.
- v. Parking Screening: Provisions shall be made for adequate all-weather parking, such as gravel. Parking shall be screened and placed to the side or rear of structure(s) to the extent possible.

f. Recreational Vehicle Park, Travel Trailer Park or Campground in the WMLI Zone District

A recreational vehicle/travel trailer park, campground and incidental facilities shall comply with all applicable state Colorado Department of Public Health and Environment (CDPHE) and County Environmental Health review standards and with the following standards.

- i. Minimum Lot Area: The minimum lot area shall be two acres.
- ii. Maximum Lot Area: The maximum lot area shall be five acres.
- iii. Lot Size/Number of Spaces: The campground may have up to 10 spaces per acre. An applicant is not automatically entitled to this maximum density.
- iv. Duration of Stay: Such areas may be occupied only by persons using RV's, travel trailers, truck campers, and tents for overnight and short duration camping. No park or campground shall be used for long-term housing (i.e., stays of longer than 30 consecutive days or a total of 30 days within any 120-day period) unless an alternative time-frame is established as part of a special use review.
- v. Size of Spaces: Each space shall be at least 1,500 square feet and at least 30 feet wide.
- vi. Setbacks from Property Line: Front 25 feet, Side 25 feet, Rear 25 Feet.

- bay shall not face the primary street frontage.
- ii. Screening and Storage: Vehicle service bays facing a rear or side setback shall be screened from adjacent residentially zoned properties. All parts and equipment shall be stored indoors at all times or screened from off-site view by a wall or fence that is at least six feet in height.
- iii. No off-site parking for vehicles awaiting repairs shall occur.

e. Bed and Breakfast

A Bed and breakfast shall comply with the following standards:

- i. Minimum Lot Area: In the WMRA district, the minimum lot area shall be five acres. In other districts, the minimum lot area shall be consistent with the zoning district standard.
- ii. Number of Rooms for Rent: The maximum number of rooms for rent shall be based on the lot area, as shown in the table below. Rental of three or fewer bedrooms will be considered an accessory use to a single-family residence.

LOT AREA	MAXIMUM NUMBER OF ROOMS FOR RENT
5 or more acres	3 rooms as an Accessory Use to SFR
5 to 150 acres	5 rooms
>150 acres	10 rooms

- iii. Setback: The structure shall be setback a minimum of 100 feet from the lot line.
- iv. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District or by a water supply system and sewage collection and disposal system approved by the Colorado Department of Public Health and Environment.
- v. Parking Screening: Provisions shall be made for adequate all-weather parking, such as gravel. Parking shall be screened and placed to the side or rear of structure(s) to the extent possible.

f. Recreational Vehicle Park, Travel Trailer Park or Campground in the WMLI Zone District

A recreational vehicle/travel trailer park, campground and incidental facilities shall comply with all applicable state Colorado Department of Public Health and Environment (CDPHE) and County Environmental Health review standards and with the following standards.

- i. Minimum Lot Area: The minimum lot area shall be two acres.
- ii. Maximum Lot Area: The maximum lot area shall be five acres.
- iii. Lot Size/Number of Spaces: The campground may have up to 10 spaces per acre. An applicant is not automatically entitled to this maximum density.
- iv. Duration of Stay: Such areas may be occupied only by persons using RV's, travel trailers, truck campers, and tents for overnight and short duration camping. No park or campground shall be used for long-term housing (i.e., stays of longer than 30 consecutive days or a total of 30 days within any 120-day period) unless an alternative time-frame is established as part of a special use review.
- v. Size of Spaces: Each space shall be at least 1,500 square feet and at least 30 feet wide.
- vi. Setbacks from Property Line: Front 25 feet, Side 25 feet, Rear 25 Feet.

g. Campground Semi-Primitive

A Semi-Primitive Campground shall comply with the following standards:

- i. A Semi-Primitive Campground has rudimentary facilities where such improvements are designed for protection of the site and not for the comfort of the minimal number of campers in the limited use area.
- ii. A Semi-Primitive Campground is accessible only by walk-in, equestrian, or motorized trail vehicles.
- iii. RV or trailer camping would not be allowed in a Semi-Primitive Campground.
- iv. A Semi-Primitive Campground shall comply with all applicable state of Colorado Department of Public Health and Environment (CDPHE) and County Environmental Health review standards.
- v. Number of Guests: The Campground may have up to 20 overnight guests on more than 150 acres. Campgrounds accommodating more than 20 overnight guests or less than 150 acres shall be permitted by special use review.

h. Hotel or Motel

- i. Number of Units: Shall be determined upon submittal of site plan, lot size, parking requirement and landscaping plan.
- ii. Parking: Must provide one space per unit plus one space per every 3 employees.
- iii. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District or a water supply system and sewage collection and disposal system approved by the Colorado Department of Public Health and Environment and the County Health Department.

i. Lodge (Hunting or Guest Ranch)

A lodge shall comply with the following standards:

- i. Number of Guests: The lodge may have up to 20 overnight guests on more than 150 acres. Lodges accommodating more than 20 overnight guests or less than 150 acres shall be permitted by special use review.
- ii. Setback: The structure shall be setback a minimum of 100 feet from the lot line.
- iii. Utilities: The facility shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District or a water supply system and sewage collection and disposal system approved by the Colorado Department of Public Health and Environment and the County Health Department.
- iv. Parking Screening: Provisions shall be made for adequate all-weather parking, such as gravel. Parking shall be screened from a county road or state highway and placed to the side or rear of structure(s) to the extent possible.

j. Rural Recreational Establishment (Outdoor)

Outdoor shooting ranges are not allowed on Wright's Mesa.

V. Industrial

a. Logging

A logging operation is subject to the following standards:

i. Board Feet Hauling Allowances by Lot Size:

LOT AREA	HAULING ALLOWANCE
<35 acres	Hauling up to 15,000 board feet in any 12 month period is exempt from the development permit requirement and standards below
35 to 150 acres	Hauling up to 50,000 board feet in any 12 month period is subject to provisions in Section 5-17 and standards below
>150 acres	Hauling up to 50,000 board feet in any 12 month period is exempt from the development permit requirement, but shall comply with standards below. Hauling 50,000 board feet or more in any 12 month period is subject to provisions in Section 5-17 and standards below

- ii. **Setbacks:** Setback shall be 100 feet from lot line to logging except to selectively remove dead or diseased trees.
- iii. **Prohibited:** Removing, damaging, or destroying trees or other vegetation within the Wright's Mesa Source Water Protection Area Overlay or within the Gunnison Sage-grouse Habitat Overlay is prohibited except to selectively remove dead or diseased trees or if requested by CDOW.

b. Light Manufacturing

Light manufacturing shall comply with the following standards:

- i. **Size of Structure:** The maximum structure size is based on the zone district.

ZONE DISTRICT	SIZE OF STRUCTURES
WMLI	10,000 square feet floor area maximum

- ii. **Vehicles:** The business shall not have more than four motor vehicles stored on the property in the WMRA zone district. Motor vehicle parking shall be screened and placed to the side or rear of structure(s) to the extent possible.
- iii. **Number of Employees:** The business shall not have more than four employees working on the property in the WMRA zone district.
- iv. **Heavy Equipment:** The business shall have no more than two pieces of heavy equipment stored outside in the WMRA zone district. Equipment shall be screened from public right-of-way.
- v. **Outdoor Storage (Size and Screening):** The maximum size is based on the zone district.

LOT AREA	HAULING ALLOWANCE
WMLI	1,000 square foot maximum; screened with fencing or landscaping
WMRA	500 square foot maximum, screened with fencing or landscaping

c. General Industrial Service (Major) and Heavy Manufacturing

Any such use in the WMRA zone district shall comply with the following standards that are consistent with the Wright's Mesa Master Plan:

i. Location:

The service, manufacturing, and processing use must be sited:

- (a) Where land is already impacted by industry or mining;
- (b) Away from Highway 145 on a paved county road;
- (c) Where it will minimize visibility and skylining from Highway 145 and county roads;
- (d) Not permitted in the Wright's Mesa Source Water Protection Area Overlay;
- (e) Not permitted in the Gunnison Sage-grouse Habitat Overlay or Elk Winter Range; and
- (f) Where prevailing winds will not affect the Town of Norwood or neighborhoods.

ii. Standards:

In addition to meeting the locational criteria in (i) above, the following standards shall apply:

- (a) **Minimum Lot Size:** the minimum lot size shall be ten acres.
- (b) **Setback:** A minimum setback of 200 feet from the lot line shall apply from an existing dwelling or property zoned for residential use;
- (c) **Outdoor storage, waste, and refuse facilities, mechanical equipment, loading facilities, and heavy equipment** shall be screened with an opaque six foot fence, or landscaping and natural berming (with an approved landscape plan);
- (d) Structures shall have a maximum height of 35 feet;
- (e) **Vibration** shall not be noticeable beyond the lot line;
- (f) **Noise:** Noise shall not exceed 60 dBA at a lot line that abuts a commercial property or 55 dBA at the property line adjacent to a residential use or where residential uses are allowed by right;
- (g) **Hours of Operation:** Shall be limited to 7:00 a.m. to 7:00 p.m.
- (h) Applicant shall submit a plan to address chemicals, waste, disposal methods, potential impacts to air and water (and comply with all other county, state, and federal standards).

d. Construction Staging Area/Stockpiling of Dirt

A construction staging area and stockpiling of dirt shall comply with the following standards:

- i. **Minimum lot size:** The minimum lot size shall be five acres.
- ii. **Pile area:** A single stockpile of dirt shall not exceed an area greater than one acre.
- iii. **Height:** Construction materials and a single stockpile of dirt shall not exceed 15 feet above natural grade.
- iv. **Slope:** The slope shall not exceed a 3:1 ratio.
- v. No stockpile is permitted in the Wright's Mesa Source Water Protection Area Overlay or the Gunnison Sage Grouse Habitat Overlay.
- vi. The use shall comply with all other standards in Section 5-4.

e. Mini-storage

Mini-storage units shall comply with the following standards:

- i. Size: The facility shall not exceed 2,500 square feet in the WMRA zone district. Facilities larger than 2,500 square feet in the WMLI zone district are only permitted by special use.
- ii. Setbacks: The mini-storage structure shall be set back at least 100 feet from the lot line abutting a highway or county road or an existing dwelling or property zoned for residential use.
- iii. Screening and Fencing: A six foot opaque perimeter wall or fence, or landscaping and natural berming (with an approved landscape plan) shall be constructed adjacent to residential areas to provide screening.
- iv. Lighting: Exterior lighting shall illuminate downward.
- v. Signage: Signage shall be unlit.
- vi. Outdoor Storage: No exterior storage of goods or materials shall occur. Covered trash dumpsters shall be maintained on-site.

f. Recreational Vehicle (RV) Storage and Service

A RV storage and service use shall comply with the following standards:

- i. Size: The outdoor storage area shall not exceed 40,000 square feet.
- ii. Screening and Fencing: The storage area shall be fenced with a sight-obscuring fence that is a minimum of six feet high. The design of the fence shall be compatible with the surrounding properties and shall be approved by the Planning Director.

g. Material Recovery Facility or a Salvage, Junk Yard

These uses shall comply with the following standards:

- i. Stacking: No material shall be piled or stacked to a height in excess of 15 feet above the ground level.
- ii. Screening and Fencing: All site boundaries shall be fenced with a sight-obscuring fence at least eight feet high, except on the portion of site boundaries where a structure abuts the lot line. The design of the fence shall be compatible with the surrounding properties and shall be approved by the Planning Director.

VI. Accessory Uses and Structures

An accessory use shall be incidental and customarily subordinate to a principal use of the property. All accessory uses shall comply with the standards for the principal use and the standards set forth in this Section.

a. Alley House (Accessory)

An alley house, as an accessory use to a conforming single family dwelling in the WMTR district, is subject to the following conditions:

- i. Size of Building: The alley house may contain up to 500 square feet or 50% of the finished and heated square footage of an otherwise conforming single family dwelling or double-wide manufactured/mobile home (excluding garage space) whichever is less;
- ii. Configuration: The alley house may be attached or detached to an otherwise conforming single family dwelling unit or a double wide manufactured/mobile home, a garage or other accessory building, subject to compliance with applicable setbacks and maximum lot coverage requirements.
- iii. Parking: One additional off-street parking space with access to and from

an alley shall be provided for the alley house, in addition to off-street parking otherwise required for single family residences in Section 5-702.

- iv. Utilities: All applicable water and sewer fees shall be paid for the accessory alley house as required for any residence or dwelling unit.
- v. Other: The alley house shall not be sold separately.

b. Heliport

A heliport is an accessory use for public purposes only in the WMLI district and shall comply with the following standards.

- i. Minimum Lot Area: The minimum lot area shall be two acres.
- ii. General Aviation Standards: The heliport shall meet all state and federal aviation standards and design criteria.
- iii. Setbacks from Residential: The heliport shall be a minimum of 500 feet from an existing dwelling or property zoned for residential use.
- iv. Fire Protection: The use development shall include adequate fire protection measures.

c. Home Occupation

- i. Home occupation(s) in the WMTR and WMLI districts shall be permitted as accessory uses to a dwelling unit, provided each home occupation complies with the following standards:

- (a) Activity/Location: The use shall be clearly incidental or secondary to the residential use of the building.
- (b) Structural Alteration: The use does not involve any structural alteration in the main building or any of its rooms or involve the installation of machinery or additional equipment other than that customary to normal household operations.
- (c) Employees and Residency: No person other than a member of the family or owner or the user of the principal dwelling shall be employed or work in or at such home occupation.
- (d) Signs: A person who engages in a home occupation shall not use an advertisement, sign, or display on or off the premises.
- (e) Hours: A home occupation shall not operate during the hours other than 8:00 a.m. to 10:00 p.m.
- (f) Patrons: A home occupation shall not involve more than 4 patrons on the premises at one time.
- (g) Off-Site Impacts/Noise: A home occupation shall not generate loud and raucous noise, or utilize mechanical, electrical, or other equipment or items that produce noise, electrical, or magnetic interference, vibration, heat, glare, smoke, dust, odor, or other nuisance outside the residential building that substantially and unreasonably interferes with the use and enjoyment of adjacent property or interferes with public peace and comfort.
- (h) Outdoor Storage: The use shall not store outside of the dwelling unit any equipment or materials used in the home occupation.
- (i) Occupational License: The use shall operate pursuant to a valid occupational license for the use held by the resident of the dwelling unit, if required.

- ii. In the WMRA and WMRR districts, a home occupation shall be permitted as an accessory use to a dwelling unit subject to compliance with the standards set forth in the Land Use Code Article 6, Definitions ("Home occupation").

d. Outdoor Storage

Outdoor storage, as an accessory use in the WMLI zone district, is subject to the following standards:

- i. **Location:** Each outdoor storage area shall be incorporated into the overall design of the primary structure on the site and shall be located at the rear of the primary structure. No materials may be stored in areas intended for vehicular or pedestrian circulation.
- ii. **Type of Goods:** Goods stored in an approved outdoor storage area shall be limited to those sold on the premises as part of an associated primary use.
- iii. **Screening and Fencing:** Each outdoor storage area shall be screened from view from all lot lines and adjacent rights-of-way by an opaque fence or wall that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. The fence shall be of the appropriate height that all outdoor storage areas are effectively screened. Materials may not be stored higher than the height of the primary structure. A landscaped earthen berm may be used instead of or in combination with a required fence or wall.

e. Stable, Accessory Use

A stable, as an accessory use, shall comply with the following standards:

- i. **Minimum Lot Size:** The lot shall be at least two acres in size.
- ii. **Size:** An accessory use stable shall not exceed 6,000 square feet.
- iii. **Setback:** The stable shall be set back from the lot line at least 50 feet.

VII. Temporary Uses and Structures

The WMTR, WMLI, and WMRA zone districts allow for the establishment of certain temporary uses for a limited duration, provided that such uses comply with the general and specific standards of this Section.

a. Asphalt or Concrete Batch Plant (Temporary)

A temporary asphalt or concrete batching plant to furnish concrete, asphalt, or both, to the specific project for which a Temporary Development Permit is issued shall comply with the following standards.

- i. **Duration:** The batch plant Temporary Permit will be valid for up to six months.
- ii. **Location:** The placement of a temporary batching plant for a private project is restricted to the site of the project.
- iii. **Applicable Laws:** The batch plant site shall comply with all applicable provisions of county, state, and federal laws.
- iv. **Setbacks:** The batch plant shall be located a minimum of 600 feet from a residence.
- v. **Hours of Operation:** Limited to Monday through Friday, 7:00 a.m. to 7:00 p.m.
- vi. **Off-Site Impacts:** No portion of the batch plant or its operation shall be located on a public street. The temporary plant shall be operated in a manner that eliminates unnecessary dust, noise, and odor (as illustrated by, but not limited to, covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust).
- vii. **Completion:** The site must be clear of all equipment, material, and debris upon completion of the project. At termination and/or removal of plant permit, permittee shall have the person responsible walk the site with the

Building Official or his/her designee to verify the site meets county approval. All public improvements that are damaged during the operation of the temporary batching plant must be repaired within 30 days of completion of the project.

b. Construction Staging Area/Stockpiling of Dirt (Temporary)

A construction staging area and stockpiling of dirt shall comply with the following standards to obtain a Temporary Development Permit:

- i. Standards in Section 5-319-H.V.d shall apply.
- ii. Duration: A temporary permit allowing stockpiling may be issued for a period not to exceed 120 days from approval of a Temporary Development Permit, unless an alternative time period is approved by the County.

c. Sales Trailer (Temporary)

A temporary use permit may be issued for a mobile office trailer used while model homes are being constructed subject to the following conditions:

- i. Duration: A temporary permit allowing sales from a mobile office trailer may be issued for a period not to exceed 120 days from approval of a Temporary Development Permit, with no extensions, while permanent model homes are being constructed.
- ii. The trailer shall not be used for living or sleeping purposes.
- iii. Skirting shall be installed around the trailer to conceal the undercarriage.
- iv. The trailer shall be located in a platted subdivision on a lot that is owned by the applicant/builder and shall not be located within a required front yard.
- v. A building permit must be issued for the model home at the time of the temporary permit for the trailer.

5-319 I. Site Development Standards

Uses on Wright's Mesa shall comply with the following site development standards.

I. General Wright's Mesa Standards

All development shall comply with the standards set forth in Section 5-6, which establishes service standards; Section 5-7, which establishes improvement standards (including but not limited to parking drainage and flood control, signs, lots, monuments, and landscaping); Section 5-8, dedication standards (including but not limited to parks and public areas, school land); and the following:

a. Landscaping and Screening

- i. The Planning Commission and the Board of County Commissioners may require planting of trees and other plant material to mitigate visual impacts of development.

b. Lighting

i. General Lighting Standards

Lighting regulations regulate outdoor night-time lighting fixtures to preserve, protect, and enhance the dark sky while conserving energy, permitting reasonable and safe use of outdoor night-time lighting, minimizing glare and obtrusive light, and helping to protect the natural environment from the damaging effects of night lighting. All outdoor fixtures shall be required to shield exterior lighting to prevent direct

visibility of light bulbs from off-site. All exterior lighting shall be directed toward the ground or the surface of a building. High-intensity sodium-vapor and similar lighting are prohibited.

ii. Exempt Lighting

The following are exempt from the requirements of this Section:

- (a) Outdoor lighting fixtures existing or legally installed prior to the effective date of this Section; however, when existing lighting fixtures are repaired and replaced, they will be subject to the provisions of this Section.
- (b) Outdoor lighting fixtures that are necessary for worker safety at farms, ranches or dairies. IDA full-cutoff shielding is encouraged.
- (c) Outdoor lighting for stairs, ramps, exit signs, and other illumination required by building code, as long as IDA full-cutoff shielding is employed.
- (d) Holiday or temporary lighting (less than 30 days use in any one year).
- (e) Emergency lighting used by police, firefighters, or medical personnel and that is in operation as long as the emergency exists.

II. Additional Site Development Standards for WMTR and WMLI Zone Districts

All uses on Wright's Mesa in the Norwood Master Plan Boundary are subject to the general site development standards in subsection I above plus the following additional standards:

a. Lighting Standards for WMTR and WMLI Zone Districts

The following lighting standards apply in the WMTR and WMLI Zone Districts.

- i. **High Intensity Sodium-Vapor Prohibited**
High-intensity sodium-vapor and similar lighting shall be prohibited.
- ii. **Shielding and Lighting Design**
All exterior lighting installations subject to this Code shall be designed and installed to be fully shielded ("full cutoff," as described by the International Dark-sky Association (IDA)). In residential areas, lights should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter. Parking lots and other background spaces shall be illuminated as unobtrusively as possible with full-cut-off shielding while meeting the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize local lighting that defines the space without glare. In no case shall exterior lighting directly illuminate any point off-site.

b. Performance Standards

All uses shall conform in operation, location, and construction to the subject performance standards herein specified so that the public health, safety, and welfare will be protected. The location, size, design, and operating characteristics of all uses shall minimize adverse impacts, including visual impacts on surrounding properties.

- i. **Noise:** It is unlawful for any person to make, continue, or cause to permit to be made or continue any unreasonable noise upon any premises under such person's control or operation. "Unreasonable noise" means any sound or such level or duration as to be or tend to be injurious to human health or welfare, or which would interfere with the enjoyment of life or property. Noise shall not exceed 55 dBA at the lot line.

- ii. **Smoke and Particulate Matter:** No operation or use shall at any time create smoke and particulate matter beyond the property perimeter of the source of operation that causes a nuisance or distracts from the use and enjoyment of adjacent property.
- iii. **Odors:** No use shall be located or operated in any district that involves the emission of odors from a source of operation where the odors are noticeable beyond the property perimeter.
- iv. **Fire and Explosive Hazard Material:** No use involving the manufacture or storage of compounds or products that decompose by detonation shall be permitted, except that chlorates, nitrates, phosphorous, and similar substances and compounds in small quantities for use by industry, school laboratories, pharmacists, or wholesalers may be permitted when approved by the Norwood Fire Protection District as not presenting a fire or explosion hazard. The storage and use of all flammable liquids and materials shall only be permitted when such use conforms to county standards.
- v. **Toxic Materials:** No operation shall emit a concentration across the property perimeter of toxic or noxious matter that will exceed threshold limits set forth by the Colorado Department of Health.
- vi. **Vibration:** No operation or use shall at any time create earthbound vibration across the property perimeter of the source of operation that creates a nuisance or distracts from the use and enjoyment of adjacent property.

III. Highway 145 Scenic Corridor Standards

These standards are intended to protect the scenic resources along Highway 145, including those lands adjacent to and most visible from State Highway 145 which substantially contribute to the unique visual character of Wright's Mesa or the entrance to Norwood. The standards steer development away from the most highly visible sites and ensure that developments are designed to complement the natural features to maintain an aesthetically pleasing, rural approach to Norwood. Land development may be clustered elsewhere on a site, as may be appropriate.

a. Applicability

Development on any parcel of land (or any portion of land) that falls within 100 feet of the right-of-way of Highway 145 on Wright's Mesa shall comply with these standards.

b. Exemption

These standards do not apply to agriculture (use of land for the production of food, including crops, pasture, raising of livestock, greenhouses or accessory uses or structures ancillary to the primary agricultural use).

c. Standards

Development within 100 feet of the Highway 145 right-of-way shall generally comply with the standards in this Section. Compliance with every standard is not required, but developments shall comply with the cumulative intent of these standards:

- i. Utilize existing topography such as dry ridges and hills to screen buildings to the maximum extent possible from the highway.
- ii. Design developments to complement the natural topography of the land, whenever possible and appropriate.
- iii. Utilize innovative architectural techniques such as earth sheltered design and clustering of structures in the least visible portion of the site.
- iv. Design structure height and bulk to avoid to the maximum extent possible visibility from the highway.

- v. Avoid locating uses on the highest ground or most visible sites from the highway.
- vi. Cluster development outside of the 100-foot setback, or on a suitable site with the least possible visual impact on the highway.
- vii. Avoid development within wetland and wildlife habitat areas.
- viii. Utilize landforms and earth moving to complement and enhance development rather than as primary devices for screening development from the highway.

5-319 J. Overlays

This section establishes overlays for the Wright's Mesa Source Water Protection Area and the Gunnison Sage-grouse Habitat Area, as illustrated in Figure WM1.

I. Wright's Mesa Source Water Protection Area Overlay

The following standards apply to protect water supply and waterworks from pollution, impairment, injury, or damage and to aid in implementing the Town of Norwood "Watershed Protection District Regulations," Ordinance No. 1113, Series of 2008:

a. District Boundary

The boundaries of the Wright's Mesa Source Water Protection Area Overlay are illustrated on Figure WM1.

b. Prohibited Uses

The following uses shall be prohibited within the Wright's Mesa Source Water Protection, unless a permit for such activity is issued by the Town of Norwood:

- (a) Logging,
 - (b) Lumber mills,
 - (c) Mining,
 - (d) Major oil and gas facilities (unless allowed by state regulations), and
 - (e) Commercial feed lots and other commercial livestock impoundments not part of any farming or ranching operations, excluding agricultural operations including grazing and noncommercial domestic livestock impoundments.
- If the Town of Norwood permits a use listed in Section 5-319-J.I.b.i., above, the county's Special Use Review procedures and standards shall apply.

II. Gunnison Sage-grouse (GUSG) Habitat Overlay

To implement habitat protection measures set forth in the Rangewide Conservation Plan, the following standards apply.

a. District Boundary

The boundaries of the Gunnison Sage-grouse Habitat Overlay are illustrated on Figure WM1.

b. Standards for GUSG Habitat Overlay

i. Sagebrush Removal

Any sagebrush removal or treatment shall be prohibited within 0.60 miles of an active lek, unless maintained to enhance the lek. Within seasonal habitat, the sagebrush loss, removal, or other surface-disturbing activities shall be limited to 30% of the total mapped habitat. (Note: RCP also includes different standards for summer and winter habitats. For winter habitat, treatment shall not exceed 10% of the delineated winter habitat.)

- ii. Fences**
Fences should not be constructed within 0.60 miles of an active lek and should be avoided in the GUSG Habitat Overlay if they will cause collision danger to GUSG. Agricultural fences are exempt from this provision. If new fences must be placed in the GUSG Habitat Overlay, fence reflectors or other markers to improve the visibility of the fence should be installed in areas where the local biologists deem there is collision danger.
- iii. Roads**
Local (generally, unpaved) roads shall be prohibited within 0.60 miles of an active lek. Local roads should be avoided in the GUSG Habitat Overlay. If not possible, road length and width shall be minimized to the extent possible. Vehicle speed shall depend on activity in relation to leks and application review; in no cases shall speeds exceed 35 mph.
- iv. Powerlines**
Consultation with local biologists (CDOW and federal) shall occur before placement of any new powerlines, above-ground facilities, or replacement of existing structures in the GUSG Habitat Overlay, to use local knowledge and options (such as local topographic features) to minimize impacts to GUSG. Powerlines shall not be constructed within 0.60 miles of active leks, and transmission lines should not be constructed within .93 miles of an active lek. The S-1 special use review process shall apply to powerlines. Their development shall depend on the level of activity in relation to leks.
- v. Housing**
Housing units should not be built within 0.60 miles of active leks. The county will discourage housing development in the GUSG Habitat Overlay. If this is not practical, houses should be clustered as much as possible to maintain larger areas of undisturbed habitat.
- vi. Wind Power Generation and Communication Towers**
Consultation with local biologists (CDOW and federal) shall occur before placement of any new wind power generation or communication towers in the GUSG Habitat Overlay, to use local knowledge and options (such as local topographic features) to minimize impacts to GUSG. Wind turbines should be located outside direct lines-of-sight of occupied habitat if possible. Exceptions may be allowed based on topography, line-of-sight (viewshed analysis), type of turbine, and whether effective perch deterrents are used. Wind turbines and communication towers shall not be constructed within 0.60 miles of active leks. Development of wind power generation and communication towers shall depend on level of activity in relation to leks.
- vii. Human and Disturbance Activities**
Human and disturbance activities in the GUSG Habitat Overlay, except foot and horse traffic, should be confined to established roads and trails.
- viii. Pets**
Dogs should be on a leash in the GUSG Habitat Overlay area. Dogs used for ranching should be within sight of their owner and under voice control in the GUSG Habitat Overlay area, especially from May through June when hens are nesting and chicks are vulnerable.

5-319 K. Wright's Mesa Definitions

The following definitions apply specifically to Wright's Mesa. They are organized by general use categories and specific use types. **These definitions supplement the list of defined terms in Article 6 of the Land Use Code.**

AGRICULTURAL USES

AGRICULTURAL USES

The use of land for purposes including farming, dairying, pasturage, horticulture, animal and poultry husbandry, and the necessary accessory uses for treating or storing of farm products and parking of equipment. Specific use types include, but are not limited to:

Agricultural operation

An ongoing or future business or activity of soil cultivation, crop production, and/or the raising of livestock for human use or marketing purposes.

Agriculture

"Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pastureland. Agricultural activities include commercial greenhouses, tree farms, and clearing of vegetation exclusively for growing of crops and/or grazing of animals, including background feedlots (seasonal impoundment of livestock associated with any part of any on-going farming and ranching operations)... but not including any agriculture industry or businesses such as commercial feedlots (also know as confined animal feeding operations), animal clinics or hospitals, processing facilities, or other uses listed separately in Table 5-319-3. Agriculture also does not include stockpiling of dirt or other activities when such activities do not result in an active and on-going agricultural activity within 60 days.

Adaptive re-use shop

An antique shop, art gallery, art studio, auction house, coffee house, country store, craft shop, office, or teahouse use located in a farm structure that existed on (effective date of the new amendments). The use shall comply with the relevant parking standards for the use.

AGRICULTURE SUPPORT USE

This use category includes business and service uses related to and that support traditional and new agriculture, horticulture and animal husbandry uses. Such uses are limited to and operate in conjunction with the on-site and on-going agricultural uses. Agricultural support use types include:

Agricultural processing facility

Processing operations for agricultural products including meat preparation; feed mills; dairy processing; and fruit and vegetable packing, sorting and grading.

Agricultural research facility

A facility for the investigation, testing, and demonstration of agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant and animal sciences. A facility also used for training or educating persons in such activities.

Biotechnical agriculture

Agriculture that uses biotechnical methods to modify living cells or organisms to produce substances or perform processes.

Farm and ranch-based tourism

Rural tourism activities and facilities designed to attract visitors to a farm or ranch to tour or participate in the operations, and to view the scenery, plant and animal life. This definition does not include overnight visits.

Farm building

Any building or structure used for agricultural purposes and not listed as a separate use in this Land Use Code, including but not limited to sheds, corrals, and agricultural well structures.

Farm machinery repair and sales

A commercial enterprise for the repair of equipment normally or routinely used on farms and gardens, and related parts, tools and accessories, include small-scale sales of such materials.

Feedlot, commercial

A confined area for the controlled feeding of animals that is not a background feedlot.

Feedlot, background

The seasonal impoundment of livestock associated with and part of any on-going farming and ranching operations.

Small-scale business

A business or service in the WMRA zone district that may be conducted in a private residence or a new structure to promote new business and to supplement agricultural operations. The business shall operate according to the restrictions and standards of this Land Use Code. The following businesses may be approved as small-scale businesses: business service occupations, personal service occupations, repair and service for farm and ranch equipment, studios for fine arts and crafts, antique sales and the sale of any goods or items produced on the premises.

Stable, commercial

A building in which horses or other beasts of burden are boarded or are kept for hire, payment, or sale that may include riding arenas and tracks.

Wayside stand

Any structure or land used for the sale, by the owner or his family or tenant, of agricultural or horticultural produce, livestock or merchandise principally produced on-site, but may include produce grown on other farms and accessory products. The stand is clearly a secondary use of the premises and does not change its character.

ANIMAL-RELATED SERVICES

Animal-related Services uses involve the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include, but are not limited to:

Kennel

Any facility where animals owned by another person are temporarily boarded for compensation or where dogs are kept for the purpose of breeding, hunting, training, selling, or showing; provided, however, that this definition shall not apply to zoos or to veterinary hospitals. Some kennels have outdoor fenced runs attached to the enclosed structure with pens to provide for outdoor exercise of dogs.

Veterinary clinic/hospital

A facility where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-term boarding and shall be only incidental to the clinic/hospital use.

RESIDENTIAL USES

HOUSEHOLD LIVING

This use category is characterized by residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than 30 days is classified under the "Lodging Facilities" category). Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include, but are not limited to:

Dwelling, single-family ("Single family residence" and "single-family dwelling" defined in Article 6)

Cottage housing

A comprehensive development consisting of cottages on a single lot. Individual dwelling units are clustered around a shared courtyard (common open space) with off-street parking and access.

Dwelling, duplex ("Duplex Residence" defined in Article 6)

Dwelling, live/work

A structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone district with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; (2) where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and (3) where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

Dwelling, multi-family ("Multi-family unit" defined in Article 6; includes townhouses)

Mobile home ("Mobile home" defined in Article 6)

Mobile home park ("Mobile home park" defined in Article 6)

Secondary Dwelling Unit

A Secondary Dwelling Unit is a second residence on an existing parcel. Secondary dwelling units may be attached to or detached from the primary residence.

GROUP LIVING

This use category is characterized by residential occupancy of a structure by a group of people who do not meet the definition of "Household Living." Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. Specific use types include, but are not limited to:

Boarding or rooming house (defined in Article 6)

Co-housing

A residential arrangement consisting of more than one individually owned dwelling unit

and extensive common facilities, such as a large dining room, kitchen, lounges, meeting rooms, recreation areas, library, workshops, childcare, laundry, greenhouse, or other facilities for use by the organized group of residents living in the co-housing community who participate in the planning, design, ongoing management and maintenance of the residential arrangement and in the routine activities of household living.

Convent or monastery

A residence or facility used by nuns or priests, religious sisters or brothers for religious purposes with community facilities such as a dining room, lounges or rooms for worship and meeting.

Nursing home

A residential facility maintained for the purpose of providing skilled nursing care and medical supervision at a lower level than that available in a hospital to no more than nine residents.

PUBLIC AND INSTITUTIONAL USES

COMMUNITY AND CULTURAL FACILITIES

This use category includes buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public. Specific use types include, but are not limited to:

Cemetery

A place used or intended to be used for the interment of human remains or pet animal remains and dedicated or designated for that purpose.

Community/recreation center

A place, structure, area, or other facility used for and providing fraternal, cultural, social, educational, or recreational programs or activities, open to the public or for private functions, operated by a public or nonprofit organization.

Essential community facility

A public use and/or facility whose primary function is to provide services for governmental, civic, recreational and other public purposes. Essential Community Facilities include, but are not limited to, recreation facility, government administration and civic building, schools, hospital, fire station, and police station. Essential Community Facilities are subject to the applicable Wright's Mesa Zone District Standards set forth in Land Use Code Section 5-319 Wright's Mesa Zone Districts and must meet the General Standards and the Use-Specific standards for the proposed use in Section 5-319.

Fairground

An open area and facilities for holding fairs, rodeos, festivities, or exhibitions.

Government administration and civic building

An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to: post offices, employment offices, libraries, museums, public assistance offices, or motor vehicle licensing and registration services. Structures can also be used for the conducting of organized assembly and meeting, with membership not required for participation.

Social, fraternal lodge

Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational, or recreational purpose, to which membership is required for participation,

and not primarily operated for profit nor to render a service that is customarily carried on as a business.

DAY CARE FACILITIES

This use category includes facilities that provide care for children on a regular basis away from their primary residence. Specific use types include, but are not limited to:

Day care center (defined in Article 6)

Day care home (defined in Article 6)

EDUCATIONAL FACILITIES

This use category includes public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools that provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care. Specific use types include, but are not limited to:

School (elementary or secondary)

An educational institution that satisfies the applicable education laws of the State of Colorado for students in elementary or secondary grades.

Trade or vocational school

A secondary or higher education facility primarily teaching usable skills that prepares students for jobs in a trade or in industry, construction, or commerce, and meeting all applicable state requirements for a facility of its type.

HEALTH CARE FACILITIES

This use category includes health care uses characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include, but are not limited to:

Clinic

An establishment primarily engaged in furnishing, on an outpatient basis, chiropractic, dental, medical, surgical, medical imaging, or other services to individuals, including the offices of chiropractors, physicians, dentists, and other health practitioners, medical and dental laboratories, outpatient care, and outpatient care facilities. Patients are not kept overnight except under emergency conditions.

Hospital (defined in Article 6)

PARK AND OPEN SPACE

This use category includes park and open space uses focused around natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Accessory uses may include playgrounds, shade and picnic structures, maintenance facilities, concessions, and parking. Specific use types include, but are not limited to:

Athletic fields and courts

Land, often requiring equipment, designed for outdoor games and sports such as baseball, football, tennis, and soccer.

Community garden

A public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

Open space ("common open space" "active open space" and "passive open space" defined in Article 6)

Park (defined in Article 6)

PUBLIC SAFETY FACILITY

This use category includes publicly owned safety and emergency stations, such as, but not limited to, fire stations, police stations, and emergency medical and ambulance services.

Fire and/or rescue station

A building used to house fire trucks and equipment and to dispatch fire personnel.

Police or sheriff station or substation

A station that serves as a place to dispatch police or sheriffs and to house equipment. The station may include temporary detention quarters.

RELIGIOUS ASSEMBLY

This use category includes uses providing meeting areas for religious observances and activities. Accessory uses include religious school facilities, parking, caretaker's quarters, and cemeteries.

TELECOMMUNICATIONS STRUCTURES

This use category includes telecommunications facilities to transmit analog or digital voice or communications information using electromagnetic signals via antennas, microwave dishes, and similar structures. Supporting equipment includes buildings, shelters, cabinets, towers, electrical equipment, parking areas, and other accessory development. Use types include towers/antenna and transmission towers. A telecommunications structure may include a tower, monopole, and other antenna support structure or equipment buildings. A telecommunications use and/or structure does not include non-commercial applications, such as amateur radio operations. Such use does not include those uses or structures that are accessory to and solely used by an individual business.

Tower/antenna

A freestanding tower used to transmit communications, provided by or used by a public service utility or commercial public telecommunications service.

TRANSPORTATION FACILITY

This use category includes public facilities providing for transportation including bus stations, bus stops, or park-and-ride/bus interceptor lots.

Bus or interceptor lot

A parking area for automobile drivers who then board vehicles, shuttles, or carpools to commute to other locations.

UTILITY/ENERGY PRODUCTION

This use category includes oil and gas facilities and public utility service centers and also major utilities, which are infrastructure services providing regional or community-wide service, and minor utilities, which are infrastructure services that need to be located in or near the neighborhood where the service is provided. Services may be publicly or privately provided. Accessory uses may include control, monitoring, data, or transmission equipment.

Public utility service center and storage yard

A facility owned by a public utility company that may include business offices, a dispatching center, and fenced yard for the storage of vehicles and materials related to the maintenance, construction, and repair of a utility transmission line, substation service line and other such facilities. Such service and storage yard may include shop facilities for the servicing and repair of equipment. Similar facilities owned by a public agency or private road company for maintenance of roads and interchanges are included in this definition.

Renewable energy facility (solar, wind)

A facility designed to produce energy, through, either: (a) A series of solar photovoltaic cells in panels used to convert sunlight into electricity (often integrated with agriculture), or (b) A group of wind turbines in the same location used for production of electric power. Individual turbines are interconnected with a medium voltage (usually 34.5 kV) power collection system and communications network or (c) A Wind Energy Conversion System (WEC) to generate power.

Utility, major

A utility installation generally having moderate to high impact on neighboring properties which may be of a regional nature. The utility normally entails the construction of new buildings or structures and typically has employees on the site on an on-going basis. Examples include, but are not limited to: water or sewer treatment plants, reservoirs, power or heating plants, electrical substations, water towers, or steam generating plants.

Utility, minor

A utility installation generally having low impact on neighboring properties that is necessary to support development within the immediate vicinity and that involves only minor structures or underground infrastructure. Employees typically are not located at the site on an on-going basis. Examples include, but are not limited to: irrigation ditches, electric transformer stations; gas regulation structures, water/fire hydrants, telephone exchange buildings; well, water and sewer pumping stations, and similar installations.

COMMERCIAL USES

CONFERENCE AND TRAINING CENTERS

This use category includes structures for conferences and training which may include accommodations for sleeping, eating and recreation.

Conference and training center

Facilities used for business or professional conferences, seminars, and training programs, which may include accommodations for sleeping, eating and recreation.

Rural resort or retreat

A private establishment consisting of a detached structure or structures located in a rural setting with lodging units along with conference and meeting facilities, restaurant and banquet facilities, and rural recreational amenities.

FOOD AND BEVERAGE SERVICES

Food and Beverage Service businesses serve prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include, but are not limited to:

Restaurant or bakery

An eating/drinking establishment in which the principal business is the preparation and sale of foods or beverages to the customer in a ready-to-consume state. Operations may or may not include outdoor seating areas or outdoor food service.

OFFICE AND BUSINESS PROFESSIONAL USES

This use category provides executive, management, administrative, personal, or professional services, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment and finance, employment, treatment or care, travel, dentists, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices.

Bank or financial institution

A financial institution for financial services providing retail banking services, mortgage lending, and similar financial services to individuals and businesses, including those institutions engaged in the on-site circulation of cash money and check-cashing facilities. The use category does not include bail bond brokers. Accessory uses may include automatic teller machines, offices, and parking.

Office (defined in Article 6)

Personal services

Establishments that provide individual services related to personal needs to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. An establishment, whether for consideration or not, that provides care, advice, aid, maintenance, repair, treatment, or assistance, not including the practice of a profession and the wholesale or retail sale of goods. Examples include, but are not limited to, shoe repair, beauty and barber shops, massage therapy, tanning salons, and dry cleaning pick-up and drop-off shops that do not conduct cleaning on the premises.

RECREATION AND ENTERTAINMENT (INDOOR)

This use category includes structures that provide recreation or entertainment activities within an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include, but are not limited to:

Movie theatre

An indoor theater for the showing of motion pictures.

RECREATION AND ENTERTAINMENT (OUTDOOR)

This use category includes facilities that provide recreation or entertainment activities outside of an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include, but are not limited to:

General outdoor recreation, commercial

The type includes intensely developed recreational uses such as amusement parks, miniature golf courses, commercial tennis courts, batting cages, skateboard or skate parks or courses, bicycle motocross courses, water parks or slides, drive-in movie theaters, and archery facilities.

Golf course or driving range

A tract of land laid out with a course for the playing of golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.

Rural recreational establishment, outdoor

Any establishment operated as a commercial enterprise in which seasonal facilities directly related to outdoor recreation are provided for all or any of the following: picnicking, fishing, swimming, outdoor games and sports, shooting and archery range, animal-mounted trail riding, and similar activities. Nothing in this definition shall be construed to mean a track for motorized vehicles of any type.

RETAIL SALES

This use category includes retail sales firms that are involved in the sale, lease, or rent of new or used products to the general public. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on-site sale. Specific use types include, but are not limited to:

Greenhouse or nursery with retail

Land or greenhouses used to raise flowers, shrubs, trees, and plants for sale.

Grocery store (supermarket)

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods.

Retail, general (indoor)

A commercial enterprise that provides goods directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the consumer. Examples include, but are not limited to, apparel shops, antique shops, appliance sales, hardware stores, auto parts stores, bait shops, bakeries, bookstores, convenience stores without gas pumps, department stores, print shops, florists, and souvenir shops. This use does not include commercial greenhouses, grocery stores, or liquor stores and does not entail outdoor sales, service, delivery, display, storage, or other activity.

Retail, general (outdoor)

A commercial enterprise that provides goods directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the consumer. Outdoor retail establishments entail some outdoor sales, service, delivery, display, storage, or other activity, including but not limited to monument sales or hot tubs. This category does not include vehicle and equipment sales.

VEHICLES AND EQUIPMENT

This use category includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices. Specific use types include, but are not limited to:

Car wash

A facility used to clean the exterior and, in some cases, the interior of vehicles.

Gasoline station (defined in Article 6)

Recreational Vehicle (RV) storage and service

An establishment used for the storage of Recreational Vehicles (RVs) and their service that includes outdoor areas to store RVs for extended periods of time.

Vehicle sales and rental

An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles. Vehicles include, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles or scooters, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes.

Vehicle service and repair and parts sales

An establishment engaged in the repair and maintenance of motor vehicles.

VISITOR ACCOMMODATIONS

This use category includes for-profit facilities where lodging, meals, and the like are provided to transient visitors and guests for a defined period. Specific use types include, but are not limited to:

Bed and Breakfast (defined in Article 6)

Campground or RV park

Any plot or parcel of real estate upon which two or more recreational vehicle or campsites are located, established, maintained, or occupied for dwelling or sleeping purposes for the general public as temporary living quarters for recreation or vacation purposes regardless of whether a charge is made for such accommodation.

Campground Semi-Primitive

A Semi-Primitive Campground is a campground accessible only by walk equestrian or motorized trail vehicles. Facilities or improvements are limited and designed for protection of the site and not for the comfort of the minimal number of campers in the limited use area. RV or trailer camping is not be allowed in a Semi-Primitive Campground.

Hotel or motel

A building or group of buildings containing six or more sleeping rooms that are occupied or intended or designed to be occupied as temporary accommodations for persons who are lodged with or without meals, for compensation.

Lodge (hunting or guest ranch) (defined as "Hunting Lodge" and "Guest Ranch" in Article 6)

INDUSTRIAL USES

GENERAL INDUSTRIAL SERVICE

This use category includes industrial service firms that are engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Typically, few customers come to the site and contractors perform services off-site. Accessory activities may include sales, offices, parking, and storage. There are minor and major use types within this category:

Minor

An establishment for the sale of materials, hardware, and lumber customarily used in the construction of buildings and other structures, including facilities for storage. Operations are indoors only.

Major

This type applies to industrial service establishments that generally have high impacts on neighboring properties and that are not listed within one of the other use types. Examples include but are not limited to: construction materials storage; welding shops; machine shops; electric motor repair; repair, storage, salvage, or wrecking of heavy machinery; and heavy truck servicing and repair and maintenance and repair services for buildings. Operations may be indoor or outdoor.

RESOURCE EXTRACTION

The development or extraction or processing of a rock, mineral, or timber product.

Logging operation

The work of cutting down trees for timber to transport to a mill.

Mining (defined in Article 6)

Oil and gas facility, minor and major (defined in Minor and Major Facilities in Section 5-26)

MANUFACTURING AND PRODUCTION

This use category includes firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included (i.e., establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such activity is subordinate. Accessory activities may include retail sales, offices, employee facilities, storage yards, repair facilities, truck fleets, and caretaker's quarters. Specific use types include, but are not limited to:

Manufacturing, heavy

An establishment engaged in the manufacture or compounding process of raw materials that is likely to have moderate to heavy impacts on surrounding properties. Such activities may include the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. Examples include, but are not limited to: refining or initial processing of raw materials; rolling, drawing, or extruding of metals; asphalt batch plants; meat slaughtering or packing house; and manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, charcoal, or distilled products.

Manufacturing, light

An establishment that is likely to have light impacts on surrounding properties where assembly and manufacturing activities take place in enclosed buildings. Such an establishment is engaged in the assembly and manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Examples include, but are not limited to: door or cabinet manufacturing shops; bottling works; machine or blacksmith shops; metalworking or welding shops; paint shops; and printing and publishing shops.

Shop-Craft business or industry (defined in Article 6)

WAREHOUSE AND STORAGE

This use category applies to companies engaged in the storage or movement of goods for themselves or others. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. Little on-site sales activity occurs with a customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas. Specific use types include, but are not limited to:

Mini-storage

A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of customers' goods or wares.

Storage or hauling company

Any lot or portion of a lot that is used for the sole purposes of the outdoor storage of fully operable motor vehicles, construction equipment, construction materials, or other tangible materials and equipment.

Warehouse

A structure containing an area available for the purpose of storing raw materials, goods, or property.

WASTE AND SALVAGE

Waste and Salvage firms receive solid or liquid wastes from others for disposal on the site or for transfer to another location. The category includes uses that collect sanitary wastes, or uses that manufacture or

produce goods or energy from the composting of organic material or processing of scrap or waste material. Waste and Salvage uses also include uses that receive hazardous wastes from others. Accessory uses may include recycling of materials, offices, and repackaging and shipment of by-products. Specific use types include, but are not limited to:

Material recovery facility (MRF)

A solid waste management facility which collects mixed solid wastes and manually or mechanically separates recyclable materials to be marketed and disposes of all non-recyclable wastes to a permitted facility, or a solid waste management facility for the collection, recovery and processing of materials, such as metals, paper or glass, from solid waste for the production of a fuel from solid waste, including a solid waste transfer station.

Salvage, junk yard

A parcel used for storage of non-operable vehicles (autos, commercial equipment, RV's, etc.) or scrap materials (steel, lumber, miscellaneous materials, etc.). A salvage yard must be completely fenced with all accesses secured from the public.

ACCESSORY USES AND STRUCTURES

Accessory Dwelling Unit ("Accessory Use/Structure" and "Accessory Dwelling Unit" defined in Article 6 on page 6-1)

Alley house, dwelling

A separate dwelling unit located on a lot which includes a single family dwelling unit or double wide manufactured/mobile home. The alley house is accessory to the primary residential use on the property.

Caretaker or guard residence

Dwelling facilities located on a premise occupied by a permitted main use for the housing of persons and their families who are employed on the premises as guards, caretakers, or in similar custodial capacity.

Heliport

A landing facility for rotary wing aircraft used for public purposes only, where the heliport is an accessory use on the property.

Home occupation (accessory to single-family dwelling) (defined in Article 6)

Solar energy collector

Solar panels used to power a farm, home or business.

Stable (accessory use)

A stable in which horses or other beasts of burden owned by the occupant of the premises are kept for the occupant's private use as an accessory structure or use, and in which no animals are kept for hire, remuneration, or sale.

Wind-powered energy generator

A Wind Energy Conversion System (WEC) to generate power rated 100 kW or less, which is generally smaller than 120 feet tall and typically used to power a farm or ranch, home, business, or on-site use.

TEMPORARY USES

Asphalt/concrete batch plant (temporary)

A temporary facility for producing asphalt or concrete products used in construction activities on the same or nearby sites.

Building material yard/construction office (temporary)

A yard or building for storing or housing building material and building equipment in conjunction with an approved construction or development project on a temporary basis.

Construction staging area/stockpiling of dirt (temporary)

A storage location for bulk materials, tools, and vehicles for construction and/or storage of dirt for use in construction or as excess from construction activities conducted off-site. The acceptance, collection, accumulation or aggregation of dirt, fill, or gravel from off-site sources, for a period of less than 12 months on a parcel. Such stockpiles are removed or immediately graded out in accordance with an approved grading plan.

Field office (temporary)

A structure or shelter used in connection with an approved development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment.

Sales trailer (temporary)

A mobile office trailer used while model homes are being constructed.

ADDITIONAL TERMS

Full-Cutoff

A fixture that conforms to the International Dark Sky Association criteria for full-cutoff fixtures; that is, no significant amount of the fixture's total output may be emitted above a vertical cutoff angle of 90 degrees. Any structural part of the fixture providing this cutoff angle must be permanently affixed.

Gross Floor Area (GFA)

The area within the perimeter of the outside walls of a building as measured from the inside surface of the exterior walls, with no deduction for hallways, stairs, closets, thickness of walls, columns, or other interior features.

Heavy Equipment

A vehicle, truck, or machinery used for earth moving, construction, and hauling that weighs 8,000 pounds or more and that has two or more axles.

Motor Vehicle

A vehicle that weighs up to 8,000 pounds.

Norwood Master Plan Boundary or Urban Growth Boundary

The Master Plan Boundary for Norwood illustrated on the Wright's Mesa Master Plan and identifying an area surrounding the Town of Norwood within which the town anticipates town level growth that distinguishes these lands from Wright's Mesa rural lands.

Off-site

Describing a location or an area of land which is proximate to a parcel of land defined as "on-site". Off-site means not on-site; that is, outside the lot or parcel that is the subject of a given land use application.

On-site

"On-site" shall be construed to be describing a location on all, or a portion, of a parcel of land which is the subject of an application review, and which parcel of land is in single ownership or under unified control. In general, "on-site" shall mean within a lot or parcel.

Outdoor storage

The holding or storage, in an unroofed area, of any goods, junk, materials, merchandise, or vehicles in the same place for more than twenty-four (24) hours. All outdoor storage shall be required to be enclosed by a fence, wall, landscaped berm, or other suitable and appropriate method.

Outdoor storage, accessory

The holding or storage of merchandise, goods, equipment or materials as an accessory use, wherein the outdoor storage area does not exceed 10% of the gross floor area of the primary use. All outdoor storage shall be required to be enclosed by a fence, wall, landscaped berm, or other suitable and appropriate method.

Outdoor storage, construction materials

The holding or storage of materials utilized in off-site construction, to include machinery, tools or construction equipment and/or supplies including, but not limited to, lumber, prefabricated structural elements, forms, jigs, or other articles utilized in the fabrication of structural elements, structural steel, steel wire rods, concrete beams, or other materials utilized in construction.

Outdoor storage, vehicles

The holding or storage of new or used automobiles, trucks, buses, snowmobiles, motorcycles, all terrain vehicles, boats, light aircraft, mobile homes, trailers, farm machinery, major recreational equipment, or construction machinery or equipment. The storage of inoperable equipment shall be deemed to be a motor vehicle storage and impoundment yard.