

Chapter 18.28 - USE REGULATIONS

18.28.010 - Interpretation of use.

- (1) The listing of any use in the schedule as being permitted in any particular district shall be deemed to be an exclusion of such use from all other districts, unless the use is specifically permitted in the other district. Uses not specifically authorized within a zone district are not allowed in that district.
- (2) A proposed use which is not specifically provided for in any zone district, and which is not an accessory or secondary use, but which is similar to and compatible with uses otherwise allowed within a specific zone district may, upon a determination by the director of similarity and compatibility, be allowed within that district. The director will notify planning commission of such determination at the next scheduled meeting.
 - (a) In making the determination of similarity and compatibility, the director shall consider factors such as, traffic generation, density of population and hours of operation of the proposed use in comparison
to specifically named uses within the zone district, potential for noise and odor, and the location and use criteria set forth in the comprehensive plan.
 - (b) Any proposed use not specifically provided for in any zone district and which is not similar or compatible with uses otherwise allowed within a specific zone district shall be deemed to be allowed in the PUD district provided the use is in conformance with the requirements of section 18.28.300 et seq.
 - (c) Any appeal from a decision of the director shall be made to the planning commission pursuant to the notification and hearing procedures in section 18.48.040. In considering the appeal, the planning commission shall apply the same standards applicable to the decision of the director.

(Ord. 1179, exh. A, 1993; Ord. 682, § 8, 1973)

18.28.010- USE TABLE

A – Permitted by Right

SU – Permitted by Special Use Review (see Chapter 18.30)

USE	RE	R1	R1A	R2	R3	CMU - NC	CMU- CC1	CMU- CC2	C1	C2	RC	M1	M2	AG	CO	RM
Residential																
Residential	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A
Accessory Dwelling Units <i>Additional Regulations in 18.28.240</i>	A	A	A	A	A											
Short-term rentals <i>Additional Regulations in 18.22</i>	A	A	A	A	A						A					A
State Licensed Group Homes	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Public/Civic																
Assembly-Small	SU	SU	SU	SU	SU	A	A	A	A	A	SU	A	A	SU		SU
Assembly-Neighborhood		SU	SU	SU	SU	A	A	A	A	A	SU	A	A	SU		
Assembly-Community						SU	SU	SU	A	A	A	A	A	SU		
Assembly-Regional											SU	A	A	SU	SU	
Day Care	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Schools	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Campus									A	A	A		A	A		
Hospitals									A	A	SU		A			
Municipal uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Parking Lot										A			A			
Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Public and private open space and open space easements															A	
Water Processing Facility	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	
Commercial																
Animal Care Services - Limited						A	A	A	A	A	A		A			
Animal Care Services - General									A	A			A			
Cottage Industry and Retail						A	A	A	A	A	A		A	A	A	
Lodging <i>Additional Regulations in 18.22</i>						A	A	A	A	A	A		A			
Recreation vehicle parks									SU	A			A	SU	SU	
Commercial Business Activities Small Scale						A	A	A	A	A	A					
Commercial Business Activities Large Scale									A	A	A	A	A			
Retail fermented malt beverage and malt, vinous or spirituous liquor outlets.						SU	SU	A	A	A	SU		A			
Adult entertainment <i>Additional Regulations in 4.60</i>													SU			
Automotive Vehicle Sales										A			A			
Automobile service stations, motor vehicle repair shops, but not including body and paint shops.									SU	A			A			
Motor vehicle body and paint shops										SU		A	A			
Microbreweries/Distilleries/Wineries						A		A	A	A	SU		A			
Bar / Nightclub / Consumption Establishment						SU		SU								
Indoor Recreation									A	A		A	A			
Outdoor Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A			
Office						A	A	A	A	A	A		A			
Retail Care & Services						A	A	A	A	A	A		A			
Personal Care & Services						A	A	A	A	A	A		A			
Undertaking establishments.									A	A	SU		A			
Residential (greater than 75% of gross sq. ft.) <i>Additional Regulations in 18.30</i>						SU	SU	SU	SU	SU						
Residential with limited commercial mixed-use (Commercial component 25% or more of gross sq. ft.)						A	A	A	A	A						

18.28.010- USE TABLE, cont.

USE	RE	R1	RLA	R2	R3	CMU- -NC	CMU- CC1	CMU- CC2	C1	C2	RC	M1	M2	AG	CO	RM
Industrial																
Salvage Yard												SU	A			
Manufacturing & Assembly									SU	SU		A	A			
Personal Storage & Warehousing									SU	SU		A	A			
Commercial/ Light Industrial Storage									SU	SU		A	A			
Public/Personal Storage									SU	SU		A	A			
Industrial Storage									SU	SU		SU	A			
Warehousing & Freight Movement									SU	SU		SU	A			
Industrial Service, Repair, Trade									SU	SU		SU	A			
Large scale mechanical equipment sales													A			
Industrial Processing * (H. Duty Manufacturing & Assembly)									SU	SU		SU	A			
Other																
Accessory Uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Cemeteries and Columbarium													A	A	A	
Co-living					A	A	A	A	A	A	A	X	A	X		
Residential Care Use	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Home occupation <i>Additional Regulations in 18.42</i>	A	A	A	A	A	A	A	A	A	A	A		A	A	A	
Keeping of domestic small livestock and fowl <i>Additional Regulations in 18.26</i>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Beekeeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Keeping of household pets	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Urban Agriculture Sales and Markets ¹ <i>Additional Regulations in 18.26</i>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Small-scale Agriculture and Hobby Agriculture <i>Additional Regulations in 18.26</i>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Solar garden with a rated capacity of 100 kW or less ²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Solar gardens with a rated capacity greater than 100 kW ³	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Veterinarian hospital with outdoor barding facility or outdoor kennels													A	A	A	
Wireless Communications Facilities <i>Additional Regulations in 18.90</i>	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Small-scale cell facility <i>Additional Regulations in 18.90</i>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Irrigation Ditches	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU

1 - Additional Licensing Requirements - See Definition

2- Solar gardens with a rated capacity of 100kW or less are subject to the following:

- (a) Commercial and industrial districts must observe a five-foot minimum front setback.
- (b) Streetscape improvements required as per site development regulations in chapter 18.40 of the Municipal Code.
- (c) Ground-mounted solar energy collectors may not be located within utility easements or drainage easements unless authorized in writing by easement holder.
- (d) Roof-mounted systems may be mounted on any legally conforming structure, subject to review through the building permit process. Roof-mounted systems shall be mounted as flush as possible to the roof.

3- Solar gardens with a rated capacity of 100kW or greater are subject to the following:

- (a) Commercial and industrial districts must observe a five-foot minimum front setback.
- (b) Streetscape improvements required as per site development regulations in chapter 18.40 of the Municipal Code.
- (c) Ground-mounted solar energy collectors may not be located within utility easements or drainage easements unless authorized in writing by easement holder.
- (d) Roof-mounted systems may be mounted on any legally conforming structure, subject to review through the building permit process.
- (e) A planning commission finding that the proposal is located to minimize glare on adjacent properties and roadways.
- (f) A planning commission finding that the proposal is located to minimize glare on adjacent properties and roadways.
- (g) The rated capacity shall not exceed 500 kW, except that for properties within the R3, C1, C2, M1, and M2 districts, planning commission may authorize a solar garden with a rated capacity greater than 500 kW that meets the criteria above and in chapter 18.30, and further provided that the minimum lot size for an installation in the R3 district shall be one acre.

4 - Limited to Tourist Homes

18.28.030 – Use Definitions

Residential Uses**Residential**

Premises available for long-term habitation by means of ownership and rental, but excluding temporary lodging (short-term rentals / tourist homes) of less than a month's duration.

Residential use is defined as a building or buildings that include dwelling units.

Accessory Dwelling Unit

Means a secondary dwelling unit either within a structure containing an existing single-household detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a dwelling unit, as defined by this chapter.

Short-term rentals

Means the leasing, rental or furnishing of any room or other accommodation in any hotel, apartment-hotel, motel, guesthouse, trailer court, guest ranch, mobile home, automobile camp or any such similar place that furnishes rooms or accommodations under any concession, permit, right of access, license to use or agreement to any person who, for a consideration, uses, possesses or has the right to use or possess such room or other accommodation for a total continuous duration of less than thirty (30) days.

Non-profit or owner occupied group homes and State licensed group homes

Facilities that provide care for the developmentally disabled or mentally ill which serve no more than eight total residents and appropriate staff.

Public/Civic Uses**Assembly Uses**

A civic, entertainment, or institutional use, indoor or outdoor, designed to serve the community for regular or periodic events including worship, education, recreational, or entertainment and accessory uses associated with organized activities including concessions, limited retail of seasonal products, child care and similar events.

Assembly-Small (under 250 occupants). A place of public assembly designed and located to serve immediately adjacent uses or be accessory to other uses and typically designed for less than 250 people. Examples include neighborhood clubhouses, small theatres, classrooms both indoor and outdoor, sport courts and fields, or meeting rooms.

Assembly-Neighborhood (251-750 occupants). Places of public assembly designed and located to serve community and civic needs for residents of nearby neighborhoods and typically designed for between 251-750 people. Examples include a neighborhood-scale recreation center with/without outdoor facilities, meeting hall, event centers or small religious facilities.

Assembly-Community (751-1,500 occupants). Places of public assembly designed and located to serve community and civic needs of a broad vicinity and typically designed for between 751-1,500 people. Examples include a community recreation center with/without outdoor facilities, worship facilities, small performance and concert venues, and sporting complexes (including Golf).

Assembly-Regional (1,501+ occupants). Places of public assembly designed and located to serve community and civic needs of the city or regional and typically designed for more than 1,500 people. Examples include an auditorium, multiplex theatres, large event hall, convention center, large performance and concert venues, and large outdoor sporting venues.

Day Care

Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. There are two types of day care:

1. Residential Day Care
Day care provided within a residential unit for up to 12 children or adults, in addition to members of the day care provider's household.
2. Day Care Center
Day care for 13 or more children or adults.

Schools

1. Preschool
Place or facility that provides educational instruction designed for children five years of age or younger.
2. School
Public and private schools at the primary, elementary, junior high, or high school level that provide state-mandated basic education.

Campus

The grounds and associated primary structures related to serving a common purpose, whether private or public in nature, and involving an institutional entity. Examples of campus uses include the following categories: academic, hospital, and spiritual, governmental, corporate.

Hospitals

Any building or portion thereof used for the accommodation and medical care of sick, injured or infirm persons and including sanitariums, but not including clinics, rest homes and convalescent homes.

Municipal uses

Uses created and maintained by the City of Golden. Including: police and fire stations, offices, parking areas, water supply wells, water transmission, treatment, and storage facilities, sewage transmission and treatment facilities, open space, park lands, sport complexes (including Golf) and other municipal uses.

Parking Lot

Private and non-municipal public parking lots to provide parking for other than adjacent land uses. A parking lot is defined by more than 75% of the total lot area devoted to parking.

Parking Area

Any area designed and used for parking motor vehicles including parking lots and garages, driveways, garages serving residential uses, and thoroughfares.

Public and private open space and open space easements

Open Space: Any parcel or area of land or water that is primarily open to the sky, excluding open parking areas; such space shall be reserved for public or private Use. Open Spaces may include Parks, Greens, Squares, Courtyards, Gardens, Playgrounds, and other ancillary structures as a secondary component), and pedestrian paths/trails, active and passive recreation elements, or associated landscaped areas.

Water Processing Facility, water treatment and storage facilities, sewage treatment facilities and water and sewer transmission facilities, other than those owned and operated by the City of Golden.

Commercial Uses**Animal Care Services - Limited**

A small office or shop providing *animal* care. The use typically involves less than 10,000 square feet of commercial area, all activities occur indoors (except routine daily pet care), and any overnight boarding is limited to that necessary for medical care or observation. Examples include a veterinary office, pet grooming or training, and small *animal* day cares.

Animal Care Services - General

A moderate to large sized facility or office providing care for domesticated *animals*. The use typically involves between 10,000 to 20,000 square feet of commercial space or involves routine outside activities including boarding kennels, runs, or play areas where more than 50 *animals* may ordinarily be kept. Examples include a veterinary clinic, *animal* shelters, domestic *animal* hospitals, larger pet daycare facilities, and large indoor and commercial/outdoor kennels

Cottage Industry and Retail

Premises available for the creation, assemblage, and repair of goods (including carpentry, ironwork, and similar crafts), as well as cooking and food preparation, including their retail sale as long as produced, performed, or managed by the residents of the lot. The premises reserved for these functions shall not exceed 1,000 square feet per lot.

Recreation Vehicle Park

An area providing overnight accommodations within a large open area for recreational purposes with campground and tent accessibility including accessory buildings, maintenance/office structures, lighting shower/restroom facilities, waste and trash removal and potable water infrastructure. Recreation vehicle parks (not to exceed 20 sites per acre)

Commercial Industry Activities-Small Scale

Establishments operating one of a variety of retail sales and service establishments with outdoor storage components. The maximum permitted building size for these uses shall not exceed 10,000 square feet. Outdoor storage areas shall be limited to 10% or less of the lot. Typical services may include but are not limited to the following uses:

- Breweries
- Builders supply and lumber yards
- Cabinet making and carpenter shops
- Convenience Stores
- Electrical and household appliance both retail and/or repair
- Furniture stores, no warehousing—limited storage within the principal structure
- Gas Stations
- Greenhouses and nurseries, including landscaping materials, both wholesale and retail.
- Hardware stores
- Pawn Shops
- Plumbing Shops both retail and/or repair
- Printing and publishing establishments
- Upholstery shops

Commercial Industry Activities-Large Scale

Establishments operating one of a variety of retail sales and service establishments with outdoor storage components. The minimum permitted building size for these uses shall not exceed 10,000 square feet. Outdoor storage areas shall be more than 10% and not to exceed 50% of the lot. Typical services may include but are not limited to the following uses:

Bakeries
 Builders supply and lumber yards
 Cabinet making and carpenter shops
 Convenience Stores
 Electrical and household appliance both retail and/or repair
 Furniture stores, no warehousing—limited storage within the principal structure
 Gas Stations
 Greenhouses and nurseries, including landscaping materials, both wholesale and retail.
 Hardware stores
 Pawn Shops
 Plumbing Shops both retail and/or repair
 Printing and publishing establishments
 Upholstery shops

Adult entertainment

See Chapter 4. 60 Adult Entertainment of the municipal code.

Automotive Vehicle sales

A place of business primarily for the sale of cars and light utility trucks, motorcycles, and other similar vehicles. Secondary uses may include: car rental, car wash, gas station, mechanic offering minor repairs, retail sales such as auto parts, tire store, body work; painting; steam cleaning; welding; storage of automobiles not in operating condition; commercial parking Lot or commercial garage; or any work involving undue noise, glare, fumes or smoke, all of which are considered auto-related industrial activities. Not to exceed X sized vehicles.

Automobile service stations, motor vehicle repair shops, but not including body / paint shops

A repair or service garage for the purpose of this article is defined as any building or place used in whole or in part for the purpose of painting, repairing or servicing of automobiles, motorcycles, electric cars, or any other motor vehicle or any part thereof. Each separate building or structure, whether on the same premises or not, shall be, for the purpose of this article, considered a separate and distinct repair or service garage.

Motor vehicle body and paint shops

A facility conducting activities associated with the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage or repair; and government vehicle maintenance facilities. This includes auto related Uses not otherwise allowed within the commercial category.

Microbreweries, distilleries, wineries

A business, licensed by the appropriate state and/or federal authorities, typically known as a craft or designer distillery that manufactures spirituous liquors on site for distribution on- or off-premises in quantities not to exceed 200 barrels of finished product per year.

Micro distillery-means a business, licensed by the appropriate state and/or federal authorities, typically known as a craft or designer distillery that manufactures spirituous liquors on site for distribution on- or off-premises in quantities not to exceed 200 barrels of finished product per year.

Micro winery-means a facility, licensed by appropriate state and/or federal authorities, for the production of wine not to exceed 1,000 cases per year for distribution on- or off-premises.

Bar / Nightclub/ Alcohol Service Establishment

A place of business selling alcoholic beverages for consumption on the premises as a principal use. Alcohol service establishments may include, but are not limited to: bars, taverns, cocktail lounges, nightclubs or supper clubs.

Recreation, indoor

Uses that provide recreation opportunities indoors for the public. The term recreation, indoor includes, but is not limited to recreation centers, gymnasiums, indoor swimming pools, tennis, racquetball or handball courts, rock climbing, indoor hockey rink.

Recreation, outdoor

Uses that provide recreation opportunities outdoors for the public (open to the community) or residents of a subdivision or development, which are not commercial in nature (except for golf courses, which may be commercial in nature). The term recreation, outdoors includes public areas for active or passive recreational activities, including, but not limited to jogging, cycling, playing fields, outdoor swimming pools, tennis courts, golf courses, arboretums, community gardens, wildlife sanctuaries, and other natural areas used for walking or hiking and other passive recreation oriented parks.

Office

A commercial use focused on employment and engaged in the administrative, technical, or management aspect of business or professional services that typically do not have frequent or unscheduled on premise interaction with the public or clients. Office uses are further refined by the scale and format of buildings based on the following:

Retail Care & Services

Appointment and scheduled personal services that can include care, counseling, coaching and instruction for groups of individuals greater than 8, but no more than 100 at any given time, such as salons, spas, barbershops, and facilities or studios for art and wellness activities.

Personal Care & Services

Services that can include professional service, personal care, counseling, coaching and instruction for individuals and groups of no more than 8 at one time, such as engineering, architecture, design services, accounting, investment advice, dentists, specialty health services, salons, spas, barbershops, tattoo shops and facilities or studios for art and wellness activities. The premises reserved for these functions shall not exceed 1,600 square feet per lot.

Undertaking establishments

A facility licensed by the state and containing suitable storage room for the dead including embalming facilities, and may also provide rooms for the display of the dead or ceremonies connected with burial or cremation.

Residential with limited commercial mixed-use

A mixed use development on a site where at least 25 percent of the development is designed for non-residential uses, and provided that any separate structures are part of an integrated site design that provides internal and external pedestrian connections.

Industrial Uses**Salvage Yard**

A place where junk, *waste*, discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, assembled or handled, including scrap *processing* or shredding.

Manufacturing & Assembly/Manufacturing and Processing

A facility primarily engaged in the manufacturing, processing, repair or assembly of goods. Premises may include retail or wholesale sales.

Personal Storage & Warehousing

Commercial/ Light Industrial Storage Facility: A facility providing storage of materials in an indoor environment for commercial purposes.

Public/Personal Storage Facilities: An establishment containing separate, secured self-storage areas or lockers used for the temporary storage of household items and seasonal or recreational vehicles, small boats, trailers etc. These facilities cater primarily to the needs of nearby residents.

Industrial Storage: A facility providing long-term or short-term storage, selling or distribution of merchandise in an outdoor setting that is screened.

Warehousing & Freight Movement

An industrial use manufacturing or compounding processes with raw materials, including some which may be hazardous or noxious. The activities capable of producing significant byproducts such as noise, dust, smoke or odor beyond the building or site, or where hazardous materials may be stored, used or produced as a typical part of the business, and distribution involves heavy truck, freight and machinery access. Examples include chemical, wood or metal storage and production, pressing and dyeing plants, asphalt or cement production, animal processing, meat processing or slaughter, or similar heavy or hazardous manufacturing operations.

Industrial Service, Repair, Trade

An industrial use manufacturing from previously prepared materials or some raw materials into other materials or finished products. The activities may produce byproducts such as noise, dust, smoke or odor, but are mitigated to limit impacts beyond the property boundary. Outside storage and activities may be necessary, and distribution and delivery needs involve frequent or large truck access. Examples include medium to large scale manufacturing or fabrication plants, large equipment assembly, food production and manufacturing plants, metal fabrication plants, chemical laboratories or other similar high-intensity manufacturing or distribution operations.

Industrial Processing (H. Duty Manufacturing & Assembly)

A public or private facility providing industrial and other services to individuals or businesses. This includes but is not limited to Laundry / Dry Cleaning Plants; metal, machine or welding shops. This also includes special services such as Pawn Shops, Pharmaceutical Laboratories, Animal Kennels, Government Maintenance Facilities, Hiring Halls / Labor Pools, and Solid Waste Facilities, water waste processing.

Large scale mechanical equipment sales

A specific retail use where the primary business is associated with large-scale equipment and merchandise that can only be displayed permanently and year-round out of doors. Examples

include a motor vehicle *sales* lot, equipment *sales* lot, boat or recreational vehicle *sales* lot, large nursery, large machine or farm implement *sales* yard.

Other Uses

Accessory Uses

Means a use which:

- (1) Is subordinate (in area and intensity) to and serves the principal building or use; and
- (2) Is subordinate in area, extent and purpose to the principal building or use served; and
- (3) Contributes to the comfort, convenience or necessity of occupants of the principal building or use served.

Cemeteries and Columbarium:

Land or building used for the burial of the deceased and dedicated for interment purposes.

Co-living

An umbrella term for different types of ‘co-housing’ setups, and can be defined as a home, where two or more unrelated people live together, whereby each person signs their own lease for a private bedroom, and often bathroom, within a residence. However, in addition to the private accommodations, residents, or members as they are often called, share common living spaces, such as a family room, dining area, kitchen, laundry facilities, and recreation facilities. This use does not include lodgings that are limited to 30 days.

Residential Care Use

A residential structure or structures where guests receive treatment, supervision, emergency shelter, personal care, protective oversight, or other similar care or services, from staff on-site as a condition of the guests’ residency. This excludes care provided by domestic employees or care workers in a private home. For purposes of this definition, staff and volunteers who regularly return to another place of primary residence, but who stay overnight while working or volunteering, shall not be considered “guest.” Tenancy may range overnight to 30 days or longer. This use category includes, but is not limited to:

1. Shelters
2. Group Homes, Rest homes, convalescent homes and nursing homes or hospices
3. Non-profit or owner-occupied group homes, as those terms are defined by C.R.S. 31-23-303, for the exclusive residential use of not more than eight persons 60 years of age or older.
Fraternity and Sorority

4. Community Correction facilities and halfway houses
5. Recovery residences, where a guest's participation in a program of supervision, treatment, or care is required
6. Rehabilitation facilities
7. Assisted living facilities

Home occupation

Means any use conducted principally within a dwelling unit, which use is clearly incidental and secondary to the use of the dwelling unit as a private residence and does not change the character thereof.

Keeping of domestic small livestock and fowl

Includes backyard chickens, miniature goats, miniature pot-bellied pigs, rabbits, chinchillas, and any female breed of duck, excluding drakes.

Beekeeping

Shall mean the placement or maintenance of bees, bee colonies, or bee hives.

Keeping of household pets

Means dogs, cats, rodents, birds, reptiles, fish, potbellied pigs weighing less than seventy (70) pounds, and any other species of animal which is sold or retained as a *household pet*, but does not include skunks, nonhuman primates and other species of wild, exotic or carnivorous animals.

Urban Agriculture Sales and Markets

Any farmers markets that are an accessory use to a private or public parcel of land that must comply with regulations set forth in section 18.26. These include the following uses:

- Produce Stands
- Farmers' Markets
- Neighborhood Farmers' Markets

Small-Scale Agriculture or Hobby Agriculture

Any use of private land for hobby agriculture or keeping of livestock and bees that must comply with regulations set forth in section 18.26.

These include the following uses:

- Community Gardens
- Green Grocers

- Keeping of Domestic Livestock and bees
- Urban Farms

Lodging

1. Bed and Breakfast - A residential structure that is in residential use with one or more bedrooms rented for overnight lodging and where meals may be provided.
2. Hotels and Motels - A facility with guest rooms or suites, provided with or without meals and no more than half kitchen facilities, rented to the general public for overnight or other temporary lodging (less than thirty days). Includes hotels, motels, motor lodges, extended-stay hotels, and tourist courts. Lodging facilities may typically include services in addition to lodging, including restaurants, meeting facilities, personal services, and other accessory guest facilities including swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, and parking.
3. Tourist Home - Tourist home means a private home or dwelling, other than a co-living structure, boarding house, hotel or motel,

Small cell facility

means a WCF where each antenna is located inside an enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet; and primary equipment enclosures are no larger than 17 cubic feet in volume. The following associated equipment may be located outside of the primary equipment enclosure and, if so located, is not included in the calculation of equipment volume: Electric meter, concealment, telecommunications demarcation box, ground-based enclosure, back-up power systems, grounding equipment, power transfer switch and cut-off switch.

Solar garden with a rated capacity of 100 kW or less

Above-grade utilities of less than 10,000 square feet of gross site area that have a localized impact on surrounding properties and are necessary to provide essential services, including, but not limited to, above-ground utilities of less than 10,000 square feet of gross site area and electric services, limited to electrical substations, and electrical relay switching stations, and solar generating stations (NAICS 221114);

Solar gardens with a rated capacity greater than 100 kW

Electric services, including high-voltage transmission lines (115 kilovolts or more), solar generating stations with a gross site area of 10,000 square feet or greater, and wind generating

stations, but not including electrical substations with a gross site area of less than 10,000 square feet (which are defined as Minor Impact Utility).

Veterinarian hospital with outdoor boarding facilities or outdoor kennels

A large facility providing animal care for domesticated animals. The use typically involves more than 20,000 of commercial space or significant outdoor activity including boarding kennels or play areas where more than 50 animals may ordinarily be kept. Examples include domestic animal hospitals, larger pet daycare facilities, and large commercial/outdoor kennels.

Wireless Communication Facilities

An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of any FCC licensed or authorized wireless service to the public. Such sites typically require the construction of transmission support structures to which antenna equipment is attached, but may also include a base station with minor parking accommodations.

Irrigation ditches

Manmade channels that deliver water to homes, farms, industries and other human uses.

Mobile Home

Colorado Revised Statutes, Mobile Home Park Act § 38-12-200.1, et seq.

“Mobile home” means:

- A) A single-family dwelling that is built on a permanent chassis; is designed for long-term residential occupancy; contains complete electrical, plumbing, and sanitary facilities; is designed to be installed in a permanent or semi-permanent manner with or without a permanent foundation; and is capable of being drawn over public highways as a unit or in sections by special permit; or
- B) A manufactured home, as defined in section 38-29-102(6), if the manufactured home is situated in a mobile home park. Colorado Revised Statutes Title 38. Property Real and Personal § 38-29-102.

Colorado Revised Statutes Title 38. Property Real and Personal § 38-29-102.

(6) “Manufactured home” means a preconstructed building unit or combination of reconstructed building units that is constructed in compliance with the federal manufactured home construction safety standard, as defined in section 24-32-3302(13), C.R.S. “Manufactured home” shall also include a mobile home, as defined in section 24-32-3302(24), C.R.S.

Colorado Revised Statutes Title 24. Government State § 24-32-3302.

(13) “Federal manufactured home construction and safety standard” means any standard promulgated by the secretary of the United States department of housing and

urban development pursuant to the federal act.

(24) "Mobile home" means a manufactured home built prior to the adoption of the federal act.

Recreational Vehicle (RV)

means a vehicular-type unit primarily designed as temporary living quarters for recreational, camping, travel or seasonal use that either has its own motive power or is mounted on, or towed by, another vehicle.

The basic types of RV entities are: camping trailer, fifth wheel trailer, motor home, park trailer, travel trailer, truck camper, and tiny house trailer which are individually defined as follows:

1. "Camping trailer" is a vehicular portable unit mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping or travel use.
2. "Fifth wheel trailer" is a vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, of such size or weight as not to require special highway movement permit(s), of gross trailer area not to exceed four hundred (400) square feet (37.2m²) in the set-up mode, designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.
3. "Motor home" is a vehicular unit designed to provide temporary living quarters for recreational, camping or travel use, built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.
4. "Park trailer" is a recreational vehicle that meets the following criteria:
 - a. Built on a single chassis mounted on wheels;
 - b. Having a gross trailer area not exceeding four hundred (400) square feet in the set-up mode;
 - c. Certified by the manufacturer as complying with ANSI A119.5.
5. "Travel trailer" is a vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, of such size or weight as not to require special highway movement permits when towed by a motorized vehicle, and of gross trailer area less than three hundred twenty (320) square feet (29.7m²).

6. "Truck camper" is a portable unit constructed to provide temporary living quarters for recreational, travel or camping use, consisting of a roof, floor and sides, designed to be loaded onto and unloaded from the bed of a pickup truck.
7. "Tiny house trailer" is a portable housing unit built on or permanently attached to a single chassis mounted on wheels or on a trailer and constructed to provide temporary living quarters for recreational, travel or seasonal use, consisting of a roof, floor and sides.

Tiny Homes

A miniature dwelling unit typically sized between 100 and 600 square feet designed for year round occupation. The structure is attached to a permanent foundation with permanent water, sewer, and electric utility connections. This use shall not include a miniature dwelling unit attached to a mounted chassis on wheels for travel (see Recreational Vehicle).