



AGENDA

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

**Meeting will be held online via Zoom Conferencing and call-in.
Public welcome to join meeting using the following methods:
Join from PC, Mac, Linux, iOS or Android:**

<https://us02web.zoom.us/j/84684633681>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 846 8463 3681

Wednesday, January 13, 2021

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Lauren Dickie

Burke Harrington

Christopher Manning

Jena Skinner

When addressing the Commission, please state your name and your address for the record prior to providing your comments. Please address the Commission as a whole through the Chair. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

1. Call to Order

- Roll Call
- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

3. Approval of Minutes

- December 21, 2020

4. Public comments on items, which are NOT on the agenda (5min time limit per person)

5. Planning Commission Comments

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

- 6. 1041 Main Street – Peace Love Aerial Yoga Studio Alteration of Approved Plans**
Review and approval of alterations to plans for a commercial and residential building proposed as a yoga studio with two employee housing units approved March 11, 2020.

Recommendation: Approval with Conditions

PROJECTS AND UPDATES

7. Project Updates

- Chapter 16 Zoning Code Amendment: Review of Zone Districts and Use Table

8. Planning Director Report & Minor DRB Approvals by Director

- Belden Place Preliminary Plan Application Status
- Minturn North Preliminary Plan Application Status

9. Future Meetings

- January 27, 2021
- February 10, 2021

10. Adjournment



OFFICIAL MINUTES

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

**Meeting will be held online via Zoom Conferencing and call-in.
Public welcome to join meeting using the following methods:**

Join from PC, Mac, Linux, iOS or Android:

<https://us02web.zoom.us/j/88681072716>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 886 8107 2716

Monday, December 21, 2020

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Lauren Dickie

Burke Harrington

Christopher Manning

Jena Skinner

When addressing the Commission, please state your name and your address for the record prior to providing your comments. Please address the Commission as a whole through the Chair. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

1. Call to Order

- Roll Call

Lynn T. called the meeting to order at 6:31 pm.

Those present at roll call: Jena S., Lynn T., Burke H., and Jeff A.

Note: Lauren D and Chris M. are excused absent.

Staff Members Present: Town Planner Scot Hunn and Planner I Madison Harris.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Motion by Jena S., second by Burke H., to approve the agenda as presented. Motion passed 4-0.

Note: Lauren D and Chris M. are excused absent.

3. Approval of Minutes

- November 10, 2020

Motion by Jeff A., second by Jena S., to approve the minutes of November 10, 2020 as presented. Motion passed 4-0.

Note: Lauren D and Chris M. are excused absent.

4. Public comments on items, which are NOT on the agenda (5min time limit per person)

No public comment.

5. Planning Commission Comments

Lynn T. wishes everyone a Merry Christmas and Happy New Year.

Jena S. really appreciates how the Minturn Planning Commission is run.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. Ordinance No. (TBD) - Series 2021

An Ordinance of the Town of Minturn, Colorado Providing for the Consistency of Land Use Application Reviews in the Town's Land Use and Subdivision Codes, Chapters 16 and 17

Recommendation: Approval

Scot H. said that as we have seen more complex and larger files than the Town has ever seen, Bolt's Lake Preliminary application Plan two years ago, there isn't a lot of expounded upon process in the code for staff and applicants to rely on concerning dates and time frames. This was an easy fix to make amidst the Chapter 16 update. With Battle Mountain coming in soon with a re-application, it would be better to give more predictability. Typical process is pre-application, completeness review, referral process, post-referral process, and then a hearing. Currently, the completeness review is 10 days. This is not realistic. The Town relies on multiple consultants which extends time frames and Staff does not have the bandwidth to shorten that. Staff is proposing a 30 day completeness review period.

Scot H. said that the referral timeframe at the county is a minimum 21 period, which is what staff is suggesting though staff is flexible.

- Jena S. said that there is nothing worse than when you think you have everything ready to go and then get ambushed by a referral comment. This can distract from the rest of the application. She prefers a maximum time length rather than a minimum. Would want the referrals to be allowed through electronic means, not just mail. Give a start time and an end date.

Scot H., Post-Referral Period. Currently the code gives 180 days for an applicant to respond to staff's comments about their completeness. This new language allows for a bit of a back and forth, allowing applicants to work on comments and get clarification, and to allow them to go to a hearing if they want to.

Jena S. said that a diagram would be helpful.

Tim McGuire, Battle Mountain, asked about the fee review, because if the review doesn't start until both the fee and the application has been submitted, then how long does it take the Town to assess fees?

- Scot H. said that hopefully you would have the fee already worked out before you submit.

Mr. McGuire questioned the 30 business days. 30 days is reasonable, but 30 business days sets it to 9 weeks, not including any holidays. 14 business days is an odd number, as well as 21 business days as that is 4 weeks and 1 day.

- Scot H. said that some of this is based off experience with a small staff.

Mr. McGuire said the minimum 21 days for a referral period leaves it open ended and there is no certainty. When calculated out with all of the minimum time frames proposed and/or existing then an applicant could be 6-8 months out for a hearing after submittal.

Jena S. said that she likes business days, but it should be in counts of 5 not 7.

- Burke H. and Mr. McGuire agree.

Jena S. said that having the customized process times make a lot of sense. We should look in depth at the process we really need for all planning and zoning applications.

Mr. McGuire stated that a potential 60 day period after completeness is deemed is a long time.

- Scot H. said that Staff knows this and the intent is to change that in the next round of Chapter 16 updates. It will change to the minimum requirement of Public Notice. The intent wasn't to draw everything out, but to have accountability on both sides and clear expectations.
- Jena S. said that having clarifying language of what is expected would actually speed things up.

Scot H. said that this is slated to go before council on January 6th.

Jeff A. said that when any time frame is referenced, then it should say business days and be in increments of 5.

Lynn T. would like a paper copy when Staff is done.

Jena S. said that the expectation of the referral agent needs to be made clear up front as they don't have enough time as they think they do.

- Scot H. said that Staff will try to direct their attention to what they should be commenting on.

Motion made by Jena S., second by Burke H., to forward this to Council implementing the suggested changes and any correction of grammatical issues.

PROJECTS AND UPDATES

7. Project Updates

- Chapter 16 Zoning Code Amendment
 - Have been working on processes and use tables.
 - Trying to finish the zone districts first.
 - We will deal with the definitions section and processes near the end.

8. Planning Director Report & Minor DRB Approvals by Director

- Belden Place Preliminary Plan Application Status
 - The applicant received their completeness letter Friday. If the applicant has any questions we can set a meeting to discuss comments. The turnaround should be fairly quick. Then there will be the referral process. Public hearing potentially in February.
- Minturn North Preliminary Plan Application Status
 - Submitted Friday and potentially will be going through the process at the same time as Belden.
- 201 Main Street Unit C-2
 - The applicant was making minor alterations to the exterior of the apartment. Getting rid of a door and a window, moving and enlarging another window, as well as replacing the front door.
- 801 Main Street
 - Mr. and Mrs. Brown received their approval letter as they do have enough space on their property to do what they were suggesting concerning a new parking stall.
- CDOT Revitalization Grant and DOLA Grant
 - Grants were applied for through CDOT and DOLA with the hopes of helping our local business increase capacity this winter.

9. Future Meetings

- January 13, 2021
- January 27, 2021

10. Adjournment

11. Motion by Jena S., second by Jeff A., to adjourn the regular meeting of December 21, 2020 at 7:34 pm. Motion passed 4-0.

Note: Lauren D. and Chris M. are excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Lauren Dickie
Burke Harrington
Chris Manning
Jena Skinner

To: Planning Commission
From: Scot Hunn, Planning Director
Madison Harris, Planner I
Date: January 8, 2021
Re: 1041 Main Street – Long-Conville Modification to Approved Plans for Aerial
Yoga Studio

Tracy Long and Thom Conville, owners of 1041 Main Street, received approval from the DRB on March 11, 2020 for a major new construction project involving construction of an Aerial Arts Studio in a post and beam barn.

The Applicant has determined that the plans, as approved, pertaining to the underground parking are no longer feasible for their property. Thus the plans require modifications to certain aspects. The Applicant is asking to remove the underground parking and provide surface parking. Otherwise, they are generally maintaining the layout of the floor plans and exterior design details that were previously approved by the Design Review Board. The building still complies with the Town's height requirements.

Currently the yoga studio is 1,989 square feet which requires 8 parking spaces, plus the duplex units which require 4 parking spaces for a total of 12 required parking spaces. The Applicant conducted several meetings with staff prior to submitting their revisions to ensure that they were still meeting the Town Code requirements.

Their plans currently show 13 spaces and the applicant was asking for relief of one space due to site constraints, however, staff has determined that the development only requires 12 spaces.

They will have dedicated spaces for employees who also happen to be the likely residents of the two dwelling units. There is ample storage provided for each dwelling unit on the ground level and basement which should reduce any likelihood of parking spaces being used for storage.

Staff believes that the proposed modifications will not change the project's conformance with the applicable standards of Chapter 16 – *Zoning*, or Appendix 'B' – *Design Standards and Guidelines* of the Minturn Municipal Code.

Staff is recommending approval with the condition that the Applicant provide details regarding management of their parking, such as signage delineating spots specifically for Residents/Employees.



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

Project Location

Street Address:

Zoning:

Parcel Number(s):

Application Request:

Applicant:

Name:

Mailing Address:

Phone:

Email:

Property Owner:

Name:

Mailing Address:

Phone:

Email:

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
# of Stories:	Snow storage sq ft:	Building Footprint sq ft:	Total sq ft Impervious Surface:

Signature:

Fee Paid: _____ Date Received: _____ Planner: _____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant Staff

Application Fee (Non-Refundable application fee shall be collected)

- Design Review Board - \$200.00

Letter of Intent

-- What is the purpose of the project including;

- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

Vicinity Map

-- Directional Map indicating how to get to the Property involved in the request.

- Zoning of Property

Improvement Location Certificate of Survey (ILC or ILS)

Site Plan showing Precise Nature of the Proposed Use – To Scale

- - Scaled Drawings of Proposed Design of Structure
 - Plan View and Sections
 - Building Heights – all 4 directions N/S/E/W
 - topography
 - Building Location
 - Setbacks
 - River or Creek Setbacks
 - Parking Plan
 - Traffic Circulation
 - Location and Width of Existing and Proposed Access Points
 - Location of Existing Driveways and Intersections
 - Landscaped Area – Plan
 - Approximate Location of Existing Wooded Areas and Rock Outcrops
 - Location and Type of Existing and Proposed Easements
 - Utility Easements
 - Drainage Features

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

PLANNING COMMISSION DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties

The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.
2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.
3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure

The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application.** The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.
2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.
3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider “stepping” the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages “turning your back” on the Eagle River, one of Minturn’s greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of siting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substantial

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in determining their location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

c. Massing and Scale

A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures.

Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials,

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing materials are not allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14, 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

12/31/2020

Tracy Long and Thom Conville
P.O. Box 331
Minturn, CO 81645

Town of Minturn Planning and Zoning Commission
301 Boulder St.
#309
Minturn, CO 8164

Greetings Planning and Zoning Commission,

We are going back to reapply for our Yoga Studio. We have taken out the parking garage. It was becoming a fiscal and physical problem to try and build it. Our plans are still accurate, but we have added parking in the back end of the lot.

We own the property at 1041 Main St. We are in the process of planning for the building of an Aerial Arts Studio. We would like to remove the 1964 trailer and replace it with a Post and Beam barn. The barn will have a large open area for doing aerial art coaching, meetings, and other events that would need such a space. We would like to build two employee housing units and some parking under the building.

For the Aerial component of the building we need a minimum of 25 feet of height clearance up to a rigging beam to hang different apparatus. This has caused some challenges navigating the aerial requirements, town building height code, and the sloping elevation of the lot. We have accomplished meeting all the town codes with the plans we are submitting.

Our aesthetic goal with the Barn is that it will fit in with the South Town area. It will look original to the area as if it has been around since the beginning of the town of Minturn. Setting it next to the Trading Post will also be beneficial for the businesses in the area. The 2019 Housing Action Plan is part of our inspiration for adding residential units. We plan to provide two single bedroom apartments. This will increase the number of local residences and give a couple of instructors a great place to reside in Minturn.

According to town code we are responsible for installing 13 parking spaces. 2 spaces for each living unit and 9 spaces for the commercial side of the building. We have it drawn out to 12 spaces. We are going to allow one car for each rental unit. The rental units will also be held by the instructors that work at the studio. Because of these constraints we are hopeful that you will allow us to be one space short of the town code.

We appreciate your consideration.

Regards,

Tracy Long and Thom Conville

MATERIAL SYMBOLS:

	EARTH		FLYWOOD
	PERVIOUS FILL		FINISH WOOD
	STONE MASONRY		WOOD-ROUGH
	STRUCTURAL CONCRETE		GYPSUM BOARD BLOCKING
	CONCRETE MASONRY UNIT		RIGID INSULATION
	BATT INSULATION		CARPET
	STEEL/METAL AS NOTED		

	BUILDING SECTION REFERENCE		ELEVATION REFERENCE
	DETAIL REFERENCE		DETAIL REFERENCE
	HEIGHT REFERENCE		SECTION REFERENCE
	REVISION REFERENCE		ROOM NAME
	GRID BUBBLE		ROOM NAME
	INTERIOR ELEVATION REFERENCE		WINDOW TAG
	DOOR TAG		MATERIAL BREAK

ABBREVIATIONS:

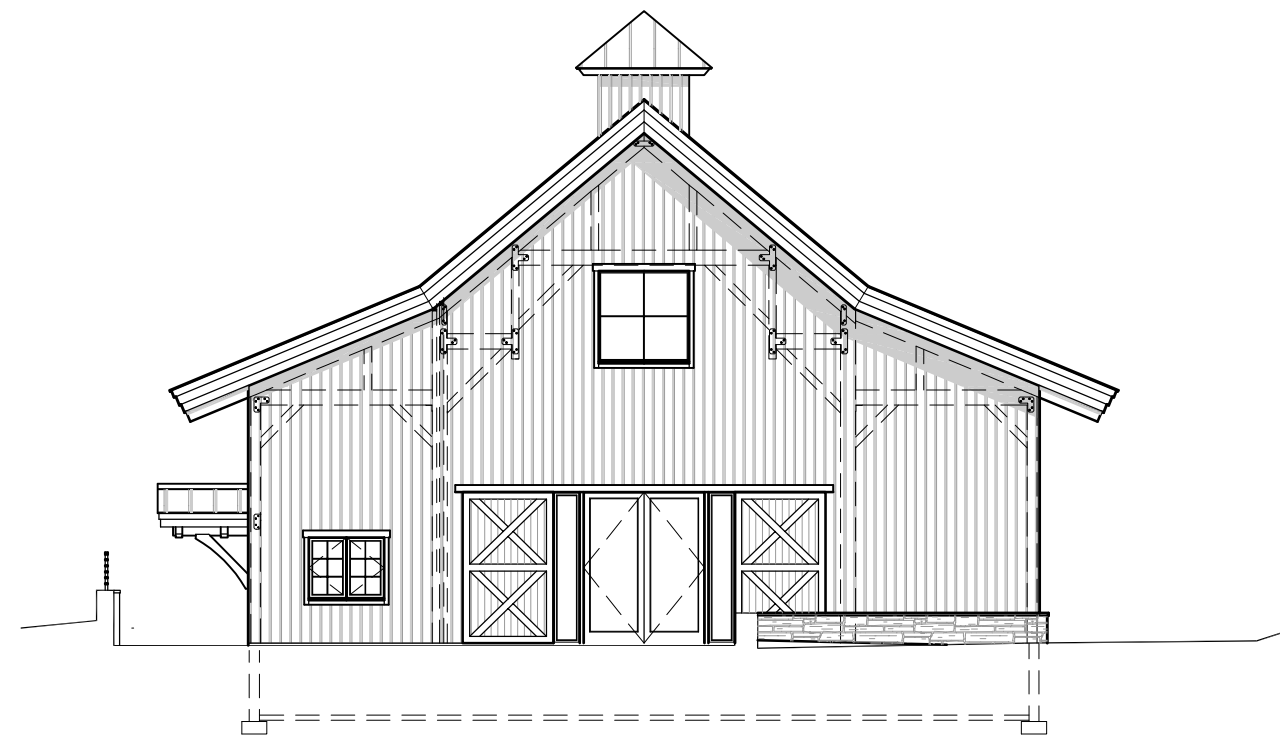
ABV ABOVE	AC ACoustICAL	ADD ADDENDUM	ADJ ADJACENT	AFF ABOVE FINISHED FLOOR	ALT ALTERNATE	ALUM ALUMINUM	AP ACCESS PANEL	ARCH ARCHITECT (URAL)	BASHT BASEMENT	BIT BITUMINOUS	BLDG BUILDING	BLK BLOCK	BLKG BLOCKING	BØ BOTTOM OF	BOT BOTTOM	BRG BEARING	BVL BEVELED	C CAULK (ING)	CJT CONTROL JOINT	CLG CEILING	CLR CLEAR	CMU CONCRETE MASONRY UNIT	COL COLUMN	CONC CONCRETE	CONST CONSTRUCTION	CONT CONTINUOUS	CFR COPPER	CPT CARPET (ED)	CSMT CASEMENT	CT CERAMIC TILE	CUST CUSTOM	DF DRINKING FOUNTAIN	DM DIMENSION	DR DOOR	DT DRAPERY TROUGH	DTL DETAIL	DWG DRAWING	EL ELEVATION (S)	ELEC ELECTRIC (AL)	ELEV ELEVATOR	EG EQUAL	EXG EXISTING	EXH EXHAUST	EXT EXTERIOR	FBO FURNISHED BY OTHERS	FD FLOOR DRAIN	FDC FIRE DEPARTMENT CONNECTION	FE FIRE EXTINGUISHER	FEC FIRE EXTINGUISHER CABINET	FEV FINISHED FLOOR ELEVATION	FHC FIRE HOSE CONNECTION	FIN FINISH (ED)	FLG FLASHING	FLR FLOOR (ING)	FND FOUNDATION	FOC FACE OF CONCRETE	FOF FACE OF FINISH	FOM FACE OF MASONRY	FOS FACE OF STUDS	FF FIREPROOFING, SPRAYED	FFHB FREEZE PROOF HOSE BIB	FFL FIREPLAGE	FTG FOOTING	FUR FURRED (ING)	GA GAGE, GAUGE	GC GENERAL CONTRACT (OR)	GL GLASS, GLAZING	GV GALVANIZED	GYP BD GYPSUM BOARD	HB HOSE BIB	HC HOLLOW CORE	HDR HEADER	HDW HARDWARE	HM HOLLOW METAL	HOR HORIZONTAL	HT HEIGHT	HTG HEATING	HVAC HEATING/VENTILATING/AC	HWH HOT WATER HEATER	IBC INSTALLED BY CONTRACTOR	IBO INSTALLED BY OWNER	ID INSIDE DIAMETER	INCL INCLUDE (D), (ING)	INS INSULATE (D), (ION)	INT INTERIOR	JC JANITOR'S CLOSET	KIT KITCHEN	L LENGTH	LAM LAMINATE (D)	LAV LAVATORY	LDT LIGHT AND DRAPERY TROUGH	LH LEFT HAND	LT LIGHT TROUGH	LTEL LINTEL	LVR LOUVER	M METER (S)	MAX MAXIMUM	MC MEDICINE CABINET	MECH MECHANIC (AL)	MET METAL	MANUFACTURE (ER)	MH MANHOLE	MIN MINIMUM	MIR MIRROR	MISC MISCELLANEOUS	MMB MEMBRANE	MM MILLIMETER (S)	MO MASONRY OPENING	MTL MATERIAL	MULL MULLION	NAT NATURAL	NIC NOT IN CONTRACT	NOM NOMINAL	NR NOISE REDUCTION	NTS NOT TO SCALE	OH OVERHEAD	OP OPENING	OPH OPPOSITE HAND	OPF OPPOSITE	FL PLASTIC LAMINATE	PK PARKING	PL PROPERTY LINE	PR PAIR	P9F POUNDS PER SQUARE FOOT	P9I POUNDS PER SQUARE INCH	PT POINT	PVMT PAVEMENT	QT QUARRY TILE	R RISER	REF REFERENCE	REFR REFRIGERATOR	REIN REINFORCE (D), (ING)	REQD REQUIRED	RES RESILIENT	REV REVISION (D), (ING)	REV8 REVERSE	RD ROOF DRAIN	RF3 ROOFING	RH RIGHT HAND	RM ROOM	RO ROUGH OPENING	R4S ROD AND SHELF	R/S ROUGH SAUN	S SEALANT (EXTERIOR)	SC SOLID CORE	SD STORM DRAIN	SHTG SHEATHING	SIM SIMILAR	SM SHEET METAL	SPEC SPECIFICATION (S)	SQ SQUARE	ST STAIN	STD STANDARD	STL STEEL	STR STRUCTURAL	T TREAD	TB TOWEL BAR	TEL TELEPHONE	THR THRESHOLD	TO TOP OF	TR TRANSOM	TS TOP OF SLAB	TSL TOP OF STEEL	TV TELEVISION	TU TOP OF WALL	TYP TYPICAL	T4G TONGUE AND GROOVE	UNO UNLESS NOTED OTHERWISE	VB VAPOR BARRIER	VCT VINYL COMPOSITION	VERT VERTICAL	VIF VERIFY IN FIELD	W WIDTH, WIDE	WC WATER CLOSET	WD WOOD	WDW WINDOW	WO WITHOUT	WPF WATER PROOFING	WUF WELDED WIRE FABRIC
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YOGA STUDIO

1041 MAIN STREET
MINTURN, CO 81645
PARCEL #2103-351-01-025

PLANNING SUBMITTAL

FEBRUARY 28, 2020
(RE-SUBMITTED DECEMBER 30, 2020)



VICINITY MAP
N.T.S.

PROJECT SUMMARY:

THE PROJECT CONSISTS OF A YOGA STUDIO, TWO DUPLEX RESIDENTIAL UNITS, AND A BELOW GRADE PARKING AREA

LOT AREA:
13,312 SF (31 ACRES)
BUILDING FOOTPRINT AREA:
30,629 SF
SITE COVERAGE:
33.1%
DRIVEWAY/PARKING AREA:
57,184 SF
ALLOWABLE BUILDING HEIGHT:
28'-0"
BUILDING HEIGHT:
28'-0"
BUILDING SQUARE FOOTAGE:
(REFER TO FLOOR PLANS)
DATUM ELEVATION:
ARCHITECTURAL 100'-0" + 1909.0' (SURVEY)

PROJECT DIRECTORY:

ARCHITECT

BLUELINE ARCHITECTS, P.C.
321 18TH STREET
GOLDEN, CO 80401

970.376.2052 (C)
CONTACT: KEN BRIDGES, AIA

CLIENT

TRACY LONG THOMAS CONVILLE LLC
PO BOX 331
MINTURN, CO 81645

970.917.0115 (C)
CONTACT: THOM CONVILLE

SURVEYOR

GORE RANGE SURVEYING LLC
PO BOX 15
AVON, CO 81620

970.419.8968 (W)
CONTACT: SAM ECKER, P.L.S.

DESIGN CRITERIA & LOADS:

ZONE DISTRICT:
COMMERCIAL (SOUTH TOWN CHARACTER AREA)
CODE:
2015 IRC
2011 NEC
CONSTRUCTION TYPE:
TYPE V-B
OCCUPANCY CLASSIFICATION:
GROUP R-3 (SINGLE AND TWO-FAMILY RESIDENTIAL)
GROUP B
RATED CONSTRUCTION:
1 HR RATED ASSEMBLIES BETWEEN USES
CLIMATE ZONE:
5B
STRUCTURAL LOADS:
(SEE STRUCTURAL DRAWINGS)

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
- AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.
- IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECTS OF THIS PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. THIS PROJECT IS GOVERNED BY THE 2015 INTERNATIONAL RESIDENTIAL CODE. CODE COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO ALL RELEVANT CODES INCLUDING IBC AND ALL LOCAL AND REGIONAL CODES.
- IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
- ALL NEW BUILDING TO FIT WITHIN PROPERTY LINES WITHOUT CROSSING EASEMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PLAN DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNO. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS, UNO.
- PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO CEILING AND WALL MOUNTED FIXTURES, TOILETS, TOILET ACCESSORIES, GRAB BARS, CABINETRY, COUNTERTOPS, SHELVES AND CLOSET RODS.
- Ø DENOTES DOORS. REFER TO FLOOR PLANS FOR LOCATIONS. REFER TO DOOR SCHEDULE FOR DOOR TYPES.
- DENOTES WINDOWS. REFER TO ELEVATIONS & FLOOR PLANS FOR LOCATIONS. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
- ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR AND WALL SPACES. VERIFY LOCATIONS & COORDINATE DROPPED CEILING WITH ARCHITECT.
- THE CONTRACTOR SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM THE ARCHITECT & ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY SUBSTITUTIONS OR OMISSIONS TO THE WORK AS INDICATED IN THE CONTRACT DOCUMENTS IF WRITTEN APPROVAL BY THE ARCHITECT IS NOT RECEIVED PRIOR TO THE MODIFICATION(S).

DRAWING INDEX:

A1.00 COVER SHEET

SURVEYOR

TOPOGRAPHIC SURVEY

ARCHITECTURAL

A1.10 ZONING SITE PLAN
A1.20 LANDSCAPE PLAN

A2.10 LOWER LEVEL FLOOR PLAN
A2.20 MAIN LEVEL FLOOR PLAN
A2.30 ROOF PLAN

A3.10 EXTERIOR ELEVATIONS (NORTHWEST)
A3.20 EXTERIOR ELEVATIONS (SOUTHWEST)
A3.30 EXTERIOR ELEVATIONS (SOUTHEAST)
A3.40 EXTERIOR ELEVATIONS (NORTHEAST)

A4.10 BUILDING SECTIONS
A4.20 BUILDING SECTIONS

1041 MAIN STREET
1041 MAIN STREET
MINTURN, CO 81645
PARCEL NO.: 2103-351-01-025

blue|line
ARCHITECTS

970.376.2052 (C)
king@bluelinearchitects.com
www.bluelinearchitects.com
321 18th Street
Golden, Colorado 80401

ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20
REVISED SITE PLAN	11.08.20
PLANNING SUBMITTAL	12.30.20

REVISIONS:	
SHEET SCALE:	N.T.S.
DRAWN BY:	-
CHECKED BY:	KB
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REQUIRED INSULATION VALUES:
(PER 2009 IECC TABLE 402.1.1 - CLIMATE ZONE 5B)

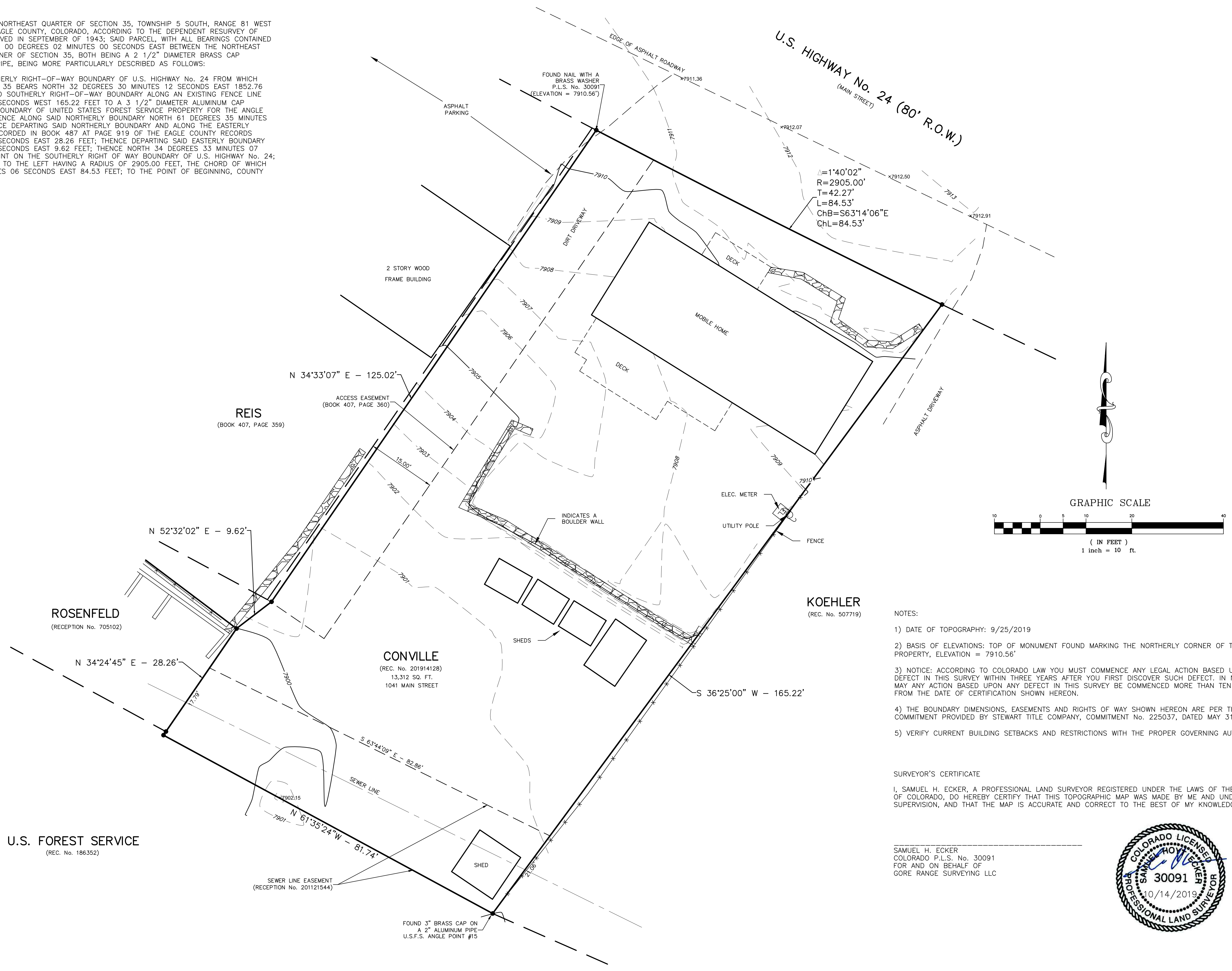
FENESTRATION U-VALUE	35 MAX
SKYLIGHT U-VALUE	60 MAX.
CEILING R-VALUE	38 MIN.
WOOD FRAME WALL R-VALUE	20 MIN. OR 13-5 MIN.
FLOOR R-VALUE	30 MIN.
BASEMENT R-VALUE	10/13 MIN.
SLAB R-VALUE & DEPTH	10' / 2 FT. MIN.
CRAWLSPACE R-VALUE	10/13 MIN.

PROJECT #: 1903
SHEET TITLE: COVER SHEET

A1.00

PARCEL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO, ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED IN SEPTEMBER OF 1943; SAID PARCEL, WITH ALL BEARINGS CONTAINED HEREIN BASED UPON A BEARING OF S 00 DEGREES 02 MINUTES 00 SECONDS EAST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 35, BOTH BEING A 2 1/2" DIAMETER BRASS CAP MONUMENT ON A 2" DIAMETER IRON PIPE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY No. 24 FROM WHICH SAID NORTHEAST CORNER OF SECTION 35 BEARS NORTH 32 DEGREES 30 MINUTES 12 SECONDS EAST 1852.76 FEET DISTANT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY ALONG AN EXISTING FENCE LINE SOUTH 36 DEGREES 25 MINUTES 01 SECONDS WEST 165.22 FEET TO A 3 1/2" DIAMETER ALUMINUM CAP MONUMENT SET ON THE NORTHERLY BOUNDARY OF UNITED STATES FOREST SERVICE PROPERTY FOR THE ANGLE POINT No. 15 OF SAID PROPERTY; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 61 DEGREES 35 MINUTES 24 SECONDS WEST 81.74 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF A PARCEL OF LAND RECORDED IN BOOK 487 AT PAGE 919 OF THE EAGLE COUNTY RECORDS NORTH 34 DEGREES 24 MINUTES 46 SECONDS EAST 28.26 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY NORTH 52 DEGREES 32 MINUTES 02 SECONDS EAST 9.62 FEET; THENCE NORTH 34 DEGREES 33 MINUTES 07 SECONDS EAST 125.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY No. 24; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS SOUTH 63 DEGREES 14 MINUTES 06 SECONDS EAST 84.53 FEET; TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.



$\Delta = 1'40''02''$
 $R = 2905.00'$
 $T = 42.27'$
 $L = 84.53'$
 $ChB = S63^{\circ}14'06''E$
 $ChL = 84.53'$

- NOTES:
- 1) DATE OF TOPOGRAPHY: 9/25/2019
 - 2) BASIS OF ELEVATIONS: TOP OF MONUMENT FOUND MARKING THE NORTHERLY CORNER OF THE SUBJECT PROPERTY, ELEVATION = 7910.56'
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
 - 4) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, COMMITMENT No. 225037, DATED MAY 31, 2018.
 - 5) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

SURVEYOR'S CERTIFICATE
 I, SAMUEL H. ECKER, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SAMUEL H. ECKER
 COLORADO P.L.S. No. 30091
 FOR AND ON BEHALF OF
 GORE RANGE SURVEYING LLC



Gore Range Surveying, LLC
 P.O. Box 15
 Avon, CO 81620
 (970) 479-8698 • fax (970) 479-0055

TOPOGRAPHIC MAP
1041 MAIN STREET
TOWN OF MINTURN
EAGLE COUNTY, COLORADO

DRAWN BY:	SE	DATE:	10/14/2019
CHECKED BY:	SE	DRAWING NO.:	09-496 topo
JOB NO.:	09-496	SHEET	1 OF 1



- GENERAL NOTES:**
1. SITE PLAN SCALE IS NOTED ON DRAWING TITLE
 2. DATUM: 7909.0' U&GS ± 100'-0" ARCHITECTURAL
 3. LOT SIZE: 13,312 SF
 4. ZONE DISTRICT: COMMERCIAL (SOUTH TOWN CHARACTER AREA) (SECTION 16-1-30)
 5. ALLOWABLE BUILDING LOT COVERAGE: 10% MAX. ± 9318.4 SF (SECTION 16-2-40, LOT REQUIREMENTS)
BUILDING FOOTPRINT: 3062.9 SF
TERRACE AREA: 1348.5 SF
SITE COVERAGE: (3062.9 SF + 1348.5 SF) / (13,312 SF) = 33.1%
 6. MAX. IMPERVIOUS SURFACE AREA: N/A (SECTION 16-2-40, LOT REQUIREMENTS)
 7. PARKING SPACES (9'x18') REQUIRED PER SECTION 16-16-30:
AEROBICS: (1) SPACE PER 250 SF (EXCLUDES STORAGE)
OFFICES: (1) SPACE PER 250 SF (EXCLUDES STORAGE)
DUPLEX: (2) SPACES PER UNIT

HANDICAP SPACES: (1) SPACE PER (15) SPACES (8'x18' + 5' WIDE AISLE)
 8. PARKING CALCULATIONS:
YOGA STUDIO = (1809/250) SF / (250 SF) = (9) SPACES REQUIRED
(2) DUPLEX UNITS = (4) SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = (13) SPACES
TOTAL PARKING SPACES PROVIDED = (12) SPACES
 9. SNOW STORAGE REQUIRED: MIN. OF 5% OF PARKING AREA (SECTION 16-16-130)
ACCESS DRIVEWAY 4 PARKING AREAS: 5118.4 SF
REQUIRED SNOW STORAGE: (5118.4 SF x .05) = 288.9 SF
PATIO AREAS: 950.1 SF
REQUIRED SNOW STORAGE: (950.1 SF x .05) = 47.5 SF
DECK AREA: 1348.5 SF
REQUIRED SNOW STORAGE: (1348.5 SF x .05) = 67.4 SF

TOTAL SNOW STORAGE REQUIRED: 403.8 SF
TOTAL SNOW STORAGE PROVIDED: 186.4 SF

BUILDING LOT COVERAGE:
(PER TOWN CODE SECTION 16-2-20)

BUILDING LOT COVERAGE MEANS THE PORTION OF THE LOT THAT IS COVERED BY BUILDINGS, INCLUDING ALL INTERIOR SPACE INCLUDING GARAGES, AND ALL ENCLOSED CANTILEVERED PORTIONS OF A BUILDING, COVERED PORCHES, COVERED WALKWAYS, AND SIMILAR COVERED AREAS, BUILDINGS ARE MEASURED AT THE OUTSIDE OF EXTERIOR WALL.

ADDITIONALLY, 50% OF THE TOTAL AREA OF SECOND- AND THIRD-LEVEL DECKS SHALL BE COUNTED TOWARDS THE ALLOWABLE BUILDING LOT COVERAGE. SECOND- AND THIRD-LEVEL DECKS THAT COVER A PORTION OF THE BUILDING THAT HAS ALREADY BEEN COUNTED TOWARDS THE ALLOWABLE LOT COVERAGE SHALL NOT COUNT TOWARDS THE TOTAL LOT COVERAGE. SECOND- AND THIRD-LEVEL DECKS THAT ARE STRUCTURALLY SUPPORTED FROM THE GROUND LEVEL SHALL HAVE THEIR ENTIRE AREA COUNTED TOWARDS THE ALLOWABLE LOT COVERAGE.

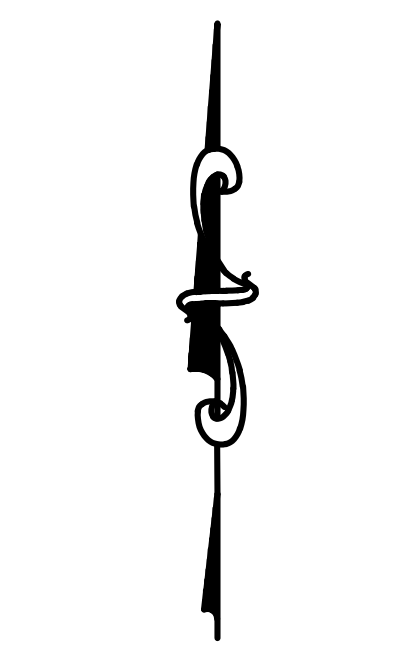
BUILDING HEIGHT:
(PER TOWN CODE SECTION 16-2-20 AND 16-2-60)

BUILDING HEIGHT IS THE MAXIMUM VERTICAL (PLUMB) DISTANCE MEASURED AT ANY POINT ALONG THE PERIMETER OF THE STRUCTURE FROM THE FINISHED OR NATURAL GRADE, WHICHEVER IS MORE RESTRICTIVE, AND A POINT ON THE ROOF, DEPENDING ON THE ROOF TYPE.

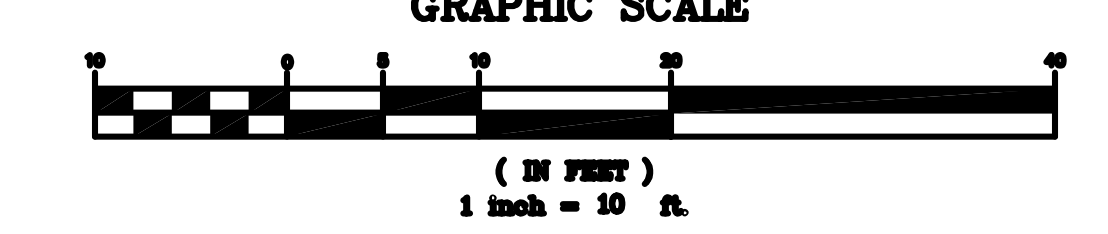
MAX. BUILDING HEIGHT ALLOWED: NOT TO EXCEED 28 FEET FROM MIDPOINT OF ROOF TO EXISTING OR FINISH GRADE, WHICHEVER IS MORE RESTRICTIVE. FLAT ROOFS SHALL NOT EXCEED 28 FEET IN HEIGHT.

LABEL	FINISH GRADE	ROOF ELEVATION	BUILDING HEIGHT
A	7908.85'	7935.4'	26.6'
B	7908.75'	7935.4'	26.7'
C	7907.4'	7935.4'	28.0'
D	7908.85' (DECK)	7935.4'	26.6'
E	7902.9'	7908.75'	1.85'
F	7904.5'	7908.75'	4.25'

NOTE: BECAUSE 'NATURAL' GRADE IS IMPOSSIBLE TO DETERMINE ON THIS LOT, FINISH GRADE IS BEING USED FOR ALL HEIGHT CALCULATIONS.



GRAPHIC SCALE



1 SITE PLAN (ZONING)
A1.10 1" = 10'-0"

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www.bluelinearchitects.com

321 18th Street
Golden, Colorado 80601

1041 MAIN STREET
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PARCEL NO.: 2103-351-01-025

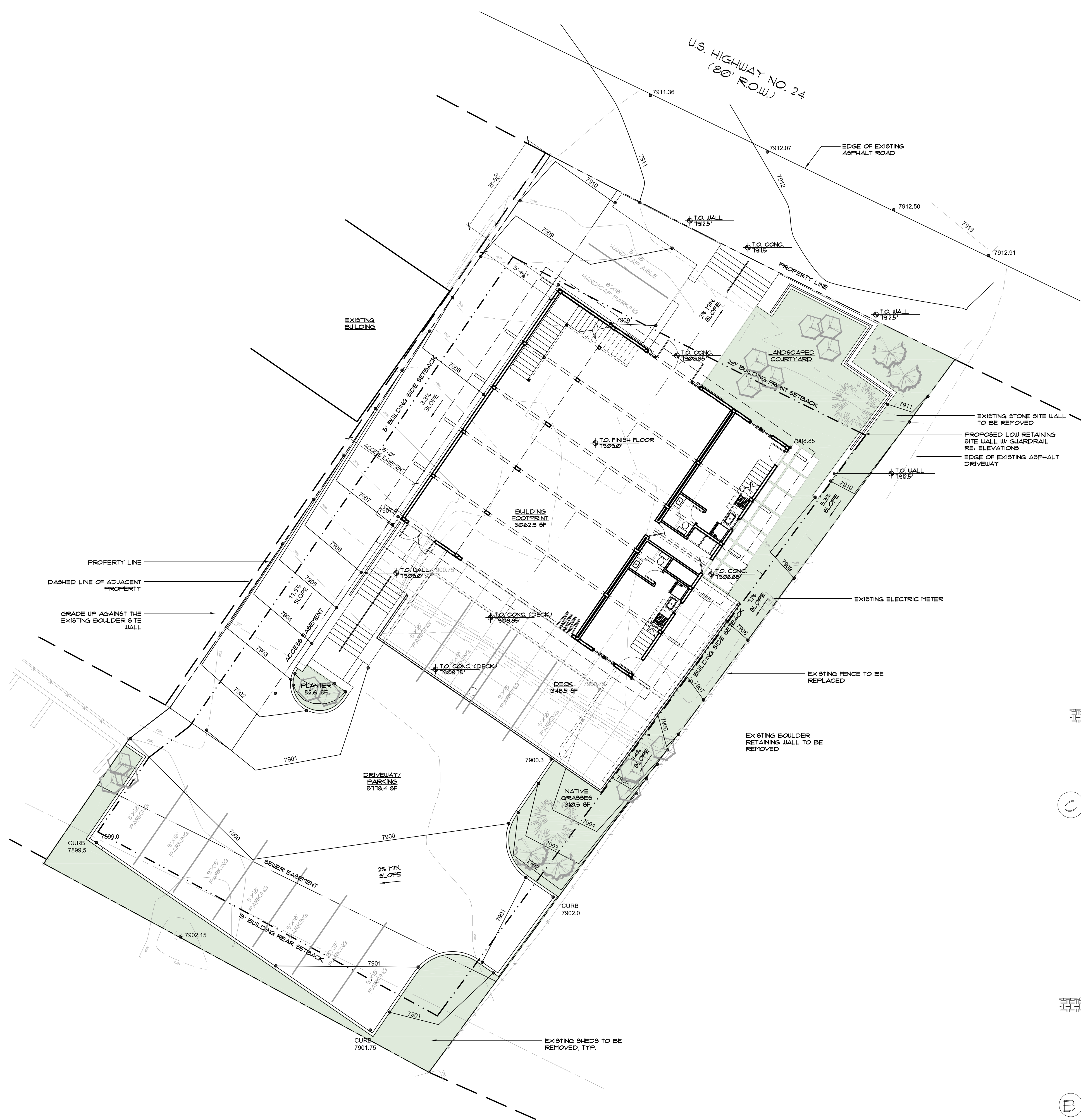
ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20
REVISED SITE PLAN	11.08.20
PLANNING SUBMITTAL	12.30.20

REVISIONS:

SHEET SCALE:	1" = 10'-0"
DRAWN BY:	-
CHECKED BY:	KB
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PROJECT #: 1903
SHEET TITLE: SITE PLAN

A1.10



GENERAL NOTES:

- ALL LANDSCAPING MUST CONFORM TO THE TOWN OF MINTURN CODE CONCERNING LANDSCAPING WITHIN OR ADJACENT TO ANY PUBLIC RIGHT OF WAY.
- SITE AREA, AS INDICATED ON THE SITE SURVEY IS 13,312 SF.

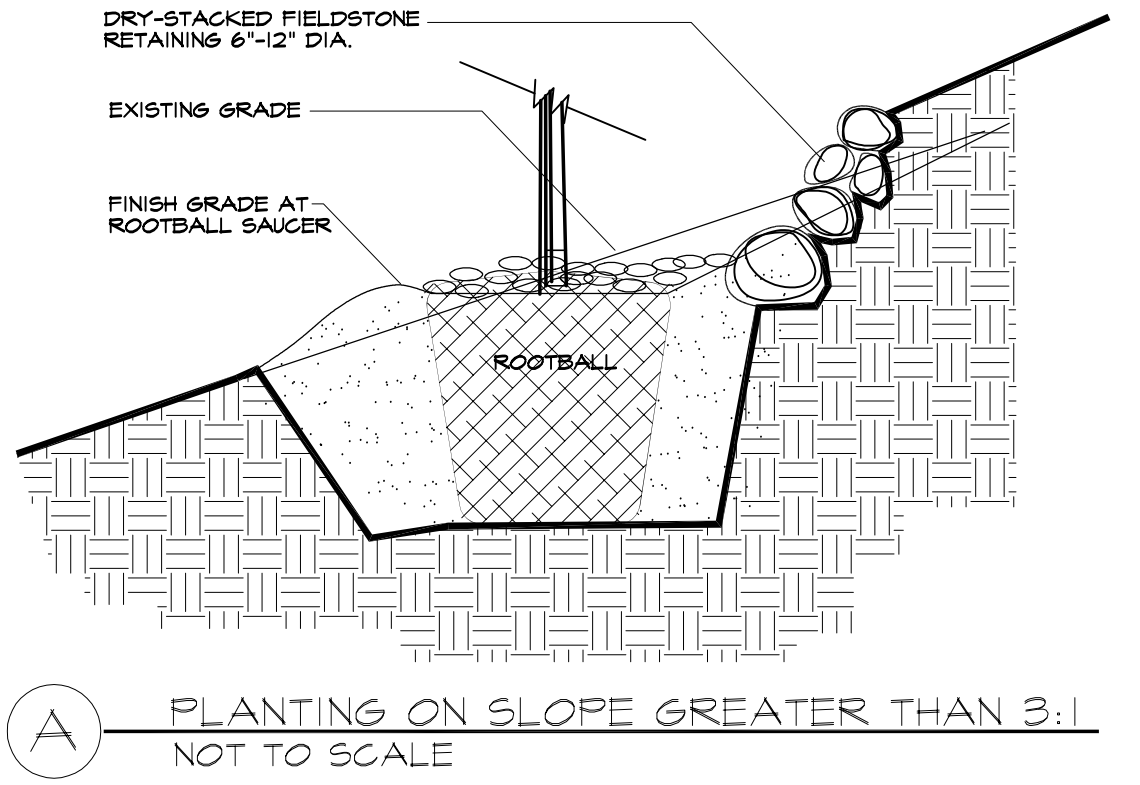
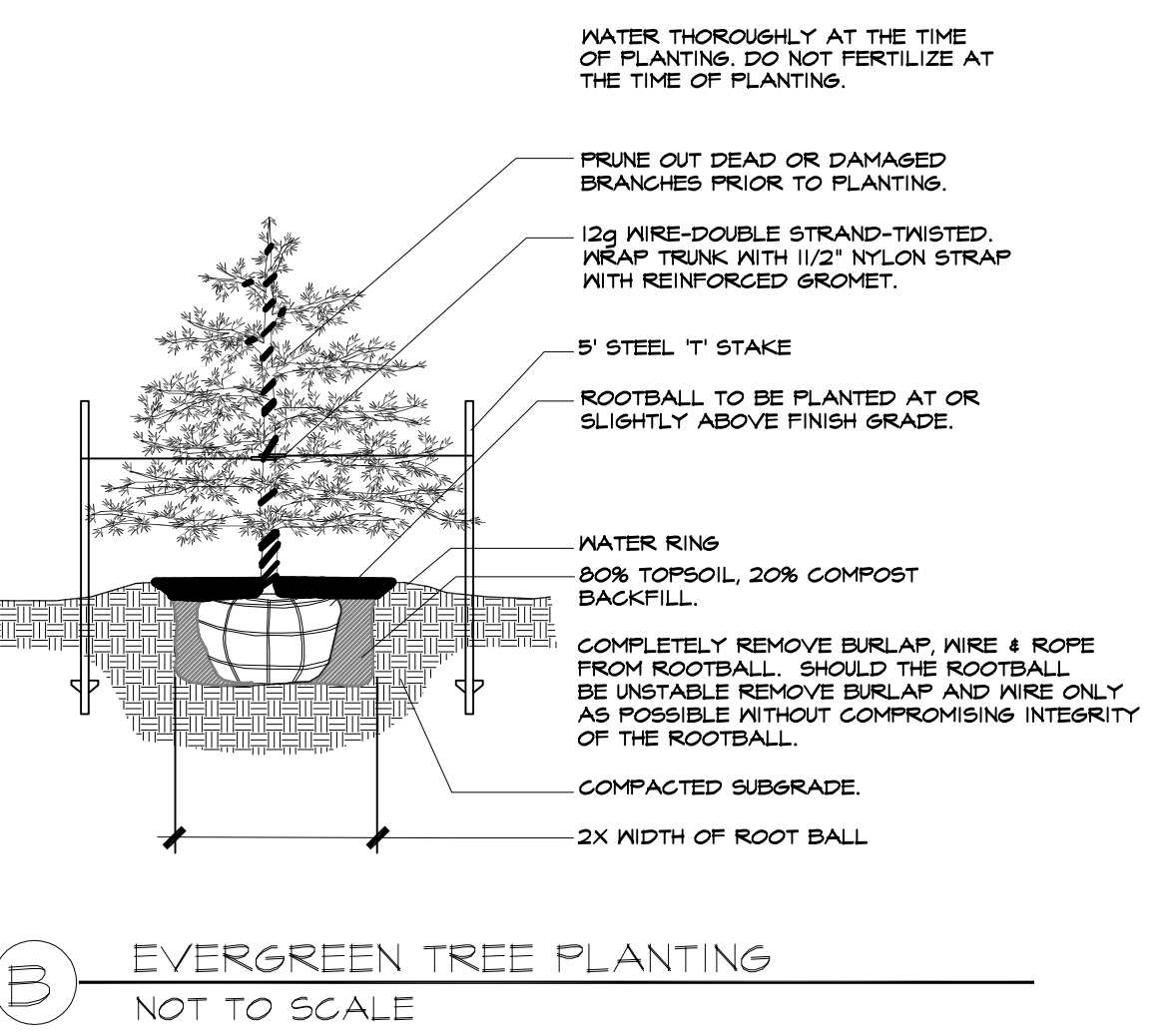
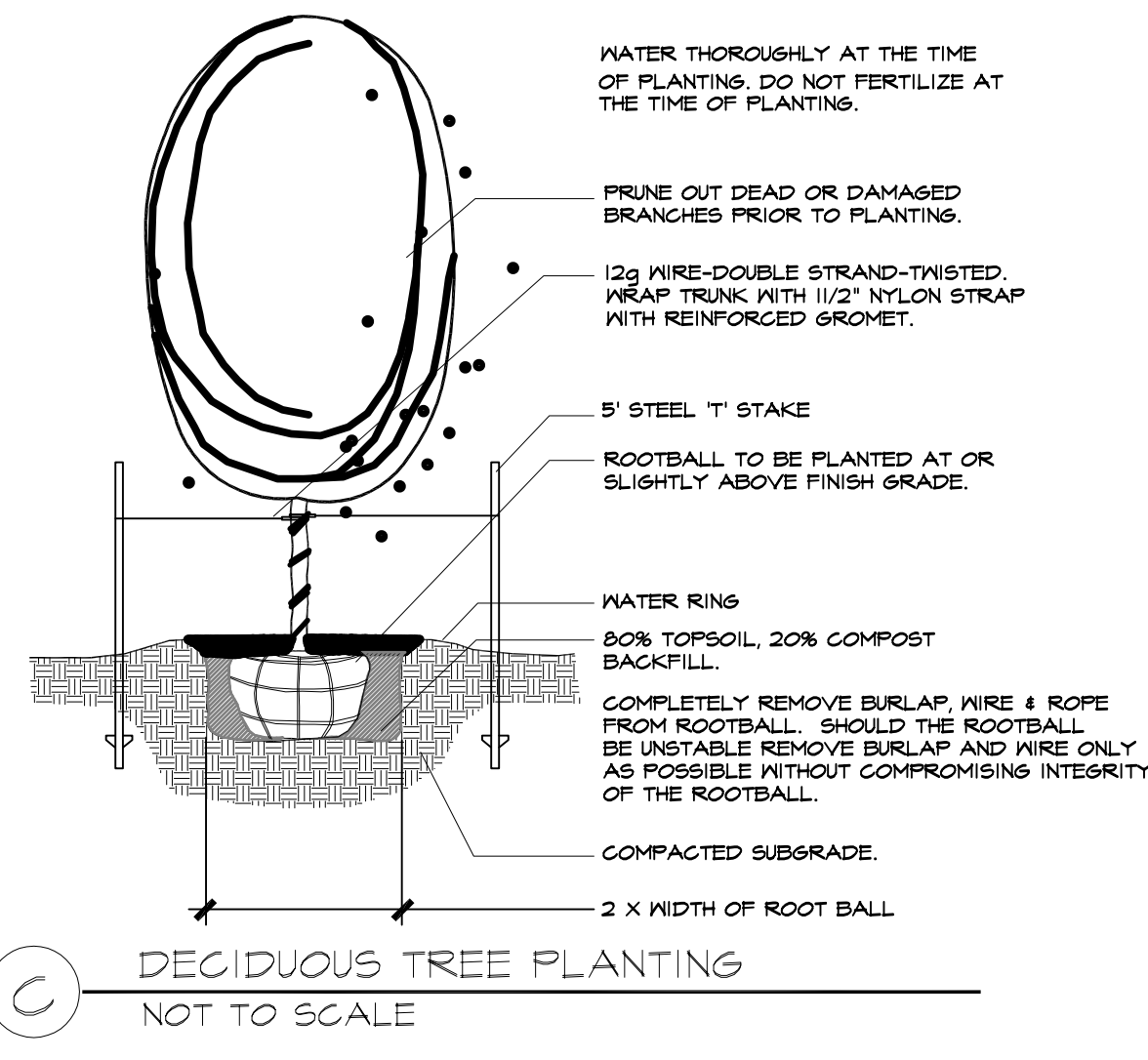
LOT AREA (SF.)	DRIVEWAY & PARKING AREAS (SF.)	BUILDING FOOTPRINT (SF.)	LANDSCAPE AREA (SF.)	PERCENTAGE LANDSCAPE (%)
13,312	5,118.4	3,062.9	1,913.0	14.4

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	1	PICEA PUNGENS	COLORADO SPRUCE	8' HT.
	3	PICEA PUNGENS	COLORADO SPRUCE	10' HT.
	2	PSEUDOTSUSA MENZIESII	ROCKY MTN. DOUGLAS FIR	12' HT.
	1	PSEUDOTSUSA MENZIESII	ROCKY MTN. DOUGLAS FIR	6' HT.
	6	POPULUS TREMULOIDES	ASPEN	2' Galiper
	8	POPULUS TREMULOIDES	ASPEN	3' Galiper
	-	SYRINSA VULGARIS	COMMON LILAC	5 gallon
	-	CORNUS STOLONIFERA	RED TWIG DOGWOOD	5 gallon
			REVEGETATE ALL DISTURBED AREAS WITH NATIVE AND WILDFLOWER SEED MIX	

PLANTING NOTES

- THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR SHALL BE EXTREMELY CAREFUL WHEN PLACING PLANTS NEAR UTILITIES.
- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO 1/4-0.38 FOOT OF FINISHED GRADE.
- FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE AT THE DIRECTION OF THE ARCHITECT/OWNER. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH PLANTING OPERATIONS UNTIL STAKING IS FULLY APPROVED.
- PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL, AND 20% COMPOST.
- ALL DECIDUOUS TREES ARE TO BE STAKED WITH 5' STEEL T' STAKES AND GUYPED WITH #12 GALVANIZED WIRE AND 1/2" WIDE GREEN NYLON TREE STRAPS. ALL EVERGREEN TREES ARE TO BE STAKED WITH THREE 5' STEEL T' STAKES AND GUYPED WITH #12 GALVANIZED WIRE AND 1/2" WIDE, GREEN, NYLON TREE STRAPS.
- A FINE FESCUE & KENTUCKY BLEND IS TO BE USED WITHIN THE BOUNDARIES OF THE STONE SITE WALL ON THE WEST SIDE OF THE HOUSE PER THE LANDSCAPE PLAN.
- PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING:
 - LOOSEN SOIL TO A MINIMUM OF 2" DEPTH. REMOVE STONES OVER 2" IN DIAMETER AND STICKS, ROOTS, RUBBISH, AND EXTRANEIOUS MATTER.
 - DISTRIBUTE 2" OF TOPSOIL TO BE CULTIVATED INTO NATIVE SOIL.
 - GRADE AREAS TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX 15% SHEEP FESCUE, 25% ARIZONA FESCUE, 50% CANADA BLUEGRASS, 10% IDAHO FESCUE, 5% SLENDER WHEATGRASS. Wildflower seed/forse mix shall be added to the native grass mix at the following rates per acre:
 - Wildflower 1 lb/acre
 - Rosy Pusspooes 1 lb/acre
 - Goldgrass Blue Columbine 1 lb/acre
 - Scotch Bell Flower 25 lb/acre
 - Supper Indian Poinstirvah 5 lb/acre
 - Aspen Sunflower 2 lb/acre
 - Scarlet Gilla 1 lb/acre
 - Silvers Lupine 2 lb/acre
 - Chimney Bells 25 lb/acre
 - Rocky Mtn. Penstemon 1 lb/acre
 - Shoney Goldeneye 5 lb/acre
 - Wild Buckwheat 5 lb/acre
- ONE APPLICATION OF A DI-AMMONIUM PHOSPHATE FERTILIZER 18-46-0 AT THE RATE OF 8 lbs. PER 1000 s.f., SHALL BE BROADCAST PRIOR TO SEEDING.
- MULCH ALL SOWN AREAS WITH 2"-3" OF NEED FREE STRAW TACKIFY STRAW MULCH AREAS WITH AN APPROVED ORGANIC TACKIFIER AT THE RATE OF 120 lbs. PER ACRE.
- ALL SEEDED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTINGS.
- AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO REINCORPORATE SEED INTO TOP 1/8" OF SOIL.
- LAWN IRRIGATION SYSTEM TO BE DETERMINED.
- ALL NATIVE GRASS SEED AREAS WILL BE IRRIGATED FOR THE FIRST YEAR. A TEMPORARY ABOVE GROUND SPRAY SYSTEM.



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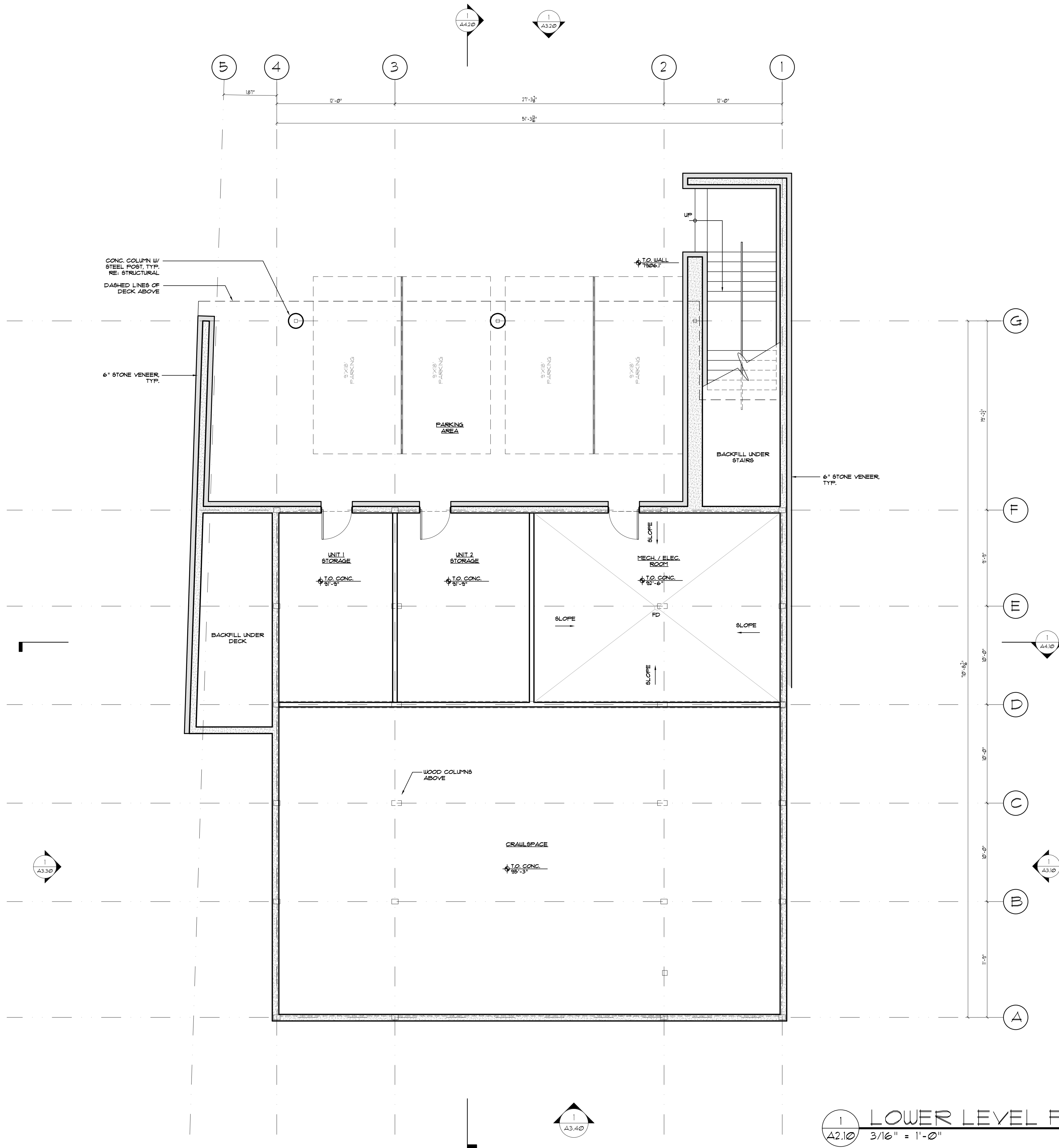
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PRELIMINARY ZONING 01.03.20
PLANNING SUBMITTAL 02.28.20
REVISED SITE PLAN 11.08.20
PLANNING SUBMITTAL 12.30.20

REVISIONS:

SHEET SCALE: 1" = 10'-0"
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PROJECT #: 1903
SHEET TITLE: LANDSCAPE PLAN
A1.20

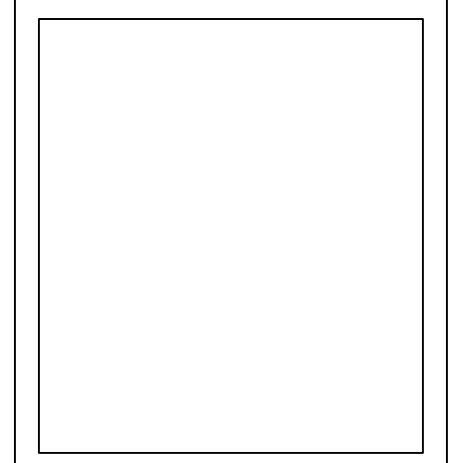
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king@bluelinearchitects.com
www.bluelinearchitects.com
321 18th Street
Golden, Colorado 80601



GENERAL NOTES:
 1. DATUM: ARCHITECTURAL 100'-0" = 1309.0' ON SURVEY
 2. REFER TO SHEETS A1.0 AND A1.20 FOR SITE GRADING.
 3. [Symbol] INDICATES FLOORS ABOVE.

AREA:	480.4 SF
MECHANICAL	222.1 SF
UNIT #1 STORAGE	258.1 SF
UNIT #2 STORAGE	1588.7 SF
CRAWLSPACE	
BUILDING FOOTPRINT	3062.9 SF
*INCLUDES THE EXTERIOR STAIRS	

1
A2.10
3/16" = 1'-0"
LOWER LEVEL FLOOR PLAN



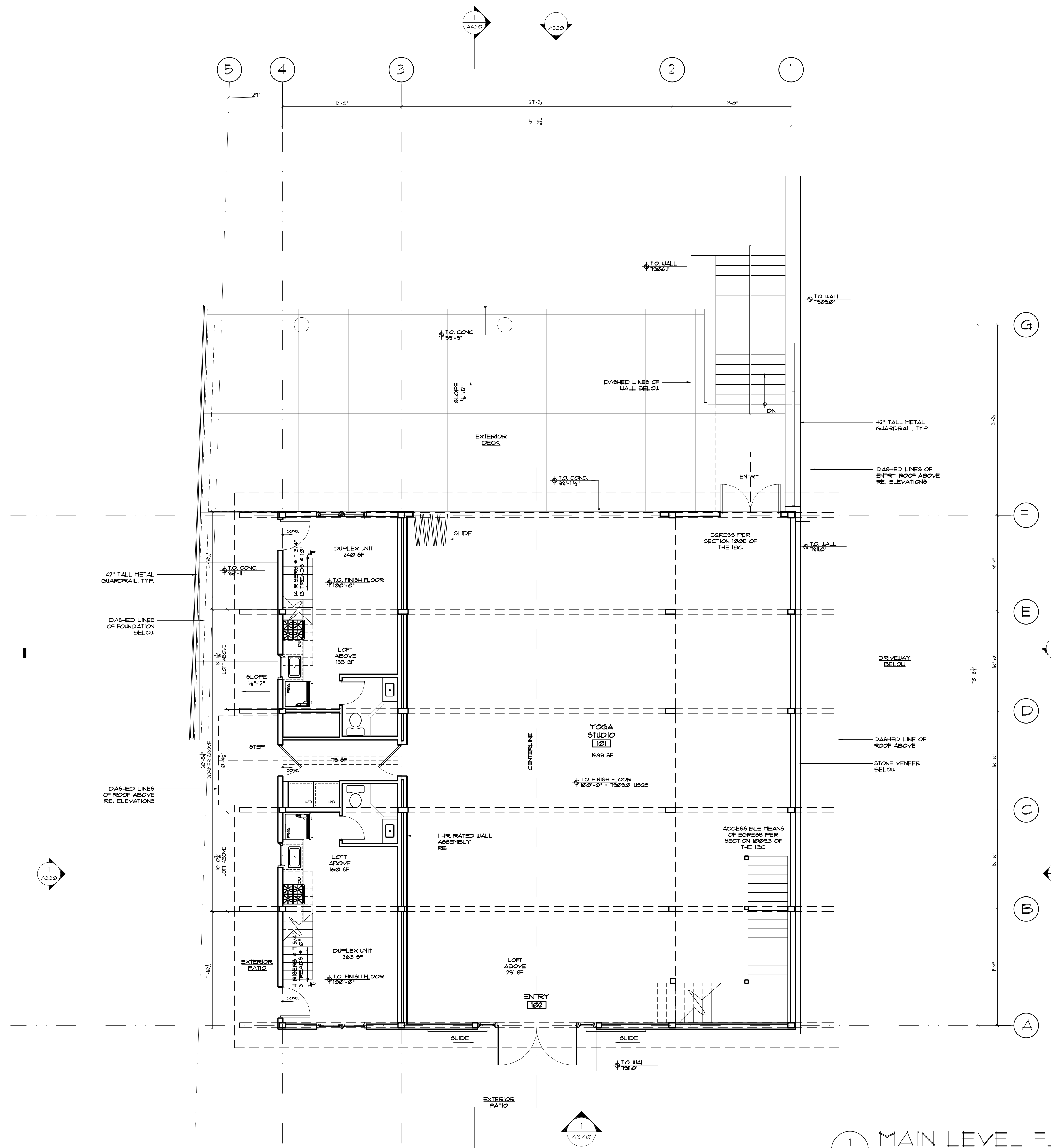
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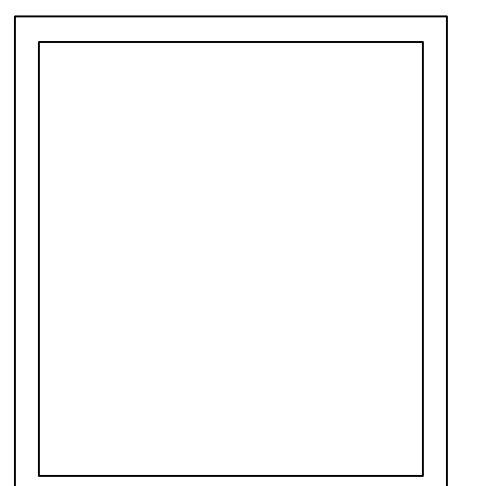
ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20
REVISED SITE PLAN	11.08.20
PLANNING SUBMITTAL	12.30.20

REVISIONS:	
SHEET SCALE:	3/16" = 1'-0"
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PROJECT #: 1903
 SHEET TITLE: LOWER LEVEL FLOOR PLAN
A2.10



GENERAL NOTES:
 1. DATUM: ARCHITECTURAL 100'-0" = 7909.0' ON SURVEY
 2. REFER TO SHEETS A110 AND A120 FOR SITE GRADING.
 3. [Grey Box] INDICATES FLOORS ABOVE.



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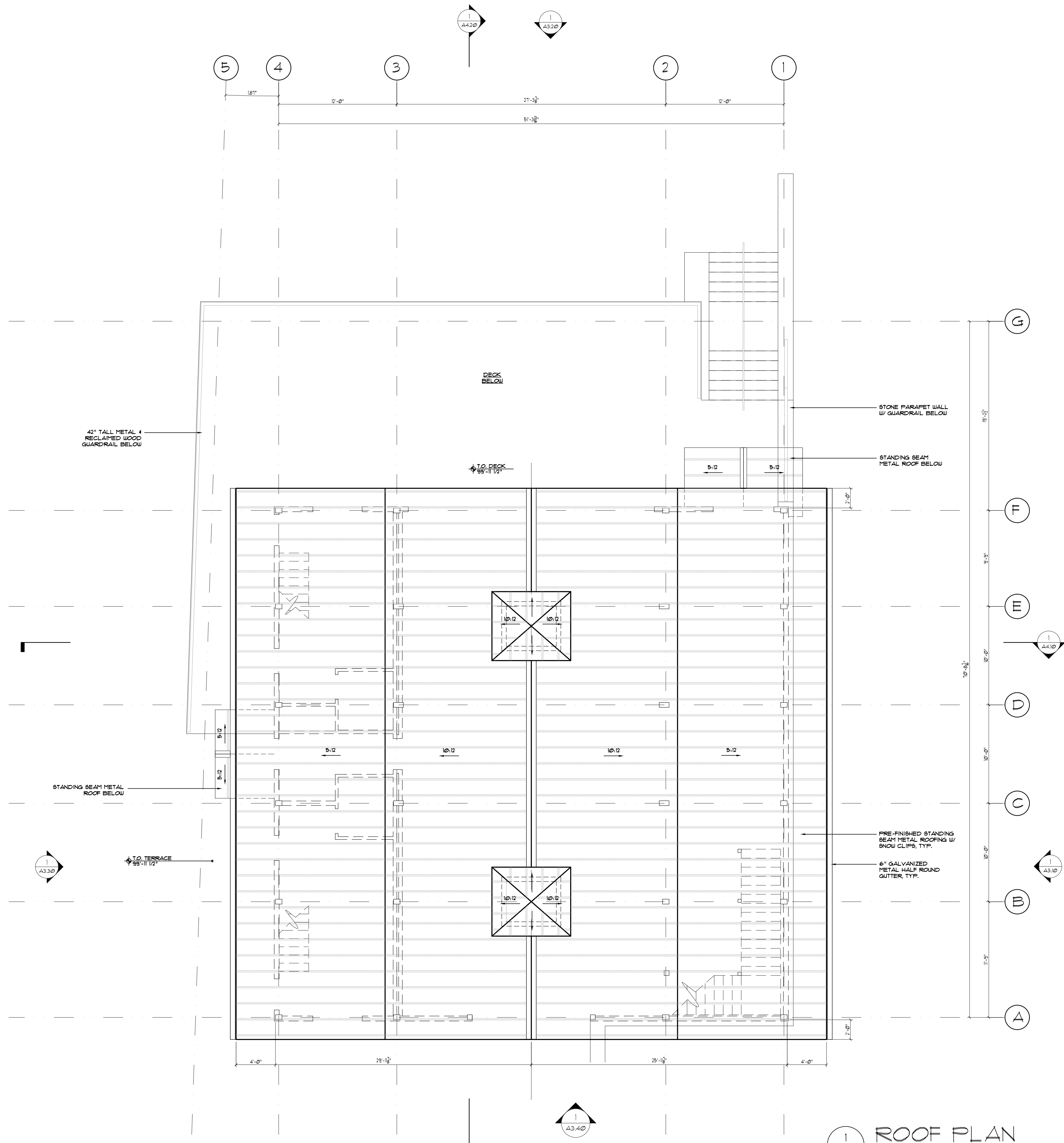
1041 MAIN STREET
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AREA:	
DUPLEX UNIT 1	423 SF*
DUPLEX UNIT 2	395 SF*
	*INCLUDES THE STAIR
YOGA STUDIO	1989 SF
LOFT	291 SF
DECK	1348.5 SF**
	**DOES NOT INCLUDE THE STAIR

A2.20 MAIN LEVEL FLOOR PLAN
 3/16" = 1'-0"

PROJECT #: 1903
 SHEET TITLE: MAIN LEVEL FLOOR PLAN
A2.20



1 ROOF PLAN
 A2.30 3/16" = 1'-0"

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REVISIONS:

SHEET SCALE: 3/16" = 1'-0"
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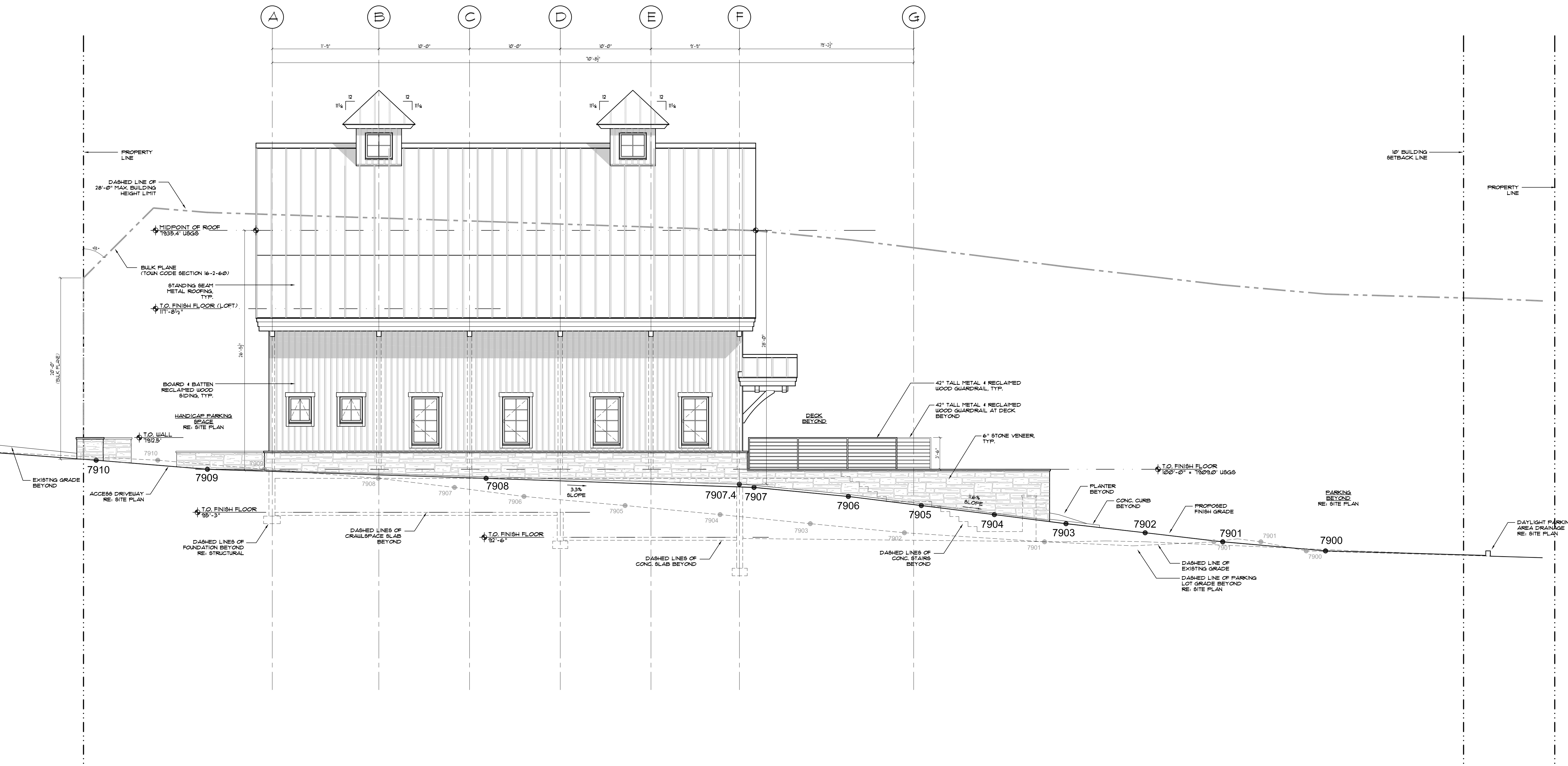
PROJECT #: 1903
 SHEET TITLE: ROOF PLAN

A2.30

- ELEVATION NOTES:
- DATUM: ARCHITECTURAL 100'-0" = 1909.0' (SURVEY)
 - SCUPPERS, GUTTERS & DOWNSPOUTS TO BE HALF ROUND GALVANIZED STEEL COORDINATED IN THE FIELD.
 - REFER TO BUILDING SECTIONS FOR FLOOR LEVELS, PLATE HEIGHTS, AND BEAM ELEVATIONS.
 - REFER TO THE ROOF PLAN & BUILDING SECTIONS FOR PLATE HEIGHTS AND ROOF OVERHANG DIMENSIONS.
 - ALL INTAKE & EXHAUST VENTS PER SECTION R303.5 OF THE IRC. COORDINATE ALL VENT LOCATIONS W/ ARCHITECT.
 - PROVIDE WALL FLASHING PER SECTIONS R103.4 & R303.2 OF THE IRC.
 - PROVIDE MINIMUM INSULATION PER TABLE 402.1.1 OF THE 2009 IECC, UNO.
 - BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

LEGEND:

W1		6" STONE VENEER RE: ROOF PLAN
W2		BOARD & BATTEN RECLAIMED WOOD SIDING RE: ROOF PLAN
W3		1x6 VERTICAL T&G WOOD SIDING RE: ROOF PLAN
R1		PRE-FINISHED STANDING SEAM METAL ROOFING RE: ROOF PLAN



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REVISIONS:	
SHEET SCALE:	3/16" = 1'-0"
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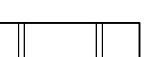
PROJECT #: 1903
SHEET TITLE: EXTERIOR ELEVATIONS

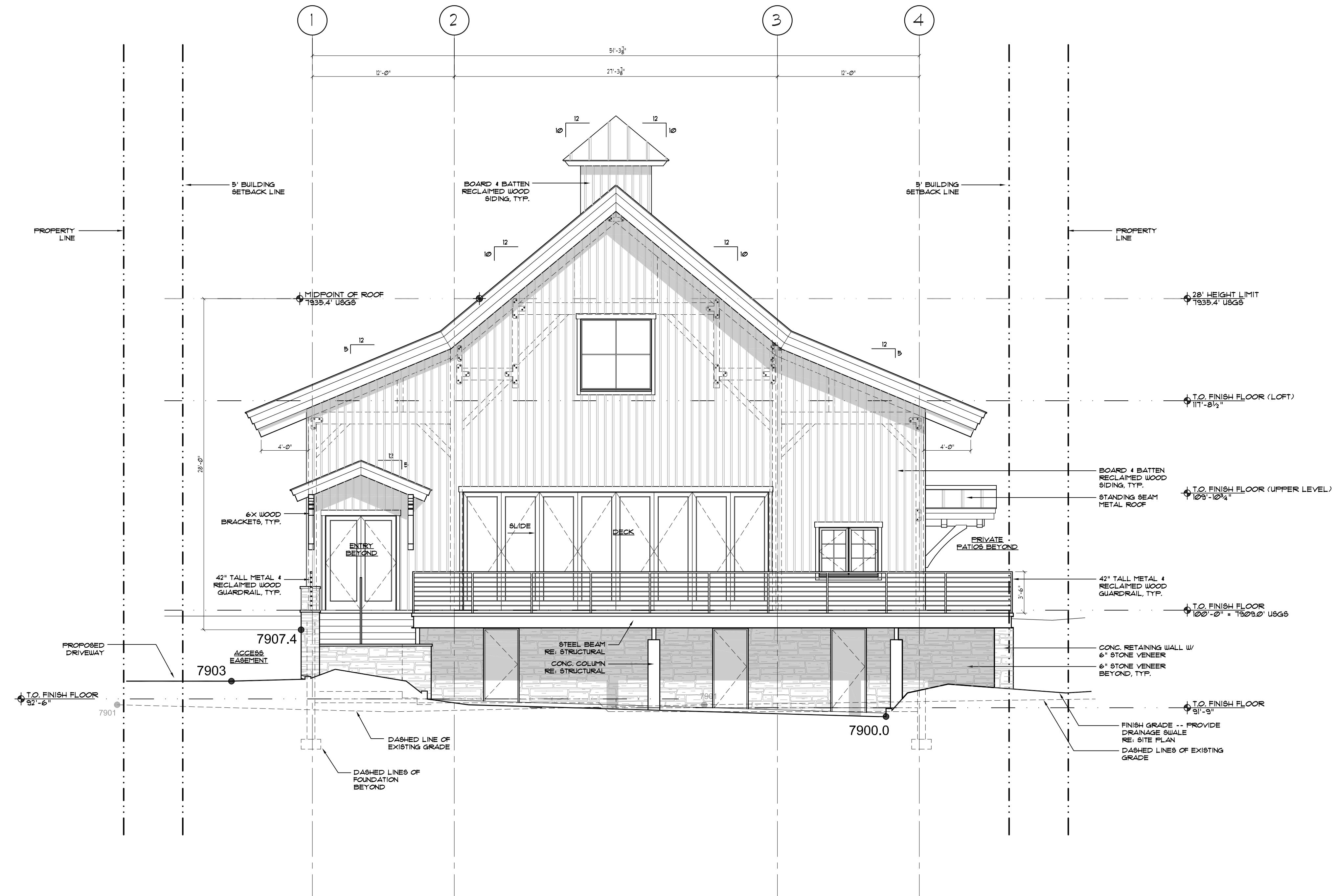
A3.10

1 NORTHWEST ELEVATION
A3.10 3/16" = 1'-0"

- ELEVATION NOTES:
- DATUM: ARCHITECTURAL 100'-0" + 7909.0' (SURVEY)
 - SCUPPERS, GUTTERS & DOWNSPOUTS TO BE HALF ROUND GALVANIZED STEEL COORDINATED IN THE FIELD.
 - REFER TO BUILDING SECTIONS FOR FLOOR LEVELS, PLATE HEIGHTS, AND BEAM ELEVATIONS.
 - REFER TO THE ROOF PLAN & BUILDING SECTIONS FOR PLATE HEIGHTS AND ROOF OVERHANG DIMENSIONS.
 - ALL INTAKE & EXHAUST VENTS PER SECTION R309.5 OF THE IRC. COORDINATE ALL VENT LOCATIONS W/ ARCHITECT.
 - PROVIDE WALL FLASHING PER SECTIONS R103.4 & R303.2 OF THE IRC.
 - PROVIDE MINIMUM INSULATION PER TABLE 402.1.1 OF THE 2009 IECC, U.N.O.
 - BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

LEGEND:

W1		6" STONE VENEER RE:
W2		BOARD & BATTEN RECLAIMED WOOD SIDING RE:
W3		1x6 VERTICAL T&G WOOD SIDING RE:
R1		PRE-FINISHED STANDING SEAM METAL ROOFING RE: ROOF PLAN



1 SOUTHWEST ELEVATION
A3.20 3/16" = 1'-0"

1041 MAIN STREET
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ISSUED FOR:	DATE:
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REVISED SITE PLAN	11.08.20
PLANNING SUBMITTAL	12.30.20

REVISIONS:

SHEET SCALE:	3/16" = 1'-0"
DRAWN BY:	-
CHECKED BY:	KB

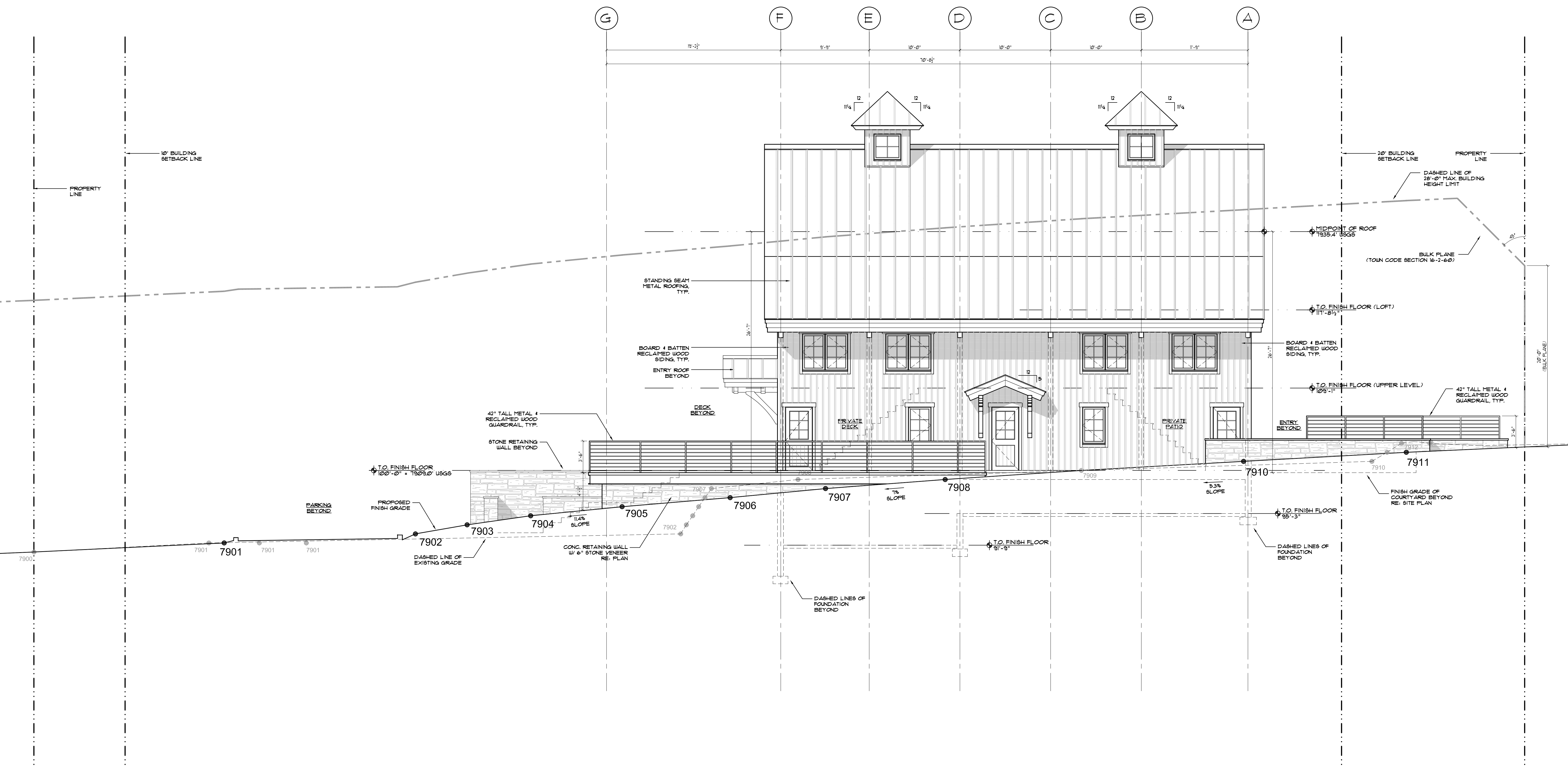
PROJECT #: 1903
SHEET TITLE: EXTERIOR
ELEVATIONS

A3.20

- ELEVATION NOTES:**
- DATUM: ARCHITECTURAL 100'-0" x 1909.0' (SURVEY)
 - SCUPPERS, GUTTERS & DOWNSPOUTS TO BE HALF ROUND GALVANIZED STEEL COORDINATED IN THE FIELD.
 - REFER TO BUILDING SECTIONS FOR FLOOR LEVELS, PLATE HEIGHTS, AND BEAM ELEVATIONS.
 - REFER TO THE ROOF PLAN & BUILDING SECTIONS FOR PLATE HEIGHTS AND ROOF OVERHANG DIMENSIONS.
 - ALL INTAKE & EXHAUST VENTS PER SECTION R303.5 OF THE IRC. COORDINATE ALL VENT LOCATIONS W/ ARCHITECT.
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 - PROVIDE MINIMUM INSULATION PER TABLE 402.1.1 OF THE 2009 IECC, U.N.O.
 - BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

LEGEND:

W1		6" STONE VENEER RE: PLAN
W2		BOARD & BATTEN RECLAIMED WOOD SIDING RE: PLAN
W3		1X6 VERTICAL TAG WOOD SIDING RE: PLAN
R1		PRE-FINISHED STANDING SEAM METAL ROOFING RE: ROOF PLAN



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PROJECT #: 1903
SHEET TITLE: EXTERIOR ELEVATIONS

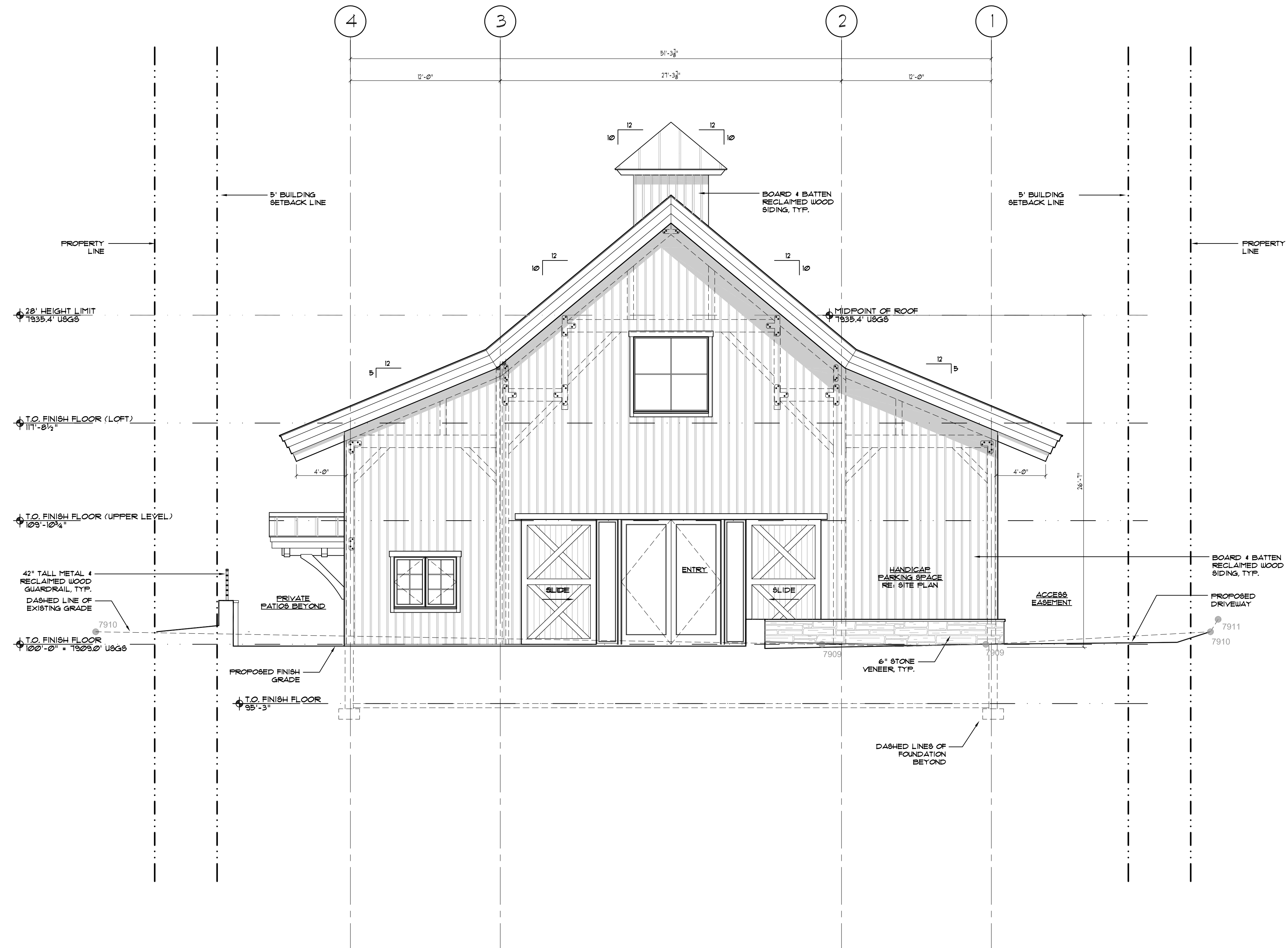
A3.30

SOUTHEAST ELEVATION
A3.30 3/16" = 1'-0"

- ELEVATION NOTES:
- DATUM: ARCHITECTURAL 100'-0" = 1909.0' (SURVEY)
 - SCUPPERS, GUTTERS & DOWNSPOUTS TO BE HALF ROUND GALVANIZED STEEL COORDINATED IN THE FIELD.
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 - ALL INTAKE & EXHAUST VENTS PER SECTION R303.5 OF THE IRC. COORDINATE ALL VENT LOCATIONS W/ ARCHITECT.
 - PROVIDE WALL FLASHING PER SECTIONS R103.4 & R303.2 OF THE IRC.
 - PROVIDE MINIMUM INSULATION PER TABLE 402.11 OF THE 2009 IECC, UNO.
 - BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

LEGEND:

W1		6" STONE VENEER RE:
W2		BOARD & BATTEN RECLAIMED WOOD SIDING RE:
W3		1x6 VERTICAL T&G WOOD SIDING RE:
R1		PRE-FINISHED STANDING SEAM METAL ROOFING RE: ROOF PLAN



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REVISIONS:

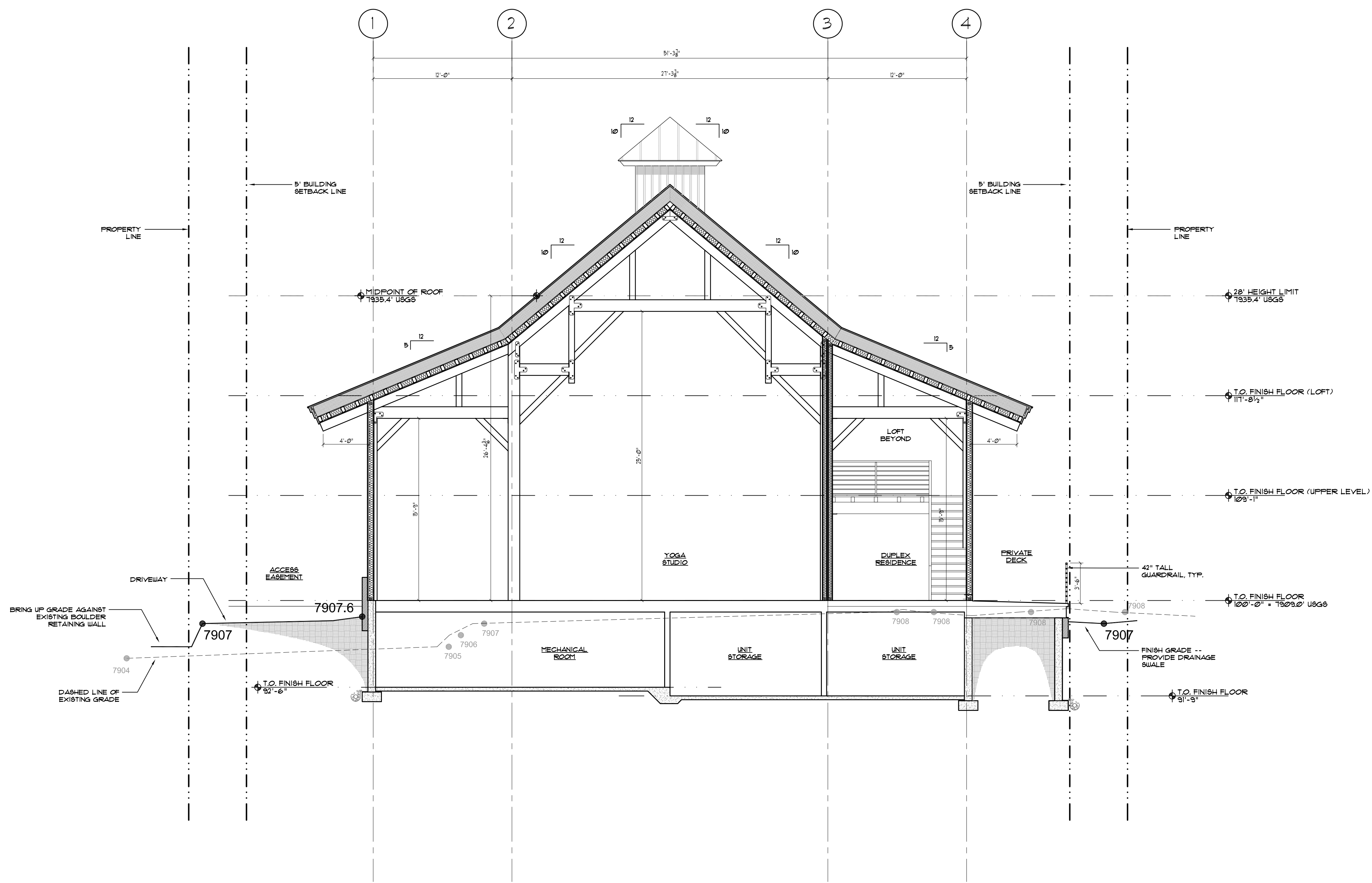
NO.	DESCRIPTION	DATE

SHEET SCALE: 3/16" = 1'-0"
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PROJECT #: 1903
SHEET TITLE: EXTERIOR ELEVATIONS

A3.40

1 NORTHEAST ELEVATION
A3.40 3/16" = 1'-0"



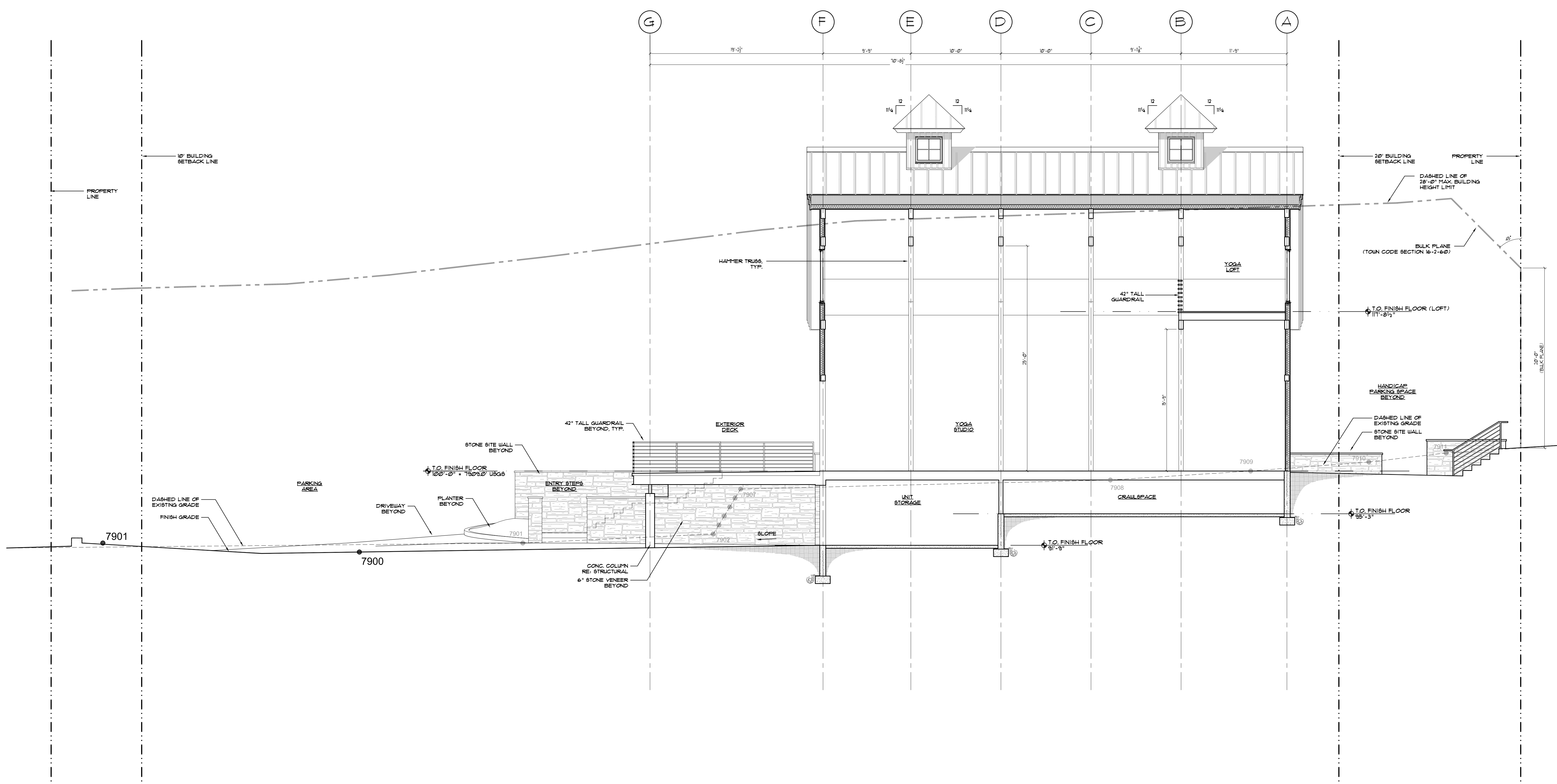
1 BUILDING SECTION
 A4.10 3/16" = 1'-0"

ISSUED FOR:	DATE:
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PLANNING SUBMITTAL	12.30.20

REVISIONS:	

PROJECT #: 1903
 SHEET TITLE: BUILDING SECTIONS

A4.10



1 BUILDING SECTION
A4.20 3/16" = 1'-0"

ISSUED FOR:	DATE:
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REVISED SITE PLAN	11.08.20
PLANNING SUBMITTAL	12.30.20

REVISIONS:	

PROJECT #: 1903
SHEET TITLE: BUILDING SECTIONS

A4.20

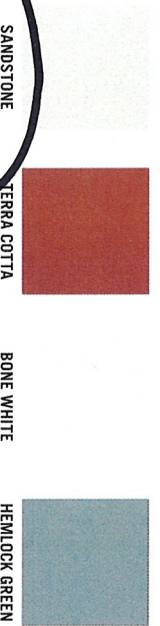
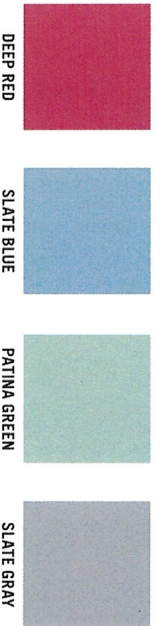
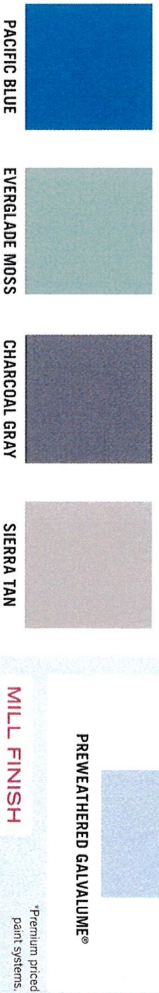
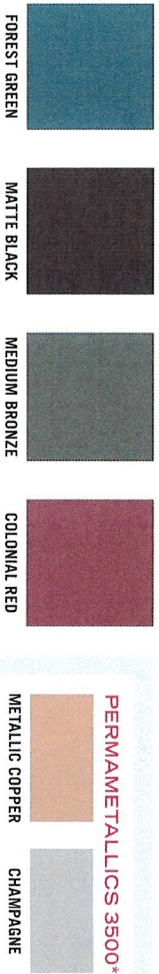






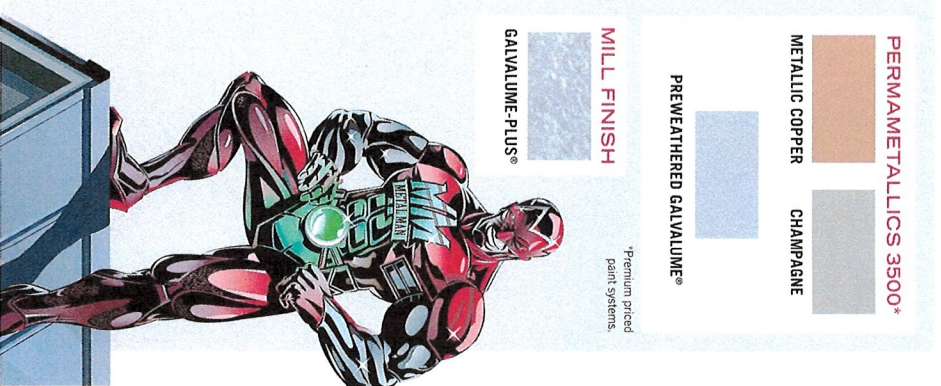
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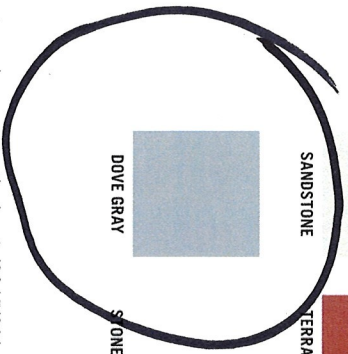


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Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Lauren Dickie
Burke Harrington
Chris Manning
Jena Skinner

To: Planning Commission
From: Madison Harris, Planner I
Date: January 8, 2021
Re: Reintroduction of the Chapter 16 Zoning Code Amendment Project

Background:

In the fall of 2017, the Town retained the services of Hunn Planning & Policy to assist the Town Planner in re-organizing and updating certain provisions and sections of Chapter 16 – Zoning, of the Minturn Municipal Code. The objectives of the project were:

1. Eliminate or combine multiple character areas and zone districts (without changing any allowed uses or other zoning or development standards) to reduce the overall number of both character areas and zone districts.
2. Provide one consolidated use table (rather than one use table for each separate character area) and one consolidated table of development standards and dimensional limitations.
3. Re-organize the format of Chapter 16 to allow for more user friendly, logical navigation by staff and end users.
4. Provide new or combined zone districts; the direction from staff at that time was to migrate away from existing, catch-all descriptors (i.e. “residential,” “commercial”) which corresponded with the overarching character areas (e.g. “Old Town Character Area – Residential Zone District”) and towards new categories such as “R-1” or “C-1” based on the type and character of the zone district and based on existing uses occurring within existing zone districts.
5. Provide new zoning maps, color coded to correspond with the newly created zone district descriptors.

Work was completed from 2017 to 2018 to provide an updated Chapter 16 based on the above goals. However, that work (a revised zoning chapter) was never reviewed by the Planning Commission. Although the work completed did accomplish several goals – to reorganize the format of the chapter; combine districts and eliminate character areas; and provide new mapping, none of the text of Chapter 16 was addressed.

As part of this ongoing project the Planning Commission has been engaged since September 2019 in a review of Chapter 16 for the specific purpose of identifying inconsistent or contradictory language; updating development standards and dimensional limitations for certain

zone districts; updating definitions; and, reviewing allowable or encouraged uses in each zone district – work that was not completed during the original project scope from 2017 to 2018.

To accomplish this review in the most transparent manner possible, a total of 13 work sessions were facilitated from September 2019 to May 2020.

October 9, 2019	Districts and Uses
October 23, 2020	Districts and Uses
November 13, 2019	Lot Standards and Requirements (setbacks, lot coverage, and impervious coverage)
December 11, 2019	Lot Standards and Requirements (setbacks, lot coverage, and impervious coverage)
January 8, 2020	Legal Non-Conforming Uses, Structures and Lots
February 12, 2020	Old Town Zoning Development Standards
February 26, 2020	100 Block Existing Conditions and Transportation Study Old Town Residential and Commercial Development Standards and Dimensional Limitations
March 25, 2020	Article 2, Definitions
April 29, 2020	Article 2, Definitions
May 13, 2020	Article 2, Definitions
May 27, 2020	Article 2, Definitions
July 8, 2020	100 Block Building Height and Bulk Plane

The following summary is intended as a review of topics discussed during the multiple work sessions. The summary below is intended to allow the Planning Commission to recall discussions had during those work sessions.

Zone Districts:

R-1 (Old Town Residential)

- Development Standards and Dimensional Limitations
 - Duplexes should be regulated by design standards
 - Solar is fine as an alternative source, but there was concern about the noise that wind turbines make
 - Lot sizes are a concern
- Zone uses
 - Home Business should be a Conditional Use
 - Multifamily should be conditional use
 - Across all residential zones, duplexes and single family should be a use by right, but multi-family should be a conditional use
 - Eliminate “Roadside Stand” as use
 - Day care center should become daycare home for residential zones

R-2 (South Town and Game Creek Residential)

- Development Standards and Dimensional Limitations
 - Why a cap on accessory dwelling unit floor area?
 - Let design standards and dimensional limitations dictate

- Zone Uses
 - Eliminate “Flea Market” as a use
 - Uses by Right
 - Single Family
 - Duplexes
 - Multi Family – not listed, but could be CUP (both Taylor and South Town)
 - Could do CUP for Duplex and Multi Family in all resident districts
 - No roadside stands
 - No daycare center
 - Day Care Home should be CUP

R-3 (Martin Creek Residential)

- Development Standards and Dimensional Limitations
 - Change max building lot coverage from N/A to 20%
- Zone Uses
 - Home business should be permitted as a conditional use
 - Why aren’t duplexes allowed?
 - Limited Review Uses – ok as listed
 - Add Home Business as CUP

R-4 (Cross Creek North)

- Development Standards and Dimensional Limitations
 - Will treat Cross Creek North similar to Estate Lots due to size of lots
 - Proposed Min. Lot Dimension (feet): 50
 - Proposed Max Building lot coverage: 40%
 - Proposed Cross Creek North Average lot is 16,596 sq. ft.
 - Existing is 25% lot cover = 4,149 sq. ft.
 - Proposed is 40% lot cover= 6,638 sq. ft.
 - 2,489 sq. ft. difference
- Zone Uses
 - Eliminate “Flea Market” as a use
 - Need to work on definition for Townhouse
 - Cross Creek – R4 – MF – get rid of it
 - Same as R2 – Taylor and South
 - MF as CUP
 - MF to include townhomes, apartments, condos

R-5 (Cross Creek South)

- Development Standards and Dimensional Limitations
 - Proposed Cross Creek South R-5
 - Average sq. ft. = 3,659.04
 - Average lot coverage = 41.26%
- Zone Uses
 - Designate this zone as “Cottage Lots” due to size of lots
 - Revise Min. Lot Area: 2,500 sq. ft.

R-6 (Multi-Family)

- Zone Uses
 - Create Multi-Family zone district to include:
 - Multi-family
 - Trout Club
 - Eagle River Enclave
 - Minturn Townhomes

MU-1 (Mixed-Use)

- Zone Uses
 - Remove single family and duplexes from permitted uses
 - They would be allowed to continue as pre-existing non-conforming uses unless and until the structure was demolished and/or the use abandoned, at which point future uses would need to meet new code requirements.
 - Maybe think about a Form Based Code or a Hybrid
 - Include Town Hall in this designation rather than in public facilities zone district due to uses (Town offices; apartments; post office)

C-1 (Grouse Creek)

- Development Standards and Dimensional Limitations
 - Grouse Creek commercial area should be separated out from proposed C-1
- Zone Uses
 - It would be easier to just list what we don't want, rather than permitted uses or those permitted via conditional use or limited review

C-2 (Old Town Commercial, South Town Commercial)

- Zone Uses
 - The goal of the 100 Block is commercial as primary use

C-3 (100 Block)

- Development Standards and Dimensional Limitations
 - Combine the commercial across the bridge (Saloon) with the 100 Block

PF (Public Facilities)

- Zone Use
 - Public Facilities needs to include or accommodate uses in Town Hall (or Town Hall property could also stay within the Mixed-Use Zone); also need PF to include future uses on school district land (Maloit Park)
 - Special events/mass gathering
 - No housing in PF due to rockfall

Public Facilities Light Industrial

- Zone Uses
 - No roadside stand in PFLI
 - Maybe use a more general term to allow sale of t-shirts, sports drinks, food, etc. as complimentary to new Bike Park and potential events at that site

PARO (Parks, Recreation and Open Space Zone District)

- Zone Uses
 - Add recreational facilities/mass gatherings
 - Should include Entertainment

OS2 (Open Space)

- Zone Uses
 - Should add passive recreational uses

Federal Lands

- Talk with Town Attorney about why we need a zone for land we don't control
- If anything, just have what we would like to see there should the land become available

General Comments – Uses in Zones:

- Can have drycleaners, but with caveats:
 - Natural products
 - Not certain chemicals
 - Maybe just a drop off front
- Get rid of Festival Marketplace
 - We don't have anything to accommodate it
- Flea market could become outdoor market
 - Not great connotations
- Mobile vendors
 - Placed in railyard?
 - Renewal of permit every 6 months
 - No permanent foundation
 - Designate mobile businesses in certain zones at certain times
 - Temporary use
 - Have a limited number of permits available
 - Fee for land use?
 - Need to nail down tax on products sold
- Accessory building/dwelling
 - Limited review in all zone districts
 - Secondary to retail in commercial zones
 - Multifamily should be a conditional use
 - Residential in commercial zones should be conditional use on ground level
 - Permitted use on 2nd floor
- Need to come back with intent language
 - Make sure that any decisions made are clear to set precedent and make sure we aren't favoring anybody
 - Suggestion to create new or bolster existing language for each zone district or set of uses to ensure that the "intent" of the district is clear
 - Talk with Town Attorney regarding language to describe intent and permitted uses: "Including but not limited to"
- Suggest elimination of "Drive-thru/Drive-up" commercial uses in commercial or mixed-use districts
 - Not well suited/Nowhere to locate such uses
- Residential in commercial is dysfunctional and breaks up the street
 - Could build shops that look like houses though
- Can get rid of the Game Creek PUD Holding Zone as it is a confusing term
 - Maybe be picked up by the 3 Mile Plan or the Comp. Plan

General Comments – Lot Sizes/Coverage:

- Suggestion to set “maximum” lot size and to also not require setbacks was discussed
- Need to consider snow storage, drainage, and parking
- Consider density and character of neighborhood when discussing allowances for additional coverage for ADUs
- Flexible setbacks: Base setbacks on existing conditions between properties to ensure proper separation of buildings, but to allow flexibility as long as drainage, utilities and snow storage are properly addressed
- Tie (Community Housing) deed restriction to minimum lot size for locals?
- Pick three different lot sizes and work under the code and see how far down one could subdivide a lot while still meeting requirements for parking and other things.
- Expand special circumstance requirements for a variance?
- Most instances structures don’t comply with setbacks
- Several zone districts do not have impervious standards

Significant Changes to Notice:

- Changed R-1 and R-5 Building and Impervious Coverage amounts
- Changed C-2 Minimum Lot Area and Dimension
- Changed C-3 Front Setback
- Added Public Events and Mass Gatherings, Rail, Light-Rail, Multi-modal Transportation, and Regional Recreational and Multi-Use Trails as uses

Attached to Memo:

- Chapter 16 Draft Articles 4-12

2021 Minturn Municipal Code – Text Amendment

Chapter 16 Zoning

REDLINE DRAFT #5

Updated: 01/08/21

Articles 4 – 12

Article 4 - Zoning Districts

(Prior Code Article 3)

Section 16-4-10. Establishment of Districts.

The purpose of this Article is to establish the zones regulating the type and intensity of land uses within the Town. The Town is hereby divided into the following zone districts necessary to achieve compatibility and to implement the Community Plan and achieve the purposes of this Article. The following zone districts are hereby established:

- (1) R-1 – Old Town Residential Zone District
- (2) R-2 – Game Creek Residential Zone District/South Minturn Zone District
- (3) R-3 – Martin Creek Residential Estate Zone District
- (4) R-4 -- Cross Creek Residential -- North Zone District
- (5) R-5 -- Cross Creek Residential -- South Zone District
- (6) R-6 – Multi-Family Zone District
- (7) C-1 – Grouse Creek Commercial Zone District
- (8) C-2 – Old Town Commercial Zone District/South Town Commercial Zone District
- (9) C-3 -- 100 Block Commercial Zone District
- (10) MU-1 – Old Town Mixed-use Zone District/Cross Creek Mixed-use Zone District

- (11) PUD – Planned Unit Development Zone District
- (13) RR-1 – Railroad Planned Unit Development Holding Zone District
- (14) PFLI – Public Facilities/Light Industrial Zone District
- (15) PF – Public Facilities Zone District
- (16) OS-1 – Open Space Public Access/Recreation Zone District
- (17) OS-2 – Open Space Conservation Lands Zone District
- (18) F – Federal Lands Zone District

(Prior code 16-3-1; Ord. 12-2008 §1; Ord. 4-2011 §1)

Section 16-4-20. Zone Map adopted.

- (a) The location and boundaries of the zones established by this Chapter are shown upon the Official Zone map of the Town which is incorporated into this Chapter. The Zone map, together with all data shown thereon and all amendments thereto, is by reference made part of this Chapter.
- (b) The Zone Map shall be identified by the signature of the Mayor and attested by the Town Clerk and shall bear the seal of the Town and the dates of adoption.
- (c) The Zone Map shall be located in the office of the Town Clerk and shall be available for inspection.
- (d) Changes to the boundaries of a zone area shall be made only upon amendment to this Chapter in accordance with Article 21 herein. All amendments shall be promptly entered on the Zone Map with the date and number of the amending ordinance.

(Prior code 16-3-2; Ord. 15-2008 §1)

Section 16-4-30. - Zone District Boundaries.

Except where otherwise indicated, zone, otherwise referred to herein as “Zone District” boundaries shall follow municipal boundaries, section lines, lot lines, right-of-way lines or extensions thereof. Where a zone district boundary divides a lot or parcel, the location of such boundary, unless indicated by legal description with distance and bearing or other dimensions, shall be determined by the scale of the Zone Map. Where a boundary coincides with a right-of-way line and the said right-of-way line is abandoned, the boundary shall then follow the centerline of the former right-of-way. Land not part of a public, railroad or utility right-of-way and which is not indicated as being in any zone shall be considered to be included in the most restrictive adjacent zone even when such zone is separated from the land in question by a public, railroad or utility right-of-way.

(Prior code 16-3-3)

Sec. 16-4-40. - Boundary Determination and Interpretation.

- (a) In the event that a zone district boundary is disputed, it shall be the responsibility of the Planning Director to determine the intent and actual location of the boundary.
- (b) The Town Council, in accordance with the procedures outlined in Article 21 of this Chapter, shall hear any appeal of the determination of a boundary made by the Planning Director.

(Prior code 16-3-4; Ord. 15-2008 §1)

Section 16-4-50. Use Table.

Table 16-1 – Town of Minturn Use Table sets forth the uses for the all zone districts within the municipal boundaries of the Town. All uses permitted by right, or as Limited or Conditional uses approved by the Town within each established zone district or overlay district shall be as set forth in Articles 5-11 of this chapter.

The use tables utilize the following symbols:

- (1) Permitted use by right. "P" indicates uses that are uses by right and are permitted in the zone district without further land use approval. The Planning Director shall verify that development of a use by right complies with all applicable provisions of this Code prior to issuance of a building permit or other Town approvals.
- (2) Limited review uses. "L" indicates uses that are allowed, subject to staff review and approval. The Planning Director shall verify that development of the limited review use complies with all of the standards and requirements of this Code prior to issuance of a building permit or other Town approvals.
- (3) Conditional review uses. "C" indicates uses that are allowed, subject to conditional review approval by the Town Council. The Planning Commission shall make a recommendation and the Town Council shall conduct a public hearing to determine whether the conditional use requested complies with the standards and requirements of this Code.
- (4) Uses not allowed. Within Table 16-1, uses that are not allowed are indicated by leaving a blank within the table.

(Prior code 16-3-5; Ord. 15-2008 §1)

Table 16 __ – Table of Uses																	
P = Permitted Use C = Conditional Use L = Limited Use = Prohibited Use <input type="checkbox"/>																	
	Residential						Mixed -Use	Commercial			Railroad		Public Facilities / Indus.		Open Space / Rec.		Fed
Land Use	R-1	R-2	R-3	R-4	R-5	R-6	MU-1	C-1	C-2	C-3	RRT	PUD	PFLI	PF	OS -1	OS- 2	F1
Accessory Buildings	L	L	L	L	L	L	L	L	L	L				P			

Accessory Dwelling Units	L	L	L	L	L	L	L	L	L								
Accessory Uses Associated with Allowable Uses														P	P	P	
Alternative Energy Production	L	L	L	L	L	L	L	L	L					L	L		
Athletic Fields														P			
Automobile Body Shop								P									
Automobile Dealership								C									
Automotive Detail Shops								C	P	C	C						
Automotive Parts Sales								C	P	C	C						
Bakeries and Confectionaries								C	P	P	P						
Bakeries and Delicatessens with Food Service								P	P	P	P						
Banks and Financial Institutions								P	P	P	P						
Barbershops								P	P	P	P						
Beauty Shops								P	P	P	P						
Bed and Breakfast	L	C		C	C	C					L						
Business and Office Services								P	P	P	P						
Car Washes								C	C	C							
Membership Organization	C										L						
Bar, Tavern								C	P	P	P						
Commercial Accommodations								P	P	P	P						
Conservation																	P
Conservation Area																	P
Convenience Stores								C	P	P	C						
Day Care Home	C	C	C	C	C	C		C									
Day Care Center	C	C															
Delicatessens and Specialty Food Stores								C	P	P	P						
Drugstores and Pharmacies								P	P	P	P						
Dry Cleaners									P								
Duplex Dwellings	P	P	P	P	C			C						P			

Garden Landscaping Supply and Seed Stores							P	P	P	P								
Gas Stations							C	C	C									
Grocery Stores							P	P	P	P								
Health, Medical Offices							C	P	P									
Health, Medical Offices (2 nd level & above)							C	P	P	P								
Home Business	C	C	C	C	C	C	C	C	C	C								
Home Occupation	L	L	L	L	L	L	L	L	L	L								
Laundries							C	C	C									
Laundromats							C	P	P	P								
Light-Rail											P							
Liquor Stores							C	P	P	P								
Manufacturing, Light								C	C					C				
Mobile/ Manufactured Home Sales, Service and Rental								L	L									
Motor/ Recreational Vehicle Sales, Service and Rental								L	C									
Multi-family Dwellings	C	C		C	C	P	C		L	L				P				
Multi-modal transportation											P							
Office Uses							C	P	P									
Office Uses (2 nd level & above)							C	P	P	P								
Parks and Playgrounds	C	C	C	C	C	C	C		C	C							P	
Pawn Shops							C	P	P	P								
Photographic Studios							P	P	P	P								
Professional Activities							P	P	P	P								
Professional Offices, Business Offices and Studios							P	P	P									
Public Events and Mass Gatherings										L				L		L		
Radio and Television Stores and Repair Shops							P	P	P									
Rail											P							

Regional recreational and multi-use trails											P								
Restaurants							C	P	P										
Retail Stores							P	P	P										
Retail Uses Greater than 5,000 Square Feet							P	C	C										
Roadside Stand								L	L								L		
Service Businesses							P	P	P										
Single-Family Dwellings	P	P	P	P	P		C										P		
Small Appliance Repair Shops							P	P	P										
Tailors and Dressmakers							P	P	P										
Theaters							C	P	P										
Theaters, Meeting Rooms and Convention Centers								P	P										
Trails and Trailheads																	P	P	P
Travel and Ticket Agencies							P	P	P										
Utility Facilities and Improvements																	P	P	
Water Treatment Facilities																	P		

Section 16-4-60. Uses Not Listed.

Uses that are not listed in the zone district use tables shall be considered to be uses that are not allowed, unless one (1) of the following occurs:

- (1) Code amendment. An amendment to this Chapter is adopted that lists the uses in the table and indicates in which zone district the use is a use by right, allowed by limited review or allowed by conditional review and in which zone district it is not allowed.
- (2) Determination of similar use. The Planning Director determines that the proposed use is sufficiently similar to a use listed in the use table. A use that is determined to be similar to a listed use shall be subject to the same standards as the use to which it was determined to be similar.

(Prior code 16-3-6; Ord. 15-2008 §1)

Article 5 - Residential Districts

Division 1 - R-1 – Old Town Residential District

Section 16-5-10. Intent of District.

The purpose of the “R-1” Zone District is to provide for continued residential use and redevelopment that preserves the unique character and scale of the Old Town residential neighborhood. An objective is to retain the historically residential areas of Old Town as quiet and safe neighborhoods while allowing for limited home-based occupations and home-based businesses to encourage permanent residency. This area can accommodate reasonable growth where land and services are available.

Section 16-5-20. Permitted Uses.

The following use(s) shall be permitted ‘by right’ in the “R1” Zone District:

- (1) Single-Family Dwellings
- (2) Duplex Dwellings

Section 16-5-30. Limited Uses.

The following use(s) may be permitted as Limited Uses in the “R-1” Zone District:

- (1) Accessory Buildings
- (2) Accessory Dwelling Unit
- (3) Alternative Energy Production
- (4) Bed and Breakfast
- (5) Home Occupation

Section 16-5-40. Conditional Uses.

The following use(s) may be permitted as conditional uses in the “R-1” Zone District:

- (1) Membership Organization
- (2) Home Business
- (3) Multi-family Dwellings
- (4) Day Care Home
- (5) Day Care Center
- (6) Parks and Playgrounds

Section 16-5-50. Lot Measurements.

- (1) Minimum Lot Area: 5,000 sq. ft.
- (2) Minimum Lot Dimension (linear feet): fifty (50') feet
- (3) Maximum Lot Coverage: forty (45%) percent
- (4) Maximum Impervious Coverage: fifty (55%) percent
- (5) Minimum Front Yard: ten (10') feet
- (6) Minimum Side Yard: five (5') feet
- (7) Minimum Rear Yard: ten (10')
- (8) Minimum Stream Setback: thirty (30') feet

Section 16-5-60. Building Measurements.

- (1) Maximum Building Height: twenty-eight (28') feet

Section 16-5-70. Supplemental Regulations and Standards.

Additional standards may apply to uses and development in this zone district. Please see Article/Divison__ for additional information.

Division 2 - R-2 – Game Creek Residential District/South Minturn Residential District

Section 16-5-80. Intent of District.

The purpose of the “R-2” Zone District is to provide sites for continued residential use and redevelopment that preserves the unique character and scale of two geographically separated but similar residential neighborhoods located in the Taylor Avenue and South Minturn areas. An objective is to retain these historically residential areas as quiet and safe neighborhoods while allowing for accessory dwelling units; limited home-based occupational uses and businesses; and, limited, compatible, appropriate commercial ventures to serve the surrounding residential uses where parking, adequate land and services are available.

Section 16-5-90. Permitted Uses.

The following use(s) shall be permitted ‘by right’ in the “R-2” Zone District:

- (1) Duplex Dwellings
- (2) Single-Family Dwellings

Section 16-5-100. Limited Uses.

The following use(s) may be permitted as limited uses in the “R-2” Zone District:

- (1) Accessory Buildings
- (2) Accessory Dwelling Units
- (3) Alternative Energy Production
- (4) Home Occupation

Section 16-5-110. Conditional Uses.

The following use(s) may be permitted as conditional uses in the “R-2” Zone District:

- (1) Bed and Breakfast
- (2) Day Care Home
- (3) Day Care Center
- (3) Home Business
- (4) Multi-Family Dwellings
- (6) Parks and Playgrounds

Section 16-5-120. Lot Measurements.

- (1) Minimum Lot Area: 5,000 sq. ft.
- (2) Minimum Lot Dimension (linear feet): fifty (50') feet
- (3) Maximum Lot Coverage: forty (40%) percent
- (4) Maximum Impervious Coverage: fifty (50%) percent
- (5) Minimum Front Yard: twenty (20') feet
- (6) Minimum Side Yard: five (5') feet
- (7) Minimum Rear Yard: ten (10') feet
- (8) Minimum Stream Setback: thirty (30') feet

Section 16-5-130. Building Measurements.

- (1) Maximum Building Height: twenty-eight (28') feet

Section 16-5-140. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Divison__ for additional information.

Division 3 - R-3 - Martin Creek Residential Estate District

Section 16-5-150. Intent of District.

The purpose of the “R-3” Zone District is to provide and maintain land for larger lots and larger homes. The objectives of this Zone District are to 1) remain low density; 2) maintain significant open space; and, 3) provide the opportunity for a rural lifestyle.

(Prior code 16-8-2)

Section 16-5-160. Permitted Uses.

The following use(s) shall be permitted ‘by right’ in the “R-3” Zone District:

- (1) Single-Family Dwellings
- (2) Duplex Dwellings
- (3) Accessory Buildings

Section 16-5-170. Limited Uses.

The following use(s) shall be permitted by limited review in the “R-3” Zone District:

- (1) Accessory Dwelling Units
- (2) Accessory Buildings
- (3) Home Occupation
- (4) Alternative Energy Production

Section 16-5-180. Conditional Uses.

- (1) Home business
- (2) Day Care Home
- (3) Parks and Playgrounds

Section 16-5-190. Lot Measurements.

- | | |
|--|--------------------------|
| (1) Minimum Lot Area: | 87,120 sq. ft. (2 acres) |
| (2) Minimum Lot Dimension (linear feet): | N/A |
| (3) Maximum Lot Coverage: | twenty (20%) percent |
| (4) Maximum Impervious Coverage: | N/A |

- (5) Minimum Front Yard: forty (40') feet
- (6) Minimum Side Yard: twenty (20') feet
- (7) Minimum Rear Yard: twenty (20') feet
- (8) Minimum Stream Setback: thirty (30') feet

Section 16-5-200. Building Measurements.

- (1) Maximum Building Height twenty-eight (28') feet

Section 16-5-220. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Divison__ for additional information.

Division 4 - R-4 - Cross Creek Residential - North

Section 16-5-230. Intent of District.

The purpose of the “R-4” Zone District is to provide and maintain land for larger lots and larger homes. The objectives of this Zone District are to 1) remain low density; 2) maintain significant open space; and, 3) provide the opportunity for a rural lifestyle.

(Prior code 16-8-2)

Section 16-5-240. Permitted Uses.

The following use(s) shall be permitted ‘by right’ in the “R-4” Zone District:

- (1) Duplex Dwellings
- (2) Single-Family Dwellings

Section 16-5-250. Limited Uses.

The following use(s) may be permitted as limited uses in the “R-4” Zone District:

- (1) Accessory Buildings
- (2) Accessory Dwelling Units
- (3) Home Occupation
- (4) Alternative Energy Production

Section 16-5-260. Conditional Uses.

The following use(s) may be permitted as conditional uses in the “R-4” Zone District:

- (1) Bed and Breakfast
- (2) Day Care Home
- (3) Home Business
- (4) Multi-Family Dwellings
- (5) Parks and Playgrounds

Section 16-5-270. Lot Measurements.

- | | | |
|-----|--------------------------------------|--|
| (1) | Minimum Lot Area: | 10,000 sq. ft. |
| (2) | Minimum Lot Dimension (linear feet): | fifty (50') feet |
| (3) | Maximum Lot Coverage: | forty (40%) percent |
| (4) | Maximum Impervious Coverage: | fifty (50%) percent |
| (5) | Minimum Front Yard: | twenty (20') feet |
| (6) | Minimum Side Yard: | ten (10') feet |
| (7) | Minimum Rear Yard: | ten (10') feet |
| (8) | Minimum Stream Setback: | Eagle River: thirty (30') feet, Cross
Creek: fifty (50') feet |

Section 16-5-280. Building Measurements.

- | | | |
|-----|-------------------------|-------------------------|
| (1) | Maximum Building Height | twenty-eight (28') feet |
|-----|-------------------------|-------------------------|

Section 16-5-290. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division___ for additional information.

Division 5 - R-5 - Cross Creek Residential - South

Section 16-5-300. Intent of District.

The purpose of the “R-5” Zone District is to provide land for and to recognize an existing development pattern of smaller, more clustered (or “cottage”) lot sizes and residential homes. The objectives of this Zone District are to 1) recognize existing development patterns established by the Trout Club residential development, 2) protect and enhance the Eagle River riparian corridor, and 3) protect and preserve the existing residential use and character of the district.

Section 16-5-310. Permitted Uses.

The following use(s) shall be permitted 'by right' in the "R-5" Zone District:

- (1) Single-Family Dwellings

Section 16-5-320. Limited Uses.

The following use(s) may be permitted as limited uses in the "R-5" Zone District:

- (1) Accessory Buildings
- (2) Accessory Dwelling Units
- (3) Alternative Energy Production
- (4) Home Occupation

Section 16-5-330. Conditional Uses.

The following use(s) may be permitted as conditional uses in the "R-5" Zone District:

- (1) Bed and Breakfast
- (2) Day Care Home
- (3) Home Business
- (4) Multi-Family Dwellings
- (5) Duplex Dwellings
- (6) Parks and Playgrounds

Section 16-5-340. Lot Measurements.

- (1) Minimum Lot Area: 2,500 sq. ft.
- (2) Minimum Lot Dimension (linear feet): fifty (50') feet
- (3) Maximum Lot Coverage: fifty (50%) percent
- (4) Maximum Impervious Coverage: sixty (60%) percent
- (5) Minimum Front Yard: twenty (20') feet
- (6) Minimum Side Yard: five (5') feet
- (7) Minimum Rear Yard: ten (10') feet
- (8) Minimum Stream Setback: Eagle River: thirty (30') feet, Cross Creek: fifty (50') feet

Section 16-5-410. Lot Measurements.

- (1) Minimum Lot Area: 5,000
- (2) Minimum Lot Dimension (linear feet): fifty (50') feet
- (3) Maximum Lot Coverage: forty (40%) percent
- (4) Maximum Impervious Coverage: fifty (50%) percent
- (5) Minimum Front Yard: twenty (20') feet
- (6) Minimum Side Yard: ten (10') feet
- (7) Minimum Rear Yard: ten (10') feet
- (8) Minimum Stream Setback: thirty (30') feet

Section 16-5-420. Building Measurements.

- (1) Maximum Building Height twenty-eight (28') feet

Section 16-5-430. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Article 6 - Commercial Districts

Division 1 - C-1 – Grouse Creek Commercial Zone District

Section 16-6-10. Intent of District.

The purpose of the “C-1” Zone District is to provide sites for the convenient delivery of and access to retail and service commercial uses for residents and visitors while ensuring that future infill and redevelopment occurs in a manner that takes advantage of and respects the district’s frontage on the Eagle River as well as State Highway 24.

The Grouse Creek area is located within the western gateway to the Town along State Highway 24 and is largely devoted to the accommodation and clustering of complimentary retail and service commercial uses and building configurations that are easily accessed from Hwy. 24.

Within the “C-1” Zone District, policy objectives aim to: 1) facilitate small business development and retention as a primary means to sustain economic vitality and diversification; 2) provide an appropriate and broad mix of goods and services for consumption by residents and visitors alike; 3) foster sales tax generation by permitting

and regulating uses that are compatible and mutually supportive, such as retail, dining, office, services and institutional uses; 4) permit and encourage development redevelopment that integrates employee housing ,where parking and amenities can be provided; and, 5) to ensure that current development and future infill and redevelopment respects and enhances the Eagle River Corridor and riparian areas.

(Prior code 16-7-3)

Section 16-6-20. Permitted Uses.

The following use(s) shall be permitted 'by right' in the "C-1" Zone District:

- (1) Automobile Body Shop
- (2) Automotive Detail Shops
- (3) Automotive Parts Sales
- (4) Bakeries and Confectionaries
- (5) Bakeries and Delicatessens with Food Service
- (6) Banks and Financial Institutions
- (7) Barbershops
- (8) Beauty Shops
- (9) Business and Office Services
- (10) Bar, Taverns
- (11) Commercial Accommodations
- (12) Convenience Stores
- (13) Delicatessens and Specialty Food Stores
- (14) Drugstores and Pharmacies
- (15) Dry Cleaners
- (16) Garden Landscaping Supply and Seed Stores
- (17) Grocery Stores
- (18) Health/Medical Offices
- (19) Health/Medical Offices (2nd level & above)
- (20) Laundromats
- (21) Liquor Stores
- (22) Office Uses
- (23) Office Uses (2nd level & above)
- (24) Pawn Shops
- (25) Photographic Studios

- (26) Professional Activities
- (27) Professional Offices, Business Offices and Studios
- (28) Radio and Television Stores and Repair Shops
- (29) Restaurants
- (30) Retail Stores
- (31) Service Businesses
- (32) Small Appliance Repair Shops
- (33) Tailors and Dressmakers
- (34) Theaters
- (35) Theaters, Meeting Rooms and Convention Centers
- (36) Travel and Ticket Agencies

Section 16-6-30. Limited Uses.

The following use(s) shall be permitted as Limited Uses in the “C-1” Zone District:

- (1) Accessory Building
- (2) Accessory Dwelling Unit
- (3) Alternative Energy Production
- (4) Home Occupation
- (5) Roadside Stand
- (6) Mobile/Manufactured Home Sales, Service and Rental
- (7) Motor/Recreational Vehicle Sales, Service and Rental

Section 16-6-40. Conditional Uses.

The following use(s) shall be permitted as Conditional Uses in the “C-1” Zone District:

- (1) Automobile Dealership
- (2) Car Washes
- (3) Gas Stations
- (4) Home Business
- (5) Laundries
- (6) Manufacturing, Light
- (7) Retail Uses Greater than 5,000 Square Feet

Section 16-6-50. Lot Measurements.

- (1) Minimum Lot Area: 5,000
- (2) Minimum Lot Dimension (linear feet): fifty (50') feet
- (3) Maximum Lot Coverage: seventy (70%) percent
- (4) Maximum Impervious Coverage: eighty (80%) percent
- (5) Minimum Front Yard: twenty (20') feet
- (6) Minimum Side Yard: ten (10') feet
- (7) Minimum Rear Yard: ten (10') feet
- (8) Minimum Stream Setback: thirty (30') feet

Section 16-6-60. Building Measurements.

- (1) Maximum Building Height: twenty-eight (28') feet

Section 16-6-70. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Division 2 - C-2 – South Town Commercial Zone District/Old Town Commercial Zone District

Section 16-6-80. Intent of District.

The purpose of the “C-2” Zone District is to provide sites for the convenient delivery of and access to commercial services and goods to residents and visitors while minimizing the impact, in some instances, on nearby residential uses. The “C-2” Zone District applies to two geographically separate, but similar commercially-focused areas: the Old Town Commercial area, and the South Town Commercial area.

The Old Town commercial area is intended to promote the development of the Town’s sales tax-generating retail commercial uses through the preservation of the scale and visual quality of the State Highway 24 corridor, or Main Street, and surrounding neighborhoods. The South Town commercial area is intended to accommodate a more eclectic mix of commercial activities that are not easily accommodated in the Old Town area and which maintain and enhance the visual character and scale of the surrounding residential neighborhoods found along State Highway 24

Within the “C-2” Zone District, policy objectives aim to: 1) facilitate small business development and retention as a primary means to sustain economic vitality and diversification; 2) provide an appropriate and broad mix of goods and services for consumption by residents and visitors alike; and 3) foster sales tax generation by

permitting and regulating uses that are compatible and mutually supportive, such as retail, office, services and institutional uses.

(Prior code 16-7-3)

Section 16-6-90. Permitted Uses.

The following use(s) shall be permitted 'by right' in the "C-2" Zone District:

- (1) Bakeries and Confectionaries
- (2) Bakeries and Delicatessens with Food Service
- (3) Banks and Financial Institutions
- (4) Barbershops
- (5) Beauty Shops
- (6) Business and Office Services
- (7) Bar, Taverns
- (8) Commercial Accommodations
- (9) Convenience Stores
- (10) Delicatessens and Specialty Food Stores
- (11) Drugstores and Pharmacies
- (12) Garden Landscaping Supply and Seed Stores
- (13) Grocery Stores
- (14) Health/Medical Offices
- (15) Health/Medical Office (2nd level & above)
- (16) Home Occupation
- (17) Laundromats
- (18) Liquor Stores
- (19) Office Uses
- (20) Office Uses (2nd level & above)
- (21) Pawn Shops
- (22) Photographic Studios
- (23) Professional Activities
- (24) Professional Offices, Business Offices and Studios
- (25) Radio and Television Stores and Repair Shops
- (26) Restaurants
- (27) Retail Stores

- (28) Service Businesses
- (29) Small Appliance Repair Shops
- (30) Tailors and Dressmakers
- (31) Theaters
- (32) Theaters, Meeting Rooms and Convention Centers
- (33) Travel and Ticket Agencies

Section 16-6-100. Limited Uses.

The following use(s) shall be permitted as Limited Uses in the “C-2” Zone District:

- (1) Accessory Building
- (2) Accessory Dwelling Unit
- (3) Alternative Energy Production
- (4) Home Business
- (5) Mobile/Manufactured Home Sales, Service and Rental
- (6) Multi-Family Dwellings
- (7) Roadside Stand

Section 16-6-110. Conditional Uses.

The following use(s) shall be permitted as Conditional Uses in the “C-2” Zone District:

- (1) Car Washes
- (2) Gas Stations
- (3) Laundries
- (4) Manufacturing, Light
- (5) Retail Uses Greater than 5,000 Square Feet
- (6) Automotive Detail Shops
- (7) Automotive Parts Sales
- (8) Dry Cleaners
- (9) Motor/Recreational Vehicle Sales, Service and Rental
- (10) Parks and Playgrounds

Section 16-7-120. Lot Measurements.

- (1) Minimum Lot Area: 2,500 sq. ft.

- (2) Minimum Lot Dimension (linear feet): twenty five (25') feet
- (3) Maximum Lot Coverage: eighty (80%) percent
- (4) Maximum Impervious Coverage: ninety (90%) percent
- (5) Minimum Front Yard: ten (10') feet
- (6) Minimum Side Yard: five (5') feet
- (7) Minimum Rear Yard: ten (10') feet
- (8) Minimum Stream Setback: thirty (30') feet

Section 16-6-130. Building Measurements.

- (1) Maximum Building Height (South Town): twenty-eight (28') feet
- (2) Maximum Building Height (Old Town): thirty-five (35') feet

Section 16-6-140. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Division 3 – C-3 – 100 Block Commercial District

Section 16-6-150. Intent of District.

The purpose of the “C-3” Zone District is to provide convenient commercial services to residents and visitors and to promote the development of the Town's primary retail commercial district. Accommodation of sales tax-generating commercial uses and residential units can enhance Old Town vitality while maintaining the visual character and scale. An objective is to facilitate small business development and to promote economic vitality with land uses that are compatible and supportive, such as retail, office, institutional and residential uses, while maintaining the community scale.

Section 16-6-160. Permitted Uses.

The following use(s) shall be permitted as uses ‘by right’ in the “C-3” Zone District.

- (1) Bakeries and Confectionaries
- (2) Bakeries and Delicatessens with Food Service
- (3) Banks and Financial Institutions
- (4) Barbershops
- (5) Beauty Shops
- (6) Business and Office Services

- (7) Bar, Taverns
- (8) Commercial Accommodations
- (9) Delicatessens and Specialty Food Stores
- (10) Drugstores and Pharmacies
- (11) Garden Landscaping and Supply and Seed Stores
- (12) Grocery Stores
- (13) Health/Medical Offices (second level floor and above)
- (14) Laundromats
- (15) Liquor Stores
- (16) Office Uses (2nd level & above)
- (17) Pawn Shop
- (18) Photographic Studios
- (19) Professional Activities
- (20) Public Events and Mass Gatherings

Section 16-6-170. Limited Uses.

The following use(s) shall be permitted as Limited Uses in the “C-3” Zone District:

- (1) Accessory Buildings
- (2) Accessory Dwelling Units
- (3) Alternative Energy Production
- (4) Bed and Breakfast
- (5) Day Care Center
- (6) Home Occupation
- (7) Home Business
- (8) Membership Organization
- (9) Multi-family Dwellings

Section 16-6-180. Conditional Uses.

The following use(s) shall be permitted as Conditional Uses in the “C-3” Zone District:

- (1) Automotive Detail Shops
- (2) Automotive Parts Sales
- (3) Convenience Stores

(4) Parks and Playgrounds

Section 16-6-190. Lot Measurements.

- | | | |
|-----|--------------------------------------|------------------------|
| (1) | Minimum Lot Area: | 2,500 |
| (2) | Minimum Lot Dimension (linear feet): | twenty-five (25') feet |
| (3) | Maximum Lot Coverage: | eighty (80%) percent |
| (4) | Maximum Impervious Coverage: | ninety (90%) percent |
| (5) | Minimum Front Yard: | zero (0') feet* |
| (6) | Minimum Side Yard: | five (5') feet |
| (7) | Minimum Rear Yard: | ten (10') feet |
| (8) | Minimum Stream Setback: | thirty (30') feet |

* Front setback may be a build-to line or zero feet from the front property line or the edge of public sidewalk space so long as the building complies with the 100-Block design standards which may require specific percentages of building frontage to step back and/or incorporate undulation so as not to present a monolithic, unbroken facade appearance along the public right-of-way or public space.

Section 16-6-200. Building Measurements.

- | | | |
|-----|--------------------------|-------------------------|
| (1) | Maximum Building Height: | thirty-five (35') feet* |
|-----|--------------------------|-------------------------|

*Buildings may be permitted at 35 feet so long as 100-Block design standards including minimum bulk plane and stepback requirements are met at the discretion of the Planning Commission.

Section 16-6-210. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Article 7 – Mixed-Use Zone Districts

Division 1 - MU-1 – Mixed-Use District

Section 16-7-10. Intent of District.

The “MU-1” Zone District applies to two geographically separate but similar areas where a mix of residential, service commercial, retail, professional office and light manufacturing uses complement existing neighborhood uses and character. Therefore, the purpose of the “MU-1” Zone District is to provide sites in the Old Town and Cross Creek areas for combined residential and low-impact commercial and service uses. In the Old Town area, uses and redevelopment which maintain a predominantly residential appearance and character is an objective, while the Cross Creek area is more geographically concentrated and appropriate for new development and redevelopment that creates an attractive entrance statement and economic, tax generating activity without causing significant impacts to nearby residential and open space areas.

Section 16-7-20. Permitted Uses.

The following uses shall be permitted as uses ‘by right’ in the “MU1” Zone District:

- (1) Bakeries and Delicatessens with Food Service
- (2) Banks and Financial Institutions
- (3) Barbershops
- (4) Beauty Shops
- (5) Business and Office Services
- (6) Commercial Accommodations
- (7) Drugstores and Pharmacies
- (8) Dry Cleaners
- (9) Garden Landscaping Supply and Seed Stores
- (10) Grocery Stores
- (11) Office Uses
- (12) Photographic Studios
- (13) Professional Activities
- (14) Professional Offices, business offices and studios
- (15) Radio and Television Stores and Repair Shops
- (16) Retail Stores
- (17) Retail Uses greater than 5,000 square feet
- (18) Service Businesses
- (19) Small appliance Repair Shops
- (20) Tailors and Dressmakers
- (21) Travel and Ticket Agencies

Section 16-7-30. Limited Uses.

The following uses shall be permitted as Limited Uses in the “MU1” Zone District.

- (1) Accessory Buildings
- (2) Accessory Dwelling Units
- (3) Alternative Energy Production
- (4) Home Occupation

Section 16-7-40. Conditional Uses.

The following uses shall be permitted as Conditional Uses in the “MU1” Zone District.

- (1) Automotive Detail Shops
- (2) Automotive Parts Sales
- (3) Bar, Taverns
- (4) Car Washes
- (5) Convenience Stores
- (6) Day Care Home
- (7) Duplex Dwellings
- (8) Gas Stations
- (9) Health/Medical Offices
- (10) Health/Medical Offices (2nd level & above)
- (11) Home Business
- (12) Laundries
- (13) Laundromats
- (14) Liquor Stores
- (15) Multi-Family Dwellings
- (16) Office Uses
- (17) Office Uses (2nd level & above)
- (18) Parks and Playgrounds
- (19) Pawn Shops
- (21) Single-Family Dwellings
- (22) Theaters
- (23) Bakeries and Confectionaries
- (24) Delicatessens and Specialty Food Stores

(25) Restaurants

Section 16-7-50. Lot Measurements.

- | | | |
|-----|--------------------------------------|---|
| (1) | Minimum Lot Area: | 5,000 |
| (2) | Minimum Lot Dimension (linear feet): | fifty (50') feet |
| (3) | Maximum Lot Coverage: | seventy (70%) percent |
| (4) | Maximum Impervious Coverage: | eighty (80%) percent |
| (5) | Minimum Front Yard: | ten (10') feet |
| (6) | Minimum Side Yard: | five (5') feet |
| (7) | Minimum Rear Yard: | ten (10') feet |
| (8) | Minimum Stream Setback: | thirty (30') feet (Eagle River); fifty (50') feet (Cross Creek) |

Section 16-7-60. Building Measurements.

- | | | |
|-----|--------------------------|-------------------------|
| (1) | Maximum Building Height: | twenty-eight (28') feet |
|-----|--------------------------|-------------------------|

Section 16-7-70. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Article 8 - PUD Overlay Zone Districts

Division 1 - Division 1 – BM PUD - Battle Mountain PUD

Section 16-8-10. Intent of District.

The purpose of the Battle Mountain Planned Unit Development (PUD) District is to govern and to direct development of the PUD through the imposition of site-specific zoning and land development guidelines, requirements and/or restrictions. Except as otherwise provided in Section 16-10-30, uses within the Battle Mountain Planned Unit Development (PUD) shall be set forth on an approved final development plan for this area.

Section 16-8-20. Permitted Uses

Until such time as a final development plan is approved, property within the Battle Mountain PUD shall be used only for the following purposes:

- (1) Environmental response activities for superfund sites consistent with EPA and CDPHE process and approvals and this Article.
- (2) Forestry management and maintenance, including without limitation measures to address the infestation of pine beetles and abatement of noxious weeds.
- (3) Passive recreation activities consistent with historic practice.
- (4) Management and maintenance of the property as open space, greenbelt and wildlife habitat.
- (5) Investigation and monitoring of soils, watersheds and other components of the property and other appropriate activities in connection with the management and maintenance of the property and the preparation of the application for the final development plan for the project.
- (6) Operation, maintenance and use of water rights, water resources, water diversion structures, ditches, pipeline structures, ponds, water impoundments and associated facilities consistent with the decreed uses but subject to these restrictions.
- (7) Hunting.

(Ord. 12-2008 §2; Ord. [1-2017](#) §§3, 5.2)

Division 2 – BL PUD - Bolts Lake PUD

Section 16-8-30. Intent of District

The purpose of the Bolt's Lake Planned Unit Development (PUD) District is to govern and to direct development of the PUD through the imposition of site-specific zoning and land development guidelines, requirements and/or restrictions. Except as otherwise provided in Section , uses within the Bolt's Lake Planned Unit Development (PUD) shall be set forth on an approved final development plan for this area.

Section 16-8-40. Permitted Uses.

Until such time as a final development plan is approved, property within the Bolt's Lake PUD shall be used only for the following purposes:

- (1) Environmental response activities for superfund sites consistent with EPA and CDPHE process and approvals and this Article.
- (2) Forestry management and maintenance, including without limitation measures to address the infestation of pine beetles and abatement of noxious weeds.
- (3) Passive recreation activities consistent with historic practice.
- (4) Management and maintenance of the property as open space, greenbelt and wildlife habitat.

- (5) Investigation and monitoring of soils, watersheds and other components of the property and other appropriate activities in connection with the management and maintenance of the property and the preparation of the application for the final development plan for the project.
 - (6) Operation, maintenance and use of water rights, water resources, water diversion structures, ditches, pipeline structures, ponds, water impoundments and associated facilities consistent with the decreed uses but subject to these restrictions.
 - (7) Hunting.
- (Ord. 12-2008 §2; Ord. [1-2017](#) §§3, 5.2)

Division 3 - RR1/RRPUD - Railroad Planned Unit Development Holding Zone District

Section 16-8-50. Intent of District.

The purpose “RR1” Zone District, otherwise referred to in this code as the “Railroad Planned Unit Development Holding Zone” (RRPUD), is to allow for the future master planning and re-development of Union Pacific Railroad-owned properties (the “rail yard”) where train and other associated railroad uses are no longer being utilized and where historic industrial zoning no longer applies or is no longer appropriate.

It is an objective of the Town to work with the property owner to plan and redevelop the rail yard as a master planned development that is compatible with the existing Town character. Future development and land use decisions for this area need to incorporate community input and involve an open public process. The PUD Holding Zone and the PUD review process will provide for the flexibility, innovation and public input necessary to achieve the goals and objectives of the Community Plan and this Chapter. This area has been identified in the Community Plan as an area suitable for expansion of Old Town and as a "potential Town Center" site. Development in this area needs to incorporate appropriate residential and low-impact land uses along Taylor Avenue to minimize impacts to the existing neighborhood character and scale. The rail corridor should be maintained and improved access to and across the Eagle River should be incorporated into proposed development plans.

Section 16-8-60. Permitted Uses.

There are no uses permitted ‘by-right’ in the “RR1” Zone District. Any future uses by right must be approved via the PUD review process and/or the Special Use Permit process.

Section 16-8-70. Limited Uses.

There are no uses permitted as Limited Uses in the “RR1” Zone District. Any future Limited Uses must be approved via the PUD review process and/or the Special Use Permit process.

Section 16-8-80. Conditional Uses.

There are no uses permitted as Conditional Uses in the “RR1” Zone District. Any future Conditional Uses must be approved via the PUD review process and/or the Special Use Permit process.

Section 16-8-90. Additional Provisions and Limitations

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Article 9 - Public Facilities, Transportation and Light Industrial Districts

Division 1 – PFLI – Public Facilities and Light Industrial District

Section 16-9-10. Intent of District

The purpose of the “PFLI” Zone District is to accommodate public facilities such as municipal and quasi-municipal buildings and operations. The “PFLI” Zone District is located in the “Lionshead” area, north of the Eagle River and the Union Pacific Railroad corridor. This area has historically been used for public facilities and operations for the Town of Minturn, as well as gravel processing and contractor storage.

An objective of the “PFLI” Zone District is to permit public facilities and operations, as well as a range of low-impact light industrial activities that are of limited duration and intensity, such as contractor trades, research and development institutions, wholesaling and small-scale production, fabrication, assembly or processing activities to help provide a diversified employment base for the community. Uses established in this area should be screened to minimize the impact on surrounding open space and recreation areas. In addition, the purpose of the area is to limit uses to those that will not create traffic hazards, noise, dust, fumes, odors, smoke, vapor, vibration or industrial waste disposal problems, but their operating characteristics and appearance may have impacts not desirable in other areas within the Town.

(Prior code 16-11-3)

Section 16-9-20. Permitted Uses.

There are no uses permitted ‘by right’ in the “PFLI” Zone District.

Section 16-9-30. Limited Uses.

The following use(s) shall be permitted as Limited Uses in the “PFLI” Zone District”:

- (1) Public Events and Mass Gatherings

Section 16-9-40. Conditional Uses.

The following use(s) shall be permitted as Conditional Uses in the “PFLI” Zone District:

- (1) Manufacturing, Light

Section 16-9-50. Lot Measurements.

- (1) Minimum Lot Area: 10,000 square feet
- (2) Minimum Lot Dimension (linear feet): one-hundred (100’) feet
- (3) Maximum Lot Coverage: forty-five (45%) percent
- (4) Maximum Impervious Coverage: No limit
- (5) Minimum Front Yard: twenty-five (25’) feet
- (6) Minimum Side Yard: ten (10’) feet
- (7) Minimum Rear Yard: twenty-five (25’) feet
- (8) Minimum Stream Setback: thirty (30’) feet

Section 16-9-60. Building Measurements.

- (1) Maximum Building Height twenty-eight (28’) feet

Section 16-9-70. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Division 2 - PF - Public Facilities District

Section 16-9-80. Intent of District.

The purpose of the “PF” Zone District is to accommodate public facilities such as municipal and quasi-municipal buildings and operations; school district buildings and facilities; and, accessory uses and buildings. This Zone District includes the Town of Minturn Town Hall property located in the Old Town area, as well as public lands located in the southern portion of the Town near Maloit Park and bordering Cross Creek and United States Forest Service Lands. An objective of this zone district is to provide sides

for the Town's key facilities and critical infrastructure such as the Town water tank, maintaining current civic and recreational uses, and allowing for limited, public-purpose development such as employee housing in the future.

Section 16-9-90. Permitted Uses.

The following use(s) shall be permitted 'by right' in the "PF" Zone District:

- (1) Accessory Buildings
- (2) Alternative Energy Production
- (3) Accessory Uses Customarily Associated with Allowable Uses
- (4) Athletic Fields
- (5) Duplex Dwellings
- (6) Multi-Family Dwellings
- (7) Single-Family Dwellings
- (8) Trails and Trailheads
- (9) Utility Facilities and Improvements
- (10) Water Treatment Facilities
- (11) Other Uses Determined to be Similar in Nature to Other Permitted Uses

Section 16-9-90. Limited Uses.

There are no Limited Uses in the "PF" Zone District.

Section 16-9-100. Conditional Uses.

There are no use(s) permitted as Conditional Uses in the "PF" Zone District.

Section 16-9-110. Lot Measurements.

- | | |
|--|--------------------------|
| (1) Minimum Lot Area: | 10,000 square feet |
| (2) Minimum Lot Dimension (linear feet): | one-hundred (100') feet |
| (3) Maximum Lot Coverage: | forty-five (45%) percent |
| (4) Maximum Impervious Coverage: | No limit |
| (5) Minimum Front Yard: | twenty-five (25') feet |
| (6) Minimum Side Yard: | ten (10') feet |
| (7) Minimum Rear Yard: | twenty-five (25') feet |
| (8) Minimum Stream Setback: | thirty (30') feet |

Section 16-9-110. Building Measurements.

- (1) Maximum Building Height twenty-eight (28') feet

Section 16-9-120. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Division 3 – Railroad Transportation District

The purpose of the Railroad Transportation (“RRT”) District is to maintain a viable transportation right-of-way to accommodate the long-term transportation needs of the Town and the larger community. The zone can accommodate trails, compatible recreation activities and open space uses, depending upon the current status of the railroad operations.

(Prior code 16-14-2)

Section 16-9-130. Permitted Uses.

The following use(s) shall be permitted ‘by right’ in the “RRT” Zone District:

- (1) Multi-modal transportation;
- (2) Rail;
- (3) Light-Rail;
- (4) Regional recreational and multi-use trails.

Section 16-9-140. Limited Uses.

There are no uses permitted as Limited Uses in the “RRT” Zone District.

Section 16-9-150. Conditional Uses.

There are no use(s) permitted as Conditional Uses in the “RRT” Zone District

Section 16-9-160. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Article 10 - Recreation and Open Space Districts

Division 1 - OS1/PARO- Public Access Recreation and Open Space District

Section 16-10-10. Intent of District.

The purpose of the “OS1” Zone District is to maintain attractive open space areas that reinforce the Town’s unique scenic qualities; and, to provide valuable and usable publicly accessible sites for low-impact uses such as hiking, biking, wildlife watching, and environmental education for residents and visitors. The OS1 District includes large open space tracts of land located within the Lionshead area north of the Eagle River, as well as significant, accessible and dispersed areas located along and within the Eagle River corridor and riparian areas that traverse the Town from east to west; along the south side of the Old Town Commercial District; and, surrounding the Public Facilities District in the Maloit Park area at the far south side of Town.

Areas located within the “OS1” District located in the “Lionshead” area and north of the Union Pacific Railroad transportation corridor provide significant, highly visible open and scenic areas, ample passive recreational and educational opportunities. Those Areas located along or within the Eagle River channel and the riverbanks and including areas mapped within the 100-year floodplain as well as areas held in private land ownership are intended for continued public and private uses such as dispersed and low-intensity passive recreation uses, public parks, public and private river access points and gathering spaces, as well as public and private pedestrian trails and river crossings.

More generally, the purpose of the OS1 District is to provide private and public recreational and open space amenities while respecting private property. Private use of lands within this zone should be consistent with the need to protect life and property from flood damage and potential public recreational uses nearby.

Section 16-10-20. Permitted Uses.

The following use(s) shall be permitted ‘by right’ in the “OS1” Zone District:

- (1) Accessory Uses customarily associated with allowable uses
- (2) Alternative Energy Production
- (2) Parks and Playgrounds
- (4) Public Events and Mass Gatherings
- (3) Trails, Trailheads
- (4) Utility Facilities and Improvements
- (5) Other Uses Determined to be Similar in Nature to Other Permitted Uses

Section 16-10-30. Limited Uses.

The following use(s) shall be permitted as Limited Uses in the “OS1” Zone District:

- (1) Roadside Stand

Section 16-10-40. Conditional Uses.

There are no use(s) permitted as Conditional Uses in the “OS1” Zone District.

Section 16-10-50. Lot Measurements.

All standards with the exception of live stream setback requirements listed below are to be determined as part of any development permit application and review.

- (1) Minimum Stream Setback: thirty (30') feet

Section 16-10-60. Building Measurements.

- (1) Maximum Building Height N/A

Section 16-10-70. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Division 2 - OS2/CL - Conservation Lands District

Section 16-10-80. Intent of District.

The purpose of the “OS2” Zone District is to provide sites for conservation-oriented private and publicly-accessed open space parcels. An objective of the “OS2” Zone District is to provide sites where open space may permit limited passive uses such as public access trails and/or trailheads, hiking or pedestrian access in a controlled and managed manner. Lands within the “OS2” Zone District may include private property with historic, pre-existing, but potentially non-conforming uses such as residential and accessory structures. A secondary objective, then, is to permit the ongoing use and maintenance of such uses and structures until such time as they are destroyed or otherwise removed.

Section 16-10-90. Permitted Uses.

The following use(s) shall be permitted ‘by right’ in the “OS2” Zone District:

- (1) Accessory Uses customarily associated with allowable uses
- (2) Conservation Area
- (3) Conservation

- (4) Trails and Trailheads

Section 16-10-100. Limited Uses.

There are no uses permitted as Limited Uses within the “OS2” Zone District.

Section 16-10-110. Conditional Uses.

There are no uses permitted as Conditional Uses within the “OS2” Zone District.

Section 16-10-120. Lot Measurements.

All standards with the exception of live stream setback requirements listed below are to be determined as part of any development permit application and review.

- (1) Minimum Stream Setback: thirty (30') feet

Section 16-10-130. Building Measurements.

- (1) Maximum Building Height N/A

Section 16-10-140. Additional Provisions and Limitations.

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Article 11 – Federal Lands District

Division 1 – F1/FED – Federal Lands

Section 16-11-10. Intent of District.

The purpose of the Federal Lands Zone District is to recognize those lands lying within the corporate limits of the Town of Minturn owned and controlled by the United States Government. Such lands are currently under the control of the United States Forest Service (USFS) and are located in three general areas: at the western entrance to the Town in the Meadow Mountain area; within the South Minturn/Martin Creek areas south of State Highway 24; and, in Cross Creek area, along the Eagle River and Hwy. 24 corridors.

Therefore, it is the intent of the F1 Zone District to recognize such federal lands and to work with the federal government to: 1) maintain an attractive and scenic entry into Town while enhancing recreational opportunities and preserving the environmentally sensitive and culturally significant areas in the Meadow Mountain area from intensive

development; 2) maintain the Martin Creek trailhead area for public access and use; 3) identify and cooperatively plan for appropriate land swaps and redevelopment opportunities in areas identified in the Community Plan for future development where services and infrastructure can logically be extended; and, 4) comment on all federal land use actions in these areas.

Section 16-11-20. Permitted Uses.

There are no uses permitted ‘by right’ in the “F1” Zone District.

Section 16-11-30. Limited Uses.

There are no uses permitted as Limited Uses in the “F1” Zone District.

Section 16-11-30. Conditional Uses.

There are no uses permitted as Conditional Uses in the “F1” Zone District.

Section 16-11-40. Lot Measurements.

All standards with the exception of front, rear, and side-yard setbacks, in addition to live stream setback requirements listed below are to be determined as part of any development permit application and review.

- | | |
|-----------------------------|---------------------------------|
| (1) Minimum Front Yard | fifty (50’) feet (recommended) |
| (2) Minimum Side Yard | ten (10’) feet (recommended) |
| (3) Minimum Rear Yard | twenty (20’) feet (recommended) |
| (4) Minimum Stream Setback: | thirty (30’) feet |

Section 16-11-50. Building Measurement

- | | |
|-----------------------------|---------------------------------------|
| (1) Maximum Building Height | twenty-eight (28’) feet (recommended) |
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Section 16-11-60. Additional Provisions and Limitations

Additional standards may apply to uses and development in this zone district. Please see Article/Division__ for additional information.

Article 12 – Limited Use Standards

Section 16-12-10 – Limited Use Administration.

- (a) The Planning Director shall approve the limited use based upon the submittal and review of the following material. The use shall be approved upon finding that the limited use:
- (1) Is not in conflict with applicable health, sanitation, safety or access regulations;
 - (2) Is allowed by limited review in the subject zone district; and
 - (3) Can be operated so that it is compatible with adjacent uses and negative impact to adjacent properties has been minimized.

Section 16-12-20 – Limited Use Standards.

The following restrictions and standards apply to limited uses within all zone districts:

- (a) Accessory Dwelling Units.
- (1) Use: A maximum of one (1) accessory dwelling unit shall be permitted in conjunction with and clearly subordinate to the principal use of the lot or parcel.
 - (2) Size: There are no size limits for accessory dwelling units so long as such units are clearly subordinate to and secondary in square footage to the principal use of the lot or parcel.
 - (3) Location: The accessory dwelling unit may be located within or attached to the structure containing the principal use, or it may be detached from the principal use structure if it is located within or above an permitted accessory building such as a garage.
 - (4) Parking: One (1) on-site parking space, additional to that number required for the principal use, shall be provided for the accessory dwelling unit.
 - (5) Ownership: The accessory dwelling shall not be subdivided or sold from the primary unit on the parcel.
 - (6) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation are in place for the uses on the property. Proof shall be provided that adequate solid waste storage and removal are in place.
 - (7) Dimensional limitations: Accessory dwelling units shall only be permitted on lots that conform to the minimum lot standards of the underlying zone district. The unit shall be developed so as to conform to all setback, height, building lot coverage, floor area and other dimensional limitations of the underlying zone district.
- (b) Accessory building.
- (1) Size: Accessory buildings shall not exceed one thousand two hundred (1,200) square feet.
 - (2) Use: Accessory buildings are for the use of the residents of the property.
 - (3) Dimensional limitations: Accessory buildings shall only be permitted on lots that conform to the minimum lot standards of the underlying zone district. The

building shall be developed so as to conform to all setback, height, building lot coverage, floor area and other dimensional limitations of the underlying zone district.

(c) Bed and breakfast.

- (1) Use: The use of a dwelling for a bed and breakfast shall be clearly incidental and subordinate to its use for residential purposes and shall not change the basic residential character of the parcel.
- (2) Number of units: A bed and breakfast shall be permitted a maximum of two (2) guest units in a Residential Zone District and a maximum of four (4) guest units in a Mixed-Use Zone District. Additional units may be approved through a conditional use permit.
- (3) Parking: A bed and breakfast shall provide one (1) off-street parking space per guest unit. This requirement shall be additional to the parking required for the residential use of the property.
- (4) Ownership: The owner of the bed and breakfast, or on-site manager employed by the owner, shall reside on the premises at all times when the use is in operation.
- (5) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation are in place for the uses on the property. Proof shall be provided that adequate solid waste storage and removal are in place.

(d) Membership Organization.

- (1) Size: A Membership Organization shall not exceed one thousand (1,000) square feet. Membership Organizations larger than one thousand (1,000) square feet shall be reviewed through the conditional use process.
- (2) Parking: One (1) off-street parking space per three hundred fifty (350) square feet of meeting area shall be required.
- (3) Operation: A Membership Organization shall not produce noise, electrical or magnetic interference, vibration, heat, glare, odors, fumes, smoke or dust and shall not operate at such hours or in such a manner as to create a public nuisance or disturb neighbors.
- (4) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation are in place for the property. Proof shall be provided that adequate solid waste storage and removal are in place.

(e) Day care center.

- (1) Licensing: Prior to operation, the day care center shall be required to provide proof that state and/or county licensing and requirements have been satisfied.
- (2) Size: Seven (7) or more children shall be permitted; however the applicant shall demonstrate that the size of the facility is suitable for the number of children permitted.

- (3) Operation: A day care center shall not produce noise, electrical or magnetic interference, vibration, heat, glare, odors, fumes, smoke or dust and shall not operate at such hours or in such a manner as to create a public nuisance or disturb neighbors.
 - (4) Parking: Minimum requirements shall include one (1) off-street parking space per five hundred (500) square feet of floor area, plus one (1) off-street parking space per employee.
 - (5) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation are in place for the property. Proof shall be provided that adequate solid waste storage and removal are in place.
- (f) Home occupation.
- (1) Use: The use of a dwelling for a home occupation shall be clearly incidental and subordinate to its use for residential purposes and shall not change the basic residential character of the parcel.
 - (2) Nuisance: A home occupation shall not produce noise, electrical or magnetic interference, vibration, heat, glare, odors, fumes, smoke or dust and shall not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors or alter the residential character of the premises.
 - (3) Signs: Signs and other outdoor structures that advertise the home occupation shall be limited to two (2) square feet. Illumination of the structure housing the home occupation shall be limited to that which is customary for the residential use of the property.
 - (4) Location: All activities associated with the home occupation shall be conducted indoors. Materials and equipment used in the home business shall be stored in a building.
 - (5) Sales: Incidental sales of supplies or products associated with the home occupation shall be permitted on the premises. A home occupation whose primary activity is retail sales shall be prohibited, except if the function of the home occupation is catalogue sales.
 - (6) A home occupation may not serve patrons on the premises, except in an incidental manner and on an appointment basis.
 - (7) Employees: A home occupation shall be conducted only by persons residing on the premises.
 - (8) Parking: No additional parking requirement shall apply to a home occupation.
 - (9) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation are in place for the uses on the property. Proof shall be provided that adequate solid waste storage and removal are in place.
- (g) Home business.

- (1) Use: The use of a dwelling for a home business shall be clearly incidental and subordinate to its use for residential purposes and shall not change the basic residential character of the parcel.
 - (2) Nuisance: A home business shall not produce noise, electrical or magnetic interference, vibration, heat, glare, odors, fumes, smoke or dust and shall not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors or alter the residential character of the premises.
 - (3) Signs: Signs and other outdoor structures that advertise the home business shall be limited to two (2) square feet. Illumination of the structure housing the home business shall be limited to that which is customary for the residential use of the property.
 - (4) Location: All activities associated with the home business shall be conducted indoors. Materials and equipment used in the home business shall be stored in a building.
 - (5) Sales: Incidental sales of supplies or products associated with the home business shall be permitted on the premises. A home business whose primary activity is retail sales shall be prohibited, except if the function of the home business is catalogue sales.
 - (6) A home business may serve patrons on the premises, provided that all other standards of this Section are met.
 - (7) Employees: The home business shall be conducted by persons residing on the premises. A home business may have up to two (2) employees who reside off the premises.
 - (8) Parking: A home business shall provide one (1) off-street parking space per employee and one (1) off-street parking space for patrons of the business.
 - (9) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation are in place for the uses on the property. Proof shall be provided that adequate solid waste storage and removal are in place.
- (h) Mobile/manufactured homes sales, service and rental.
- (1) Size: Limited use review shall be limited to a maximum size of five thousand (5,000) square feet.
 - (2) Location: All activities shall be conducted indoors. Limited outdoor activity may be approved through this process.
 - (3) Parking: The applicant shall demonstrate that the number of parking spaces provided is sufficient to serve employees and patrons of the establishment.
 - (4) Operation: This use shall not produce noise, electrical or magnetic interference, vibration, heat, glare, odors, fumes, smoke or dust and shall not operate at such hours or in such a manner as to create a public nuisance or disturb neighbors.

- (5) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation are in place for the property. Proof shall be provided that adequate solid waste storage and removal are in place.
- (i) Motor/recreational vehicle sales, service and rental.
 - (1) Size: Limited use review shall be limited to a maximum size of five thousand (5,000) square feet.
 - (2) Location: All activities shall be conducted indoors. Limited outdoor activity may be approved through this process.
 - (3) Parking: The applicant shall demonstrate that the number of parking spaces provided is sufficient to serve employees and patrons of the establishment.
 - (4) Operation: This use shall not produce noise, electrical or magnetic interference, vibration, heat, glare, odors, fumes, smoke or dust and shall not operate at such hours or in such a manner as to create a public nuisance or disturb neighbors.
 - (5) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation is in place for the property. Proof shall be provided that adequate solid waste storage and removal is in place.
- (j) Public Events and Mass Gatherings
[insert standards]
- (k) Roadside stand.
 - (1) Size: A roadside stand seeking approval for limited use review shall not exceed five hundred (500) square feet.
 - (2) Location: The applicant shall demonstrate safe access to the site.
 - (3) Parking: The applicant shall demonstrate that the parking provided is adequate to serve both the vendor and clientele of the roadside stand.
 - (4) Operation: A roadside stand shall not produce noise, electrical or magnetic interference, vibration, heat, glare, odors, fumes, smoke or dust and shall not operate at such hours or in such a manner as to create a public nuisance or disturb neighbors.
 - (5) Water, sanitation, solid waste: Proof shall be provided that adequate water and sanitation is in place for the property. Proof shall be provided that adequate solid waste storage and removal is in place.