

Article 13.0: Supplemental Regulations for the Estes Valley

13.4 Residential Zoning Districts – Permitted Uses and Standards | 13.4.1 Table of Permitted Uses in Residential Zoning Districts

13.4. Residential Zoning Districts – Permitted Uses and Standards

13.4.1. Table of Permitted Uses in Residential Zoning Districts

Table 13-1: Residential Zoning Districts Zoning Table										
USE CLASSIFICATION	SPECIFIC USE	ZONING DISTRICTS							ADDITIONAL REGULATIONS (APPLY IN ALL DISTRICTS UNLESS OTHERWISE STATED)	
		EV RE-1	EV RE	EV E-1	EV E-1S	EV E	EV R	EV RM		
RESIDENTIAL USES										
Household Living	Single-family dwelling	R	R	R	R	R	R	R		
	Two-family dwelling	-	-	-	-	-	-	R		
	Multi-family dwelling	-	-	-	-	-	-	SP		
	Mobile Home Park	-	-	-	-	-	-	S	§13.6.1.M	
	Townhome Project	-	-	-	-	-	-	AS	§13.6.1.A	
Group Living Facility, Large	Senior Care Facility	-	-	-	-	-	-	S	§13.6.1.K	
	Large Group living facilities	-	-	-	-	-	-	S	§13.6.1.K	
Group Living Facility, Small		R	R	R	R	R	R	R	§13.6.1.K	
INSTITUTIONAL, CIVIC AND PUBLIC USES										
Day Care Center		S	S	S	S	S	S	S	§13.6.1.H	
Family Home Day Care, Large		S	S	S	S	S	S	S	§13.6.1.H; As accessory to a principal residential use only	
Government Facilities	Public Safety Facilities	L&E	L&E	L&E	L&E	L&E	L&E	L&E		
	Trail/Trail Head	L&E	L&E	L&E	L&E	L&E	L&E	L&E		
	Utility, Major	-	-	-	-	-	-	-		
	Utility, Minor	L&E	L&E	L&E	L&E	L&E	L&E	L&E	Use shall not include office, repair, storage, or production facilities.	
	All Other Government Facilities	L&E	L&E	L&E	L&E	L&E	L&E	L&E		
Hospital		-	-	-	-	-	-	S		
Park and Recreation Facilities—Public		L&E	L&E	L&E	L&E	L&E	L&E	L&E		
Park and Ride Facilities		-	-	-	-	-	-	ASR		
Religious Assembly		-	-	-	-	-	-	S	§13.6.1.Q	
Cultural Institutions		S	S	S	S	S	S	S	§13.6.1.W	
Schools		-	-	-	-	-	-	S		
Senior Institutional Living	Continuing Care Retirement Facility	-	-	-	-	-	-	S	S	§13.6.1.K
	Congregate Housing	-	-	-	-	-	-	S	S	§13.6.1.K

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13.4 Residential Zoning Districts – Permitted Uses and Standards | 13.4.2 Density/Dimensional Standards

Table 13-1: Residential Zoning Districts Zoning Table											
USE CLASSIFICATION	SPECIFIC USE	ZONING DISTRICTS							ADDITIONAL REGULATIONS (APPLY IN ALL DISTRICTS UNLESS OTHERWISE STATED)		
		EV RE-1	EV RE	EV E-1	EV E-1S	EV E	EV R	EV RM			
	Skilled Nursing Facility	-	-	-	-	-	-	-	S	§13.6.1.K	
Transportation Facility Without Repairs		-	-	-	-	-	-	-	L&E		
ACCOMMODATION USES											
Low Intensity Accommodation	Bed and Breakfast Inn	-	-	-	-	-	-	-	-		
	Short-term Rental – Max. Ten Guests	AS*	AS*	AS*	AS	S	S	AS*		§§13.6.1.C. and 3.3.5.B	
	Short-Term Rental, Hosted: 1-10 Guests (Small)	AS	AS	AS	AS	AS	AS	AS		§3.3.5.A	
	Short-Term Rental, Hosted: 11-16 Guests (Large)	S	S	S	S	-	-	S		§3.3.5.A	
	Preexisting Lodging Facility	-	-	-	-	-	-	-	-		
COMMERCIAL/ RETAIL USES											
Wireless Communications Facilities	Attached Facility on Existing Structure	SP	SP	SP	SP	SP	SP	SP	SP	See Article 9.0	
	Small Cell Facility	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	See Article 9.0
		Alternative Tower Structure (concealed)	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	SP ≤40 feet high	See Article 9.0
			AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high	AS ≤60 feet high	
	Tower (non-concealed)	-	-	-	-	-	-	-	-	-	See Article 9.0
Golf Course		R	S	S	S	S	S	-			
Accessory Uses										§13.6.2	
Temporary Uses										§13.6.3	

13.4.2. Density/Dimensional Standards

A. Density Calculation

1. Net land area

Net land area shall be determined by subtracting from the gross land area the following:

- a. 80 percent of lands located in the 100-year floodplain;
- b. 80 percent of lands located above the elevation serviceable by the Town of Estes Park water system;
- c. All lands within private streets or dedicated public rights-of-way; and

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B. Lot Size

1. General Rule

Subject to the exceptions listed below, the minimum lot sizes for lots within single-family residential subdivisions that are required to set aside private open areas shall be as shown in Table 13-3 above.

C. Exception for Lots with Private Water/Sewer

The minimum lot size for lots serviced by private wells or private septic systems shall be two acres in all districts, except the EV RE-1 zoning district.

D. Exception for Development on Steep Slopes

Lots with an average slope of greater than 12 percent shall be subject to the lot area adjustment set forth in §13.7.2 (Table 13-9) of this Code. The minimum lot areas set forth in this subsection shall be used as the base for any required increase in lot area due to steep slopes.

E. Pedestrian Amenities and Linkage Requirements

See Article 4.0, *Development Standards*.

13.5. Nonresidential Zoning Districts – Permitted Uses and Standards

13.5.1. Table of Permitted Uses in the Nonresidential Zoning Districts

Table 13-4: Nonresidential Zoning Districts Zoning Table							
USE CLASSIFICATION	SPECIFIC USE	ZONING DISTRICTS					ADDITIONAL REGULATIONS (APPLY IN ALL DISTRICTS UNLESS OTHERWISE STATED)
		EV A	EV A-1	EV CO	EV O	EV I-1	
RESIDENTIAL USES							
Household Living	Single-family dwelling	R	R	-	R	-	In EV O, such use shall not be located on the ground floor of a building
	Two-family dwelling	R	R	-	-	-	
	Multi-family dwelling	SP	SP	-	-	-	In EV A-1, no more than 4 dwelling units per multi-family structure
	Mobile Home Park	-	-	S	-	-	§13.6.1.M
	Townhome Project	AS	AS	-	-	-	§13.6.1.A
Group Living Facility, Large	Treatment Facility	AS	-	AS	-	-	§13.6.1.K
Group Living Facility, Small		R	R	R	-	-	§13.6.1.K
INSTITUTIONAL, CIVIC AND PUBLIC USES							

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Table 13-4: Nonresidential Zoning Districts Zoning Table							
USE CLASSIFICATION	SPECIFIC USE	ZONING DISTRICTS					ADDITIONAL REGULATIONS (APPLY IN ALL DISTRICTS UNLESS OTHERWISE STATED)
		EV A	EV A-1	EV CO	EV O	EV I-1	
Civic, Social, or Fraternal Membership Clubs, Lodges, or Associations		AS	-	AS	-	-	
Cultural Institutions		AS	-	AS	AS	-	
Day Care Center		AS	S	AS	AS	AS	
Emergency Health Care		-	-	AS	AS	AS	§13.6.1.J
Event Facility		AS	-	AS	-	-	
Family Home Day Care, Large		AS	S	-	-	-	§13.6.1.K §13.6.2.B.2.c, Home Occupation As accessory to a principal residential use only
Government Facilities	Public Safety Facilities	L&E	L&E	L&E	L&E	L&E	
	Trail/Trail Head	L&E	L&E	L&E	L&E	L&E	
	Utility, Major	-	-	L&E	-	L&E	All structures shall be located at least 200 feet away from a residential zoning district boundary
	Utility, Minor	L&E	L&E	L&E	L&E	L&E	
	All Other Government Facilities	L&E	L&E	L&E	L&E	L&E	
Government Offices		L&E	L&E	L&E	L&E	L&E	
Maintenance and Service Facilities		-	-	-	-	P	§13.6.1.N
Park and Recreation Facilities—Public		L&E	L&E	L&E	L&E	-	
Park and Recreation Facilities—Private		AS	AS	AS	AS	-	§13.6.1.X
Park and Ride Facilities		L&E	L&E	L&E	L&E	L&E	
Religious Assembly		AS	-	AS	-	-	§13.6.1.Q
Schools, Non-Public		S	-	S	S	S	
Schools, Public		L&E	L&E	L&E	L&E	L&E	Any Public School shall comply with all applicable requirements per Colorado Revised Statutes
Senior Institutional Living	Continuing care retirement facility	-	-	AS	-	-	§13.6.1.K
	Congregate housing	-	-	AS	-	-	
	Skilled nursing facility	-	-	-	-	-	§13.6.1.K
Transportation Facility Without Repairs		-	-	L&E	L&E	-	
Low-Intensity Accommodations	Bed and Breakfast Inn	SP	SP	SP	-	-	
	Hotel, Small	-	AS	-	-	-	§§13.6.1.C and 3.3.5.B

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Table 13-4: Nonresidential Zoning Districts Zoning Table							
USE CLASSIFICATION	SPECIFIC USE	ZONING DISTRICTS					ADDITIONAL REGULATIONS (APPLY IN ALL DISTRICTS UNLESS OTHERWISE STATED)
		EV A	EV A-1	EV CO	EV O	EV I-1	
	Short-term Rental – Max. Ten Guests	SP	SP	SP	-	-	§§13.6.1.C and 3.3.5.B
	Short-term Rental, Hosted: 1-10 Guests (Small)	SP	SP	SP	-	-	§3.3.5.A
	Short-Term Rental, Hosted: 11-16 Guests (Large)	AS*	AS*	S	-	-	§3.3.5.A
	Resort lodge/cottages		AS	AS			§13.6.1.R
	Preexisting Lodging Facility	R	R				§13.6.1.D
High-Intensity Accommodations	Hostel	AS	-	-	-	-	
	Hotel/Motel	AS	-	-	-	-	§13.6.1.L
	Recreational vehicle park/campground	S	-	-	-	-	§§3.3.5.C and 3.3.5.D
	Resort lodge/cottages	AS	-	-	-	-	§13.6.1.R
COMMERCIAL/ RETAIL USES							
Adult Businesses		-	-	-	-	S	§ 13.6.1.B
Animal Sales/Services	Animal Boarding	-	-	-	-	AS	
	Animal Grooming	-	-	AS	-	-	
	Animal Hospital	-	-	AS	-	AS	
	Animal Retail Sales	-	-	AS	-	-	
	Animal Shows/Sales	-	-	AS	-	AS	§13.6.1.N
	Veterinary Office	-	-	AS	-	-	
Artist Studio		AS	AS	AS	AS	AS	
Bank or Other Financial Institution		-	-	AS	AS	-	
Building Materials/ Services		-	-	AS	-	AS	§13.6.1.N
Business Services		-	-	AS	AS	-	
Catering Service		-	-	AS	-	AS	
Commercial Laundry		-	-	-	-	AS	
Construction Storage Yard		-	-	-	-	AS	§§13.6.1.F and 13.6.1.N
Eating/Drinking Establishments	Bar/tavern	AS	-	AS	-	AS	§13.6.1.I
	Brewpub	AS	-	AS	AS	AS	§13.6.1.I In the EV A district: Permitted as accessory to an accommodations use only
	Microbrewery/ micro-distillery/ microwinery	AS	-	AS	AS	AS	§13.6.1.I In the EV A district: Permitted as accessory to an accommodations use only
	Restaurant	AS	-	AS	AS	AS	§13.6.1.I

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Table 13-4: Nonresidential Zoning Districts Zoning Table							
USE CLASSIFICATION	SPECIFIC USE	ZONING DISTRICTS					ADDITIONAL REGULATIONS (APPLY IN ALL DISTRICTS UNLESS OTHERWISE STATED)
		EV A	EV A-1	EV CO	EV O	EV I-1	
	Tasting/tap room	AS	-	AS	AS	AS	§13.6.1.I In the EV A district: Permitted as accessory to an accommodations use only
	With outdoor seating or food service	AS	-	AS	AS	AS	§§13.6.1.I and 13.6.1.O
	With drive-through service	-	-	AS	-	AS	§13.6.1.I
Food/Beverage Sales	Convenience stores	-	-	AS	-	AS	§13.6.1.G
	Convenience store with fuel sales	-	-	AS	-	AS	§§13.6.1.G and 13.6.1.S
	Convenience store with outdoor seating or food service	-	-	AS	-	AS	§§13.6.1.G and 13.6.1.O
	Grocery store	-	-	AS	-	-	§13.6.1.N
	Liquor store	-	-	AS	-	-	
	All other	-	-	AS	-	-	
Funeral or Interment Services		-	-	AS	-	AS	
Laboratory		-	-	AS	AS	AS	
Maintenance/ Repair Service		-	-	AS	-	AS	§13.6.1.N
Office		-	-	AS	AS	-	
Outdoor Sales		-	-	AS	-	AS	§13.6.1.N
Personal Services		AS	-	AS	AS	AS	In the EV A district: Permitted as accessory to an accommodations use only; and Use shall be located within the same structure as a permitted accommodations use.
Plant Nurseries		-	-	AS	-	AS	§13.6.1.N
Retail Establishments	Retail establishments, large	-	-	AS	-	-	§13.6.1.N
	All other retail	-	-	AS	-	AS	§13.6.1.N In the EV I-1 district: Limited to sales of products manufactured or produced on the subject premises; and No more than 15% of the principal building(s)' gross floor area shall be devoted to retail sales.
Self-Service Mini-Storage		-	-	AS	-	AS /S	In EV CO, not allowed on lots abutting an arterial street or highway.

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Table 13-4: Nonresidential Zoning Districts Zoning Table							
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		EV A	EV A-1	EV CO	EV O	EV I-1	
							If such use in EV I-1 contains more than 20,000 sq. ft. of gross floor area, it shall be subject to special review
Sightseeing/Tour Vehicle Facility		S	-	S	-	-	
Vehicle Services, Limited	Car wash	-	-	AS	-	AS	§13.6.1.S
	Quick lubrication services	-	-	AS	-	AS	§13.6.1.S
	Service station	-	-	AS	-	AS	§§13.6.1.S and 13.6.1.N
Vehicle/ Equipment Sales & Services	Automobile rentals	AS	-	AS	-	-	In EV A, only as part of a hotel or motel use
	Commercial parking facility	-	-	AS	AS	-	
	Limited equipment rentals	-	-	AS	-	AS	§13.6.1.S
	Vehicle/ equipment repair	-	-	AS	-	AS	§13.6.1.S
	Vehicle/ equipment sales and rentals	-	-	AS	-	AS	§§13.6.1.S and 13.6.1.N
	Vehicle storage	-	-	-	-	AS	§13.6.1.N
Wireless Communications Facilities	Attached Facility on Existing Structure	SP	SP	SP	SP	SP	0
	Small Cell Facility	SP	SP	SP	SP	SP	0
		≤40 feet high	≤40 feet high	≤40 feet high	≤40 feet high	≤40 feet high	
	Alternative Tower Structure (concealed)	SP	SP	SP	SP	SP	0
		≤40 feet high	≤40 feet high	≤40 feet high	≤40 feet high	≤40 feet high	
		AS	AS	AS	AS	AS	
Tower (non-concealed)	≤60 feet high	≤60 feet high	≤60 feet high	≤60 feet high	≤60 feet high		
	AS	AS	AS	AS	AS	0	
	≤60 feet high	≤60 feet high	≤60 feet high	≤60 feet high	≤60 feet high		
	AS ≤ 80 feet high	AS ≤ 80 feet high	AS ≤ 120 feet high	AS ≤ 80 feet high	AS ≤ 120 feet high		
RECREATION USES							
Commercial Recreation or Entertainment Establishments, Indoor	Limited	-	-	AS	-	-	§13.6.1.E
	All other	-	-	AS	-	AS	§13.6.1.E
	Amusement parks	-	-	S	-	-	§13.6.1.E
	Miniature golf	-	-	AS	-	-	§13.6.1.E

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13.5 Nonresidential Zoning Districts – Permitted Uses and Standards | 13.5.2 Density and Dimensional Standards.

Table 13-4: Nonresidential Zoning Districts Zoning Table							
USE CLASSIFICATION	SPECIFIC USE	ZONING DISTRICTS					ADDITIONAL REGULATIONS (APPLY IN ALL DISTRICTS UNLESS OTHERWISE STATED)
		EV A	EV A-1	EV CO	EV O	EV I-1	
Commercial Recreation or Entertainment Establishments, Outdoor	Riding academies, livery stables, roping or equestrian arenas	S	-	S	-	-	§13.6.1.E
	All other	-	-	S	-	-	§13.6.1.E
Entertainment Event, Major	Indoor Facility	S	-	AS	-	-	§13.6.1.E
	Outdoor Facility	-	-	AS	-	-	§13.6.1.E
Private- Membership Recreational Facility or Club		AS	-	AS	-	-	
INDUSTRIAL USES							
Industry	Brewery/distillery/winery	-	-	-	-	AS	§13.6.1.N
	Custom	-	-	-	-	AS	§13.6.1.N
	General	-	-	-	-	AS	§13.6.1.N
	Industrial services	-	-	-	-	AS	§13.6.1.N
	Limited	-	-	-	-	AS	§13.6.1.N
	Research & development	-	-	AS	AS	AS	
Gravel Mining		-	-	-	-	AS	
Recycling Facility		-	-	-	-	AS	§13.6.1.N
Warehousing and Storage	Bulk Storage	-	-	-	-	AS	§§13.6.1.N and 13.6.1.U
	General	-	-	-	-	AS	§§13.6.1.N and 13.6.1.U
	Limited	-	-	AS	-	AS	§§13.6.1.N and 13.6.1.U In EV CO, not permitted on lots abutting an arterial street or highway
Wholesale Sales & Distribution	Small scale	-	-	AS	-	AS	§13.6.1.U
	All other wholesale sales/distribution	-	-	-	-	AS	§13.6.1.U

13.5.2. Density and Dimensional Standards.

A. Table of Density and Dimensional Standards by Zoning District

Table 13-5 below lists the density and dimensional standards that apply within the nonresidential zoning districts. These are "base" standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this Code or site-specific conditions may further limit development on a site.

B. Minimum Land Area Requirements for Accommodation and Residential Uses in the Nonresidential Zoning Districts

Table 13-5 below includes a standard for "minimum land area per accommodations (guest) or residential unit," which applies only in the A, and A-1 zoning districts. The "minimum land