

## § 4.4 NONRESIDENTIAL ZONING DISTRICTS

### A. List of Districts/Specific Purposes.

#### 1. *Accommodations Zoning Districts.*

- a. A Accommodations/Highway Corridor Zoning District. This district implements the “A-Accommodations” land use category set forth in the Comprehensive Plan. It applies primarily in highway-oriented commercial areas of the Estes Valley, and allows a wide variety of accommodation uses, including relatively higher-intensity accommodations such as multi-story hotels and motels. A variety of related tourist-serving retail and commercial uses, such as restaurants, bars and gift shops, will be permitted, but only as accessory uses to a principal accommodations use and only if such supporting uses are located inside the same structure as the principal use. Stand-alone commercial or retail uses will not be permitted in this accommodations district; instead, such uses may be developed in the other commercial zones.
- b. A-1 Accommodations/Low-Intensity Zoning District. This district implements the “A-1-Accommodations” land use category set forth in the Comprehensive Plan. This district provides for low-intensity and small-scale residential uses, low-intensity accommodations and very limited accessory uses located along highway and roadway corridors characterized by low-intensity residential and lodging uses, including resort lodges, cabins and condominium developments. Aside from these limited residential and accommodation uses, no new commercial development shall be permitted in this district. New uses, including new accommodations, shall be developed consistent in intensity, bulk and design with the low-scale, residential character of this district.

#### 2. *Commercial Zoning Districts.*

- a. CD Downtown Commercial. This zone district is established to provide a wide variety and relatively high intensity of retail and commercial services within Downtown Estes Park to serve both residents and visitors. The CD District implements the “CBD-Commercial Downtown” land use category set forth in the Comprehensive Plan. This district is intended to encourage a predominance of compact and pedestrian-scale retail, service and office uses in the Downtown core. Residential uses, especially employee housing or when mixed with commercial or retail uses, are also encouraged within the district to provide alternative housing choices for the Valley’s workforce.

It is the intent that the Downtown maintain its function as the Valley’s focal point of tourist shopping and entertainment activity. This area is also a key economic engine for the Town of Estes Park and the Valley; therefore, future sales-tax generating uses are strongly encouraged.

It is also the intent of this district that new development develop in ways integrating and even enhancing the qualities of the streams, rivers, topography and other natural assets of the area.

- b. CO Outlying Commercial Zoning District. This zoning district is established to encourage the development of a wide variety of commercial and retail uses along the major corridor entryways into the Valley and the Town of Estes Park. This zoning district is established to implement the “Commercial” and “Commercial-Recreation” future land use categories recommended in the Comprehensive Plan. This district should accommodate the majority of the larger, freestanding commercial and retail buildings to meet future demand in the community.

- c. O Office Zoning District. This zoning district is established to implement the “Office” future land use category recommended in the Comprehensive Plan. The intensity of future office development will be controlled through district standards setting forth a maximum floor area ratio (FAR) and building height maximum.
- d. CH Heavy Commercial Zoning District. This zoning district is intended to provide for heavy commercial uses, including vehicle repair services, construction trades and bulk goods retailing. It shall be limited to areas within the Estes Valley that already contain some of these types of heavy commercial uses, and shall not include areas fronting the Valley’s highways or arterial streets. Permitted uses shall include utility facilities and installations, repair services, bulk storage and limited manufacturing. Most of these uses shall be permitted by right, but subject to specific size limitations. Larger facilities shall be subject to special review.

3. *Industrial Zoning Districts.*

- a. I-1 Restricted Industrial Zoning District. This zoning district implements the “Restricted Industrial” land use category recommended in the Comprehensive Plan. Permitted uses shall include a relatively wide variety of industrial uses, as reflected in the existing mix of industrial land uses, including several concrete/asphalt plants, propane distributors, construction trade yards and gravel mining and crushing facilities. However, to discourage future conflicts, residential uses shall not be permitted in this zoning district. An important element of development in this industrial zone district shall be compliance with performance standards to protect adjacent uses from adverse impacts of industrial development.

B. Table 4-4: Permitted Uses: Nonresidential Zoning Districts.

**Table 4-4  
Permitted Uses: Nonresidential Zoning Districts**

Use Classification	Specific use	Nonresidential Zoning Districts							Additional Regulations (Apply in All Districts Unless Otherwise Stated)
		"P" = Permitted by Right "S" = Permitted by Special Review "-" = Prohibited							
		A	A-1	CD	CO	O	CH	I-1	
<b>RESIDENTIAL USE CLASSIFICATIONS</b>									
<b>Household Living</b>	Single-family dwelling	P	P	P	-	P	-	-	<ul style="list-style-type: none"> <li>•In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue</li> <li>•In O, such use shall not be located on the ground floor of a building</li> </ul>
	Two-family dwelling	P	P	P	-	-	-	-	In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
	Multi-family dwelling	P	P	P	-	-	-	-	In A-1, no more than 4 dwelling units per multi-family structure In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
	Mobile home park	-	-	-	S	-	-	-	§5.1.K
<b>Group Living Facility, Large</b>	Treatment Facility	P	-	-	P	-	-	-	§5.1.I
<b>Group Living Facility, Small</b>		P	P	P	P	-	-	-	§5.1.I In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
<b>INSTITUTIONAL, CIVIC &amp; PUBLIC USES</b>									
<b>Civic, Social, or Fraternal Membership Clubs, Lodges, or Associations</b>		S	-	-	P	-	-	-	
<b>Cultural Institutions</b>		P	-	P	P	P	-	-	

<b>Day Care Center (Ord. 6-06 §1)</b>		P	S	S	P	P	P	P	§5.1.F In CD, such use shall not be located on the ground floor of a building having frontage on Elkhorn Avenue
<b>Emergency Health Care</b>		-	-	S	P	S	S	S	§5.1.H In CD, such use shall not be located on Elkhorn Avenue
<b>Family Home Day Care, Large (Ord. 6-06 §1)</b>		P	S	S					§5.1.F §5.2.B.2.d Home Occupation As accessory to a principal residential use only
<b>Government Facilities</b>	Public Safety Facilities	P	P	P	P	P	P	P	In CD, such use shall not be located on Elkhorn Avenue; §3, 13, Location & Extent Review
	Trail/Trail Head	P	P	P	P	P	P	P	§3.13, Location & Extent Review
	Utility, Major	-	-	-	S	-	S	S	§5.1.L; All structures shall be located at least 200 feet away from a residential zone district boundary; §3.13, Location & Extent Review
	Utility, Minor	P	P	P	P	P	P	P	§3.13, Location & Extent Review
	All Other Government Facilities	P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Government Offices</b>		P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Maintenance &amp; Service Facilities</b>		-	-	-	-	-	P	P	§5.1.L
<b>Park &amp; Recreation Facilities</b>		P	P	P	P	P	-	-	§3.13, Location & Extent Review
<b>Park and Ride Facilities</b>		P	P	P	P	P	P	P	§3.13, Location & Extent Review
<b>Religious Assembly</b>		S	-	-	P	-	-	-	§5.1.O
<b>Schools</b>		-	-	-	P	-	-	-	§3.13, Location & Extent Review
<b>Senior Institutional Living</b>	Continuing care retirement facility	-	-	-	S	-	-	-	§5.1.I
	Congregate housing	-	-	-	S	-	-	-	§5.1.I
	Skilled nursing facility	-	-	-	S	-	-	-	§5.1.I

<b>Transportation Facility Without Repairs</b>		-	-	P	P	P	-	-	§3.13, Location & Extent Review
<b>ACCOMMODATION USES</b>									
<b>Low-Intensity Accommodations</b>	Bed and breakfast inns	P	P	P	P	-	-	-	§5.1.B. In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Hotel, Small	-	P	P	-	-	-	-	In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Nightly Rentals	-	P	P	-	-	-	-	<ul style="list-style-type: none"> <li>•Short-term and long-term nightly rentals allowed as a principal use in a residential dwelling unit</li> <li>•See also Table 5-2 which allows nightly rentals as an accessory use to a dwelling unit in the A-1 and CD zoning districts</li> </ul>
	Resort lodge/cabins, low-intensity	-	P	-	-	-	-	-	§5.1.P
<b>High-Intensity Accommodations</b>	Hostel	P	-	P	-	-	-	-	In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Hotel/Motel	P	-	P	-	-	-	-	§5.1.J In CD, such use shall not be located on the ground floor of a building fronting on Elkhorn Avenue
	Recreational vehicle park/campground	S	-	-	-	-	-	-	§7.15
	Resort lodge/cabins	P	-	-	-	-	-	-	§5.1.P
<b>COMMERCIAL/RETAIL USES</b>									
<b>Adult Businesses</b>		-	-	-	-	-	-	S	§5.1.A
<b>Animal Sales/Services</b>	Animal Boarding	-	-	-	-	-	P	P	
	Animal Grooming	-	-	-	P	-	-	-	
	Animal Hospital	-	-	-	P	-	-	P	
	Animal Retail Sales	-	-	-	P	-	-	-	
	Animal Shows/Sales	-	-	-	P	-	P	P	§5.1.L
	Veterinary Office	-	-	-	P	-	-	-	

<b>Artist Studio</b>		P	P	P	P	P	P	P	
<b>Bank or Other Financial Institution</b>		-	-	P	P	P	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
<b>Building Materials/Services</b>		-	-	-	P	-	P	P	§5.1.L
<b>Business Services</b>		-	-	P	P	P	P	-	
<b>Catering Service</b>		-	-	-	P	-	P	P	
<b>Commercial Laundry</b>		-	-	-	-	-	P	P	
<b>Construction Storage Yard</b>		-	-	-	-	-	P	P	§5.1.D; §5.1.L
<b>Eating/Drinking Establishments</b>	Bar/tavern	P	-	P	P	-	P	P	§5.1.G
	Restaurant	P	-	P	P	P	P	P	§5.1.G
	With outdoor seating or food service	P	-	P	P	P	P	P	§5.1.G and §5.1.M
	With drive-through service	-	-	-	P	-	P	P	§5.1.G
<b>Food/Beverage Sales</b>	Convenience stores	-	-	P	P	-	P	P	§5.1.E In CD, no drive-through service shall have access from Elkhorn Avenue
	Convenience store with fuel sales	-	-	-	P	-	S	S	§5.1.E and §5.1.Q
	Convenience store with outdoor seating or food service	-	-	P	P	-	P	P	§5.1.E and §5.1.M In CD, no drive-through service shall have access from Elkhorn Avenue
	Grocery store	-	-	-	P	-	-	-	§5.1.L
	Liquor store	-	-	P	P	-	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
	All other	-	-	P	P	-	-	-	In CD, no drive-through service shall have access from Elkhorn Avenue
<b>Funeral or Interment Services</b>		-	-	-	P	-	P	P	
<b>Laboratory</b>		-	-	P	P	P	P	P	In CD, such use shall not be located on Elkhorn Avenue
<b>Maintenance/Repair Service</b>		-	-	-	P	-	P	P	§5.1.L
<b>Office</b>		-	-	P	P	P	-	-	

<b>Outdoor Sales</b>		-	-	-	S	-	P	P	§§5.1.L and 7.13 (Ord. 10-00 §2)
<b>Personal Services</b>		P	-	P	P	P	P	P	In the A district: <ul style="list-style-type: none"> <li>•Permitted as accessory to an accommodations use only; and</li> <li>•Use shall be located within the same structure as a permitted accommodations use.</li> </ul>
<b>Plant Nurseries</b>		-	-	-	P	-	P	P	§5.1.L
<b>Retail Establishments</b>	Retail establishments, large	-	-	S	P	-	-	-	§5.1.L; In CD, no drive-through service shall have access from Elkhorn Avenue
	All other retail	-	-	P	P	-	P	P	§5.1.L; In the CH and I-1 districts: <ul style="list-style-type: none"> <li>•Limited to sales of products manufactured or produced on the subject premises; and</li> <li>•No more than 15% of the principal building(s)' gross floor area shall be devoted to retail sales.</li> </ul> In CD, no drive-through service shall have access from Elkhorn Avenue
<b>Self-Service Mini-Storage</b>		-	-	-	-	-	P/S	P/S	If such use contains more than 20,000 sq. ft. of gross floor area, it shall be subject to Special Review
<b>Vehicle Services, Limited</b>	Car wash	-	-	-	P	-	P	P	§5.1.Q
	Quick lubrication services	-	-	-	P	-	P	P	§5.1.Q
	Service station	-	-	-	P	-	P	P	§5.1.Q; §5.1.L
<b>Vehicle/ Equipment Sales &amp; Services</b>	Automobile rentals	P	-	-	P	-	P	-	In A, only as part of a hotel or motel use
	Commercial parking facility	-	-	P	P	P	-	-	In CD, such use shall not be permitted to locate on Elkhorn Avenue
	Limited equipment rentals	-	-	-	P	-	P	P	§5.1.R
	Vehicle/ equipment repair	-	-	-	P	-	P	P	§5.1.L
	Vehicle/ equipment sales and rentals	-	-	-	S	-	S	S	§5.1.R; §5.1.L



	Limited	-	-	-	-	-	P/S	P	§5.1.L; •In CH, uses containing more than 15,000 square feet of gross floor area shall be subject to special review
	Research & development	-	-	-	P	P	P	P	
<b>Gravel Mining</b>		-	-	-	-	-	-	P	
<b>Recycling Facility</b>		-	-	-	-	-	S	P	§5.1.L
<b>Warehousing and Storage</b>	Bulk Storage	-	-	-	-	-	-	P	§5.1.L; §5.1.S
	General	-	-	-	-	-	-	P	§5.1.L; §5.1.S
	Limited	-	-	-	S	-	P/S	P	§5.1.L; §5.1.S •In CO, not permitted on lots abutting an arterial street or highway •In CH, uses containing more than 15,000 square feet of gross floor area shall be subject to special review
<b>Wholesale Sales &amp; Distribution</b>	Small scale	-	-	-	P	-	P	P	§5.1.S
	All other wholesale sales/distribution	-	-	-	-	-	S	P	§5.1.S
<b>OTHER SPECIFICALLY PROHIBITED USES</b>					<b>SEE §5.1.N, "PROHIBITED USES."</b>				
<b>ACCESSORY USES</b>					<b>SEE §5.2, "ACCESSORY USES AND STRUCTURES."</b>				
<b>TEMPORARY USES</b>					<b>SEE §5.3, "TEMPORARY USES AND STRUCTURES."</b>				