

**WESTCLIFFE PLANNING COMMISSION**

**TOWN OF WESTCLIFFE**

**WEDNESDAY, JUNE 5TH, 2024**

**PATTERSON HALL-1000 MAIN**

**WORKSHOP**

**2:00 p.m.**

**ZOOM**

**Meeting ID: 8 1 8 9 2 6 0 0 3 9 3 Passcode: 068461**

**By phone: 719-359-4580**

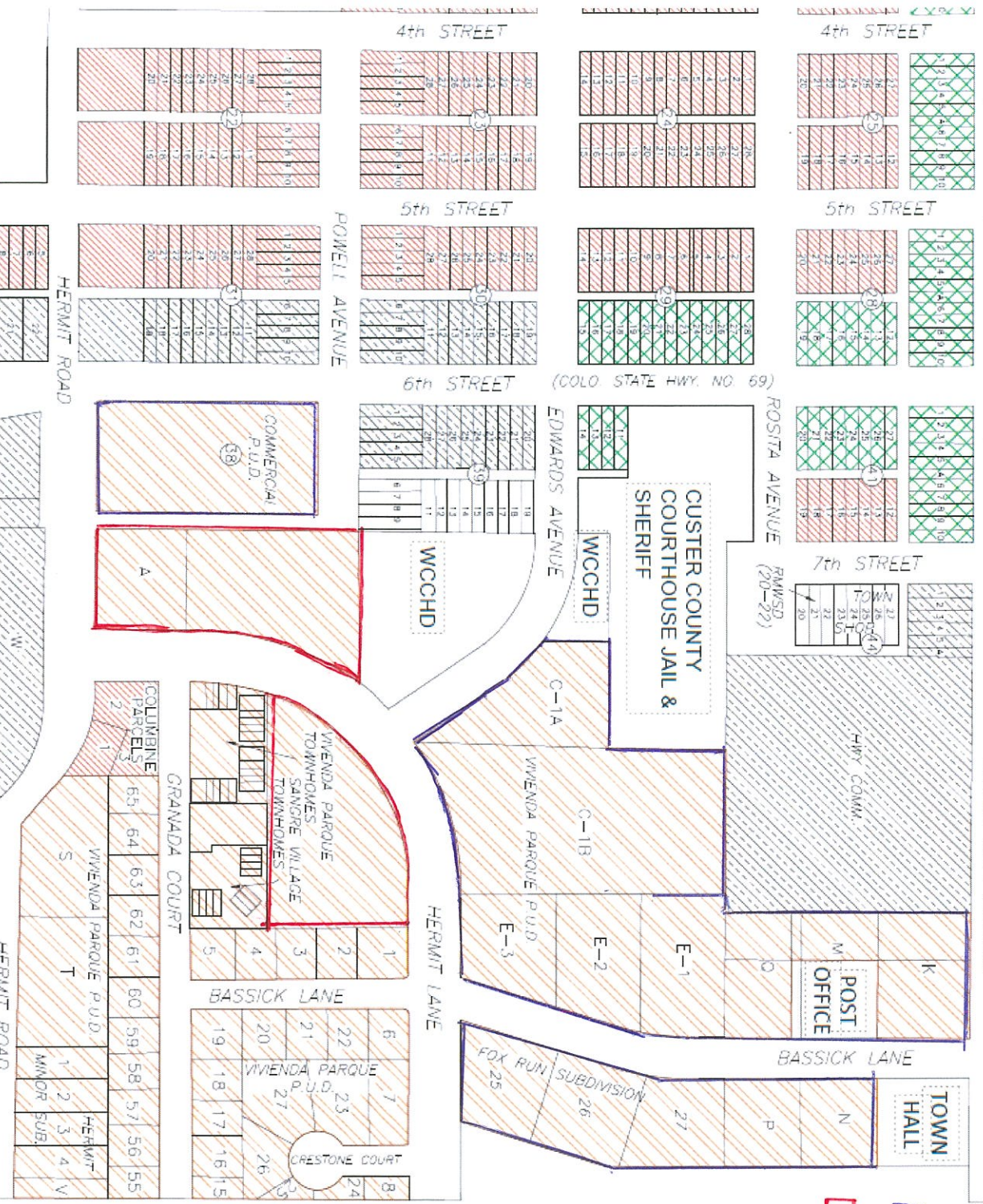
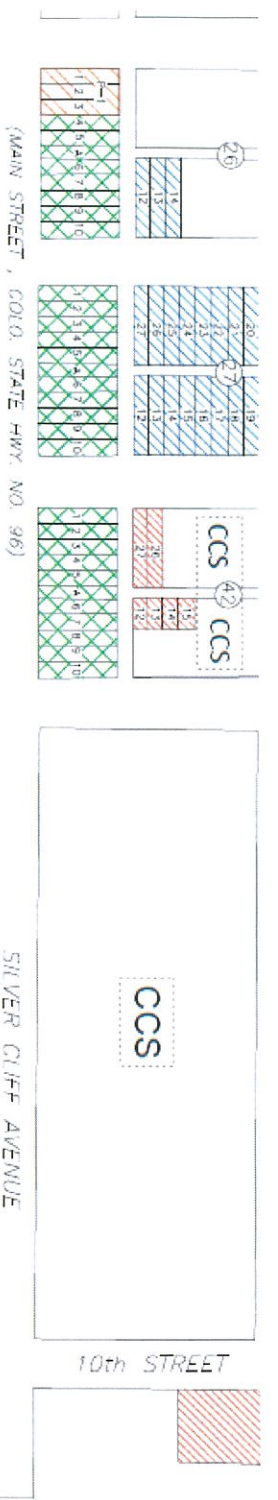
**Order of Business**

1. Old Business
  - a. Discuss creating a new commercial district for Vivienda Parque
  - b. Discuss finding more multifamily zones (rezoning) in Westcliffe

New Commercial District for Vivienda Parque (CD-1) COLOR FOR MAP=PURPLE

1. **Description of District.** This District is designed to give a zoning designation for businesses not on Main Street or in the Core Commercial District.
2. **Permitted Uses**
  - a. Retail Establishments entirely enclosed within a structure
  - b. Personal Service Establishments entirely enclosed within a structure
  - c. Office buildings
  - d. Banks and Savings and Loan Associations
  - e. Government Buildings
  - f. Eating and Drinking Places [including fenced outdoor seating areas]
  - g. Nonconforming buildings and nonconforming uses
  - h. ~~A single dwelling unit above, below, or behind a business, not to exceed 50% of the usable floor space~~ **Single or multiple dwelling units above or behind a business.**
  - i. ~~Automobile Service Stations and Repair Garages~~ **Breweries and Distilleries**
  - j. ~~Automobile Sales and Service~~ **Medical Facilities**
  - k. ~~Agricultural Equipment Sales and Service~~ **Fitness Facilities**
  - l. **Night Clubs and** Dance Halls
  - m. Wholesale and Manufacturing Establishments
3. **Prohibited Uses.** All uses not specifically permitted are prohibited. The town of Westcliffe may grant special use permits or variances to allow for flexibility.
4. **Minimum Lot Area.** Structure may extend to one hundred percent of the lot area, given that there is a paved parking lot to accommodate business parking needs.  
Minimum Front Yard: None  
Minimum Side Yard: None  
Minimum Rear Yard: None  
Maximum Building Height: ~~35~~ **45** feet

D = CD-1  
 D = MF ?



Worksheet A

USE	A	RSF	R-MF	MH	CC	HC	HI	PUD	PUD B-1	PUD B-2	TN	CD-1
0.01 Single family one up to two attached or detached Dwellings	R	R	P	P	S	P	P	A	P	P	R	P
0.02 Three up to six Family Dwellings	P	S	R	P	S	P	P	A	P	P	R	S
0.03 Dwellings for six or more families	P	P	R	P	S	P	P	A	P	P	R	S
0.04 Mobile homes	P	P	P	R	P	P	P	A	P	P	P	P
0.05 Mobile home parks	P	P	P	R	P	P	P	A	P	P	P	P
0.06 Accessory Structures and Uses	R	R	R	R	R	R	R	A	P	P	R	S
0.07 Home Occupations	R	R	R	R	S	P	P	A	P	P	R	S
0.08 Churches	S	R	R	S	S	P	P	A	P	P	R	P
0.09 Public Schools	S	R	R	S	P	P	P	A	P	P	R	P
0.1 Golf courses	S	P	P	P	P	P	P	A	P	P	P	P
0.11 Public Parks	S	R	R	R	R	P	P	A	P	P	R	S
0.12 Animal grazing	R	P	P	P	P	P	P	A	P	P	P	P
0.13 Mining	S	P	P	P	P	P	P	A	P	P	P	P
0.14 RV Park	R	P	P	P	P	S	P	A	P	P	P	P
0.15 Farming and ranching	R	P	P	P	P	P	P	A	P	P	P	P
0.16 Feed yards and fur farms	R	P	P	P	P	P	P	A	P	P	P	P
0.17 Veterinary hospitals and kennels	R	P	P	P	S	R	P	A	P	P	P	S
0.18 Riding stables	R	P	P	P	P	P	P	A	P	P	P	P
0.19 Airports	S	P	P	P	P	P	P	A	P	P	P	P
0.2 Cemeteries	S	P	P	P	P	P	P	A	P	P	P	P
0.21 Radio broadcasting stations	S	P	P	P	S	S	S	A	P	P	R	S
0.22 Sanitary landfill operations	S	P	P	P	P	P	P	A	P	P	P	P
0.23 Sewage disposal plants	S	P	P	P	P	P	P	A	P	P	P	P
0.24 Lumber mills	S	P	P	P	P	P	P	A	P	P	P	P
0.25 Quarries, sand and gravel operations and concrete batch plants	S	P	P	P	P	P	P	A	P	P	P	P
0.26 Retail establishments entirely enclosed within a structure	S	P	P	P	R	R	R	A	P	P	R	R
0.27 Personal service businesses entirely enclosed within a structure	S	P	P	P	R	R	R	A	P	P	R	R
0.28 Banks and Credit Union	P	P	P	P	R	R	P	A	P	P	R	R
0.29 General offices	P	P	P	P	R	R	S	A	P	P	R	S
0.3 Government buildings	P	P	P	P	R	R	P	A	P	P	R	S
0.31 Lodging	P	P	P	P	R	R	P	A	P	P	R	S
0.32 STR1	R	R	R	R	R	R	R	R	R	R	R	P
0.33 STR2	S	S	S	S	R	R	P	R	R	R	R	P
0.34 Eating and drinking places	P	P	P	P	R	R	P	A	R	P	R	R
0.35 Drive-in eating and drinking places	P	P	P	P	S	R	P	A	P	P	R	R
0.36 Theaters and auditoriums	P	P	P	P	R	R	P	A	R	P	R	S
0.37 Parking lots	S	S	S	S	S	S	S	A	R	P	R	S
0.38 Museums	S	S	S	S	S	S	S	A	R	P	R	S
0.39 Dwelling units above, below, or behind the business	P	P	P	P	R	R	S	A	R	R	R	R
0.4 Rental of goods with a weight of no more than 200 pounds	P	P	P	P	R	R	R	A	R	P	R	S
0.41 Light equipment repair and service stations	P	P	P	P	P	R	R	A	P	P	R	R
0.42 Automobile sales, rental or service	P	P	P	P	P	S	R	A	P	P	R	R
0.43 Agricultural/heavy equipment sales or service	S	P	P	P	P	S	R	A	P	P	R	R
0.44 Building material and lumber sales	P	P	P	P	P	S	R	A	P	P	R	P
0.45 Public utility stations	S	S	S	S	S	S	R	A	P	P	R	P



