

A

**PLANNING AND ZONING COMMISSION**

**CONTINUATION MEETING AGENDA**

**DATE APRIL 20, 2021**

**6:30 p.m. BY THE VIRTUAL LINK BELOW**

**Please join my meeting from your computer, tablet, or smartphone.**

Join Zoom Meeting

<https://zoom.us/j/94169370755>

Meeting ID: 941 6937 0755

One tap mobile

+13462487799,,94169370755# US (Houston)

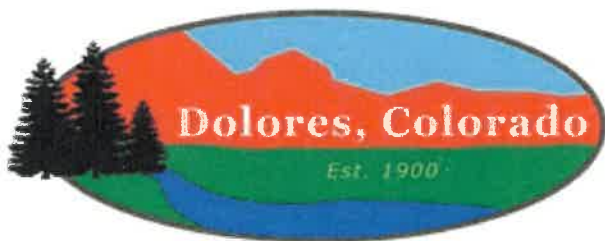
+16699006833,,94169370755# US (San Jose)

Find your local number: <https://zoom.us/u/adArSkzt6L>

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL** Welcome new member Shirley Powell serving a 3-year term.
- 4. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**
- 5. APPROVAL OF THE AGENDA**
- 6. PUBLIC PARTICIPATION** 5 minutes per person.
- 7. CONSENT AGENDA:** None
- 8. STAFF REPORTS:** Update on the Short-Term rental regulation ordinance.
- 9. ITEMS CONTINUED FROM PREVIOUS AGENDAS**
  - 9.1 Article 14 Signs**
  - 9.2 Updated Use Definitions and Standards for ADUs, B&Bs, Boarding/Rooming Houses, Home Occupations, and RV Parks (will be included in Article 2 and 4 after proofing)**
- HOLD these for the May 4 meeting: Article 11 Hazards, Article 16 Common Procedures and Article 15 Nonconformities**
- 10. ADMINISTRATIVE:** Renew terms for Robinson - term ends April 2021 and Truelsen - term ends May 2021 or advertise for new members.
- 11. ADJOURNMENT**

# Article 14: Signs

## Working Draft 04.14.21



Dolores Land Use Code Update

**Article XIV: Signs**

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**A. General Provisions**

**1. Purpose**

Throughout this article, the regulations of sign size, location, illumination, and similar standards are intended to will encourage the communication of information and orientation for both visitors and citizens, provide for the effective identification of business establishments, minimize distractions to motorists and pedestrians while promoting visual harmony, safety and a respect for the environmental character of the community; and specifically:

- a. To enhance the economy and efforts of the Dolores business community by promoting the reasonable, orderly, and effective display of signs and encouraging better communication with the public,
- b. To support existing and future business ventures within the Town of Dolores;
- c. For the protection and encouragement of local tourist-related businesses for the general economic well being of Dolores;
- d. To preserve the value of private property by assuring compatibility of signage with surrounding land uses;
- e. To provide a sign code compatible with the Vision Statement of the Dolores Comprehensive Plan;
- f. To establish procedures and regulations which control the location, size, type, and number of signs permitted; and
- g. To provide an equitable mechanism whereby signs which are illegal or abandoned can be removed.

**2. Savings and Severability**

If any clause, section, or other part of the application of these sign regulations shall be held by a court of competent jurisdiction to be unconstitutional or invalid, it is the intent of the City that such clause, section, or specific regulation be considered eliminated and not affecting the validity of the remaining clauses, sections, or specific regulations that shall remain in full force and effect.

### **3. Noncommercial Message Substitution**

Noncommercial copy may be substituted for commercial copy or other noncommercial copy on any legal sign, notwithstanding any other provision of this article.

## **B. Applicability and Permit Requirements**

### **2.1. Applicability**

- a. The following regulations shall govern the placement and construction of all outdoor advertising display within the Town of Dolores.
- b. No sign shall be located, erected, modified, or maintained except in compliance with the regulations contained in this article.

### **2. Sign Permit Required**

- a. It shall be unlawful to erect, construct, or reconstruct any sign without first obtaining a sign permit pursuant to Article VI.U. of this Code.
- b. A sign permit shall be required to erect, place, modify the size or shape, allow the continued placement, or convert any portion of a sign, including a conversion from temporary to permanent or from non-EMC to EMC unless otherwise provided in this article.
- c. The following activities shall not require a sign permit, provided that these exemptions shall not be construed as relieving the owner from the responsibility to comply with other applicable Dolores Municipal Code provisions or any other applicable law or ordinance, including the Town's adopted building code(s):
  - (1) Changing of the advertising copy or message on an existing approved painted or printed sign, marquee, EMC, changeable copy, or a similar approved sign that is specifically designed for the use of replaceable or automatically changeable copy;
  - (2) Painting, repainting, cleaning, repairing, or other normal maintenance and repair of a sign not involving structural or electrical changes. Replacement of or a change of a plastic face is also an exempt operation;
  - (1)(3) Changes to window signs and temporary signs.

### **3. Exempt Signs**

Exempt signs shall include the following signs, items, and activities do not require a permit, but shall comply with specific requirements as identified in this article:

#### **a. Temporary Signs**

See Section 14.X (30 days or less) civic, cultural and public service window posters, when posted inside commercial establishments;

- a. ~~Temporary (90 days or less) promotional or special sales signs, when displayed in conjunction with a commercial establishment;~~
- b. ~~Temporary signs announcing the sale or leasing of a property or building shall be exempt provided they do not, individually or collectively exceed 12 sq. ft. and are promptly removed after closing of sale or leasing of the subject property;~~
- a. ~~Temporary banners, streamers and window signs associated with, among other things, hunting season, Escalante Days, Color fest, and other similar events can only be displayed during such seasons or preceding such events;~~

**b. Internal and Integral Signs**

- (1) Signs not intended for view or readily legible from the public right-of-way or adjacent residential, public, or civic districts or uses.
- (2) Signs that are less than one square foot in area that are affixed to machines, equipment, fences, gates, walls, gasoline pumps, or utility cabinets.
- (3) Signs or banners on fences and structures within an arena, town park, recreational complex, or athletic field, provided such signs or banners face inward to the arena, town park, recreational complex, or athletic field.
- (4) The placement of any video or digital display with a screen area of less than one square foot on a permitted primary structure, accessory structure, or piece of equipment, and designed to be viewed only by an individual obtaining services or goods at that location. This includes digital or video screens on fuel pumps, car washes, and air filling stations.
- ~~(4)~~(5) Integral signs that are carved into stone or similar material that are integral to the building. Integral signs shall not exceed 6 square feet in area.
- (6) Signs less than two square feet in sign area that are displayed by local nonprofit organizations and community service clubs.



Figure 1: Sample internal and interpretive signs

**c. Flags**

- (1) Mixed-use or non-residential district: any flag provided it is affixed to a permanent ground or wall mounted flagpole.



- (2) Residential district: a maximum of three flags, not to exceed a combined area of 120 square feet.

**d. Public Signs**

- (1) Official public signs approved by a governmental body with jurisdiction over issues such as traffic safety, pedestrian safety, schools, railroads, or public notice, as well as signs required by the Manual of Uniform Traffic Controls.
- (2) Signs and notices required to be displayed, maintained, or posted by law or by any court or governmental order, rule, or regulation.

e.—Traffic-control signs installed by proper authorities;

**e. Seasonal displays**

Shall be located on private property and associated with customary holidays, decorations—including New Years Day, Valentines Day, Presidents Day, St Patrick, Easter, First Day of Spring, Mothers Day, Memorial Day, Fathers Day, Fourth of July, Labor Day, Columbus Day, Halloween, Thanksgiving, Veterans Day, Christmas, and Hanukkah; or events such as birthdays or birth announcements.

- (1)—Public information or seasonal advertising signs on public property;
- (2)—Non-conforming “historic” signs that have been in place for more than 50 years;
- (3)—One (1) 40-sq. ft. wall sign and one (1) 40-sq. ft. free-standing sign shall be allowed on property owned or used by a Church or religious organization, in all zone districts.

**b.—Window Signs**

f. \_\_\_\_\_

**C. Prohibited Signs and Sign Locations**

**1. Improper Location**

Signs and sign structures are prohibited in the following locations:

- a. In the right-of-way or on other public property without approval of the Town. For the purposes of this article, when the right-of-way is not clearly identified, signs shall be placed at least five feet from any edge of street or curb, or beyond any visible utility or sidewalk. Temporary signs are never permitted in a public right-of-way.
- b. Placed on private property without the consent of the owner or authorized agent of the owner of such property.
- c. Located in or overhanging a utility easement.
- d. Within a clear sight triangle.
- a-e. Attached to utility poles, other utility or public infrastructure structures or equipment, or wireless communication facilities.
- f. Attached to trees, rocks, or natural features.

**2. Creation of a Hazardous Condition**

Signs shall not be installed or placed so that they:

- a. Create conflict with traffic control signs, signals, or various private signs resulting in vehicular or pedestrian safety hazards, including any sign placed at any location where it may, by reason of its size, shape, design, location, content, coloring, or manner of illumination, constitute a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, by obscuring or otherwise physically interfering with any official traffic control device, or that may be confused with an official traffic control device.
- b. Create a danger to the public during periods of inclement weather or high winds due to their location or the manner in which they are placed.
- c. Create a hazard due to collapse, fire, collision, decay, abandonment, or other safety considerations.
- d. Obstruct firefighting or fixed police surveillance via photographic or video technology.
- e. Are improperly mounted or installed, such as signs attached to a standpipe, gutter drain, unbraced parapet wall, or fire escape, unless the safety of such sign and such mounting have been verified in writing by a structural engineer licensed to practice in the state.

### **3. Prohibited Signs**

The following signs are Prohibited signs include the following signs in Dolores:

- a. Electronic message centers**



- b. Signs employing mercury vapor, low pressure and high pressure sodium, and metal halide lighting;
- c. No sign shall have blinking, flashing or fluttering lights or other illuminating devices that have a changing light intensity, brightness, or color. Beacon lights are not permitted.
- d. Signs that include flashing, high intensity lights, such as strobe lights, or that are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or emergency vehicle, or which obscures any traffic or street sign or signal;
- e. Signs with a lighting or control mechanism that causes radio, radar, television, or other electronic signal interference;
- f. Signs that move in any mechanical manner, have structural moving part(s) powered by a motor, or swing because of their design or by the manner of their suspension or attachment as a result of wind pressure, mechanically-driven apparatus, electrically-driven apparatus, or any combination thereof;
- g. Sign walkers;
- h. Signs that cause odor or sound emission;
- i. Signs that are light projecting or operate or employ any motion picture projection or video projection in conjunction with any advertisements;
- j. Moving billboard signs;
- k. Wind signs (pennants, streamers, balloons, whirligigs or similar devices) or flutter flags, unless otherwise allowed by this article;
- ~~d.l. Signs containing statements, words, or pictures of an obscene, indecent or immoral character; and~~
- ~~m. Off-premises signs except as expressly permitted in this article, advertising business, activity, product or service not conducted on the premises upon which sign is located, including billboards, but not including signs directional signs erected in accordance with all the requirements of Article V.G.5.e. Directional Signs.~~

#### **4. Prohibited Content**

No sign shall be approved or disapproved based on the content or message it displays, except that the following content, without reference to the viewpoint of the speaker, shall not be displayed on signs:

- a. Text or graphics that is harmful to minors as defined by state or federal law;
- b. Text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats, as such words and phrases are defined by controlling law;
- c. Text or graphics that present a clear and present danger due to their potential confusion with traffic control signs; or



- e.—Signs that provide false information related to public safety (e.g., signs that use the words "stop" or "caution" or comparable words, phrases, symbols, or characters) that are presented in a manner as to confuse or imply a safety hazard that doesn't exist.

### **B.D. Permitted Permanent Signs**

How many signs or how much total signage is allowed per property? What is allowed for multi-tenant properties?



#### **1. Residential Districts and Residential Uses in Mixed-Use Districts**

#### **2. Non-Residential Uses in Residential Districts**

#### **4.3. Mixed-Use, Commercial, and Industrial Districts**

##### **a. Wall Mounted Signs**

~~Wall-mounted shall be permitted in accordance~~ signs shall comply with the following standards

- (1) Wall signs may be mounted and/or signs or lettering or painted directly on a building.
- (2) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than 12 inches;
- (3) The bottom of the sign shall be at least eight (8) feet above the sidewalk elevation and the top of the sign shall not extend more than twenty-five (25) feet above the sidewalk elevation.

- (4) There shall be no size limit for signs or letters printed directly on, or mounted on, the exterior facade of a building.

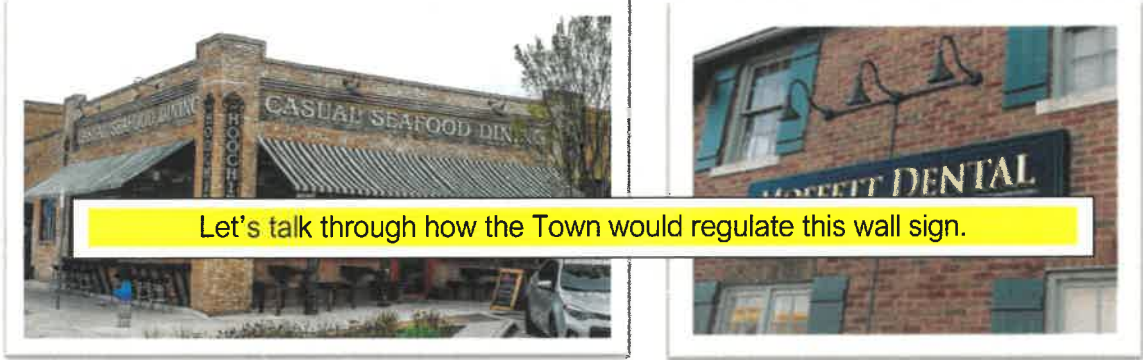


Fig. x: Sample wall signs



**b. Gas Stations**

- (1) Two (2) gas canopy signs identifying the brand of gasoline sold in a gasoline service station; not exceeding 16 square feet, shall be permitted on a gas canopy over gasoline pumps. Should this be grouped with free-standing signs?
- (2) Are gas stations also allowed wall mounted or projecting signs?

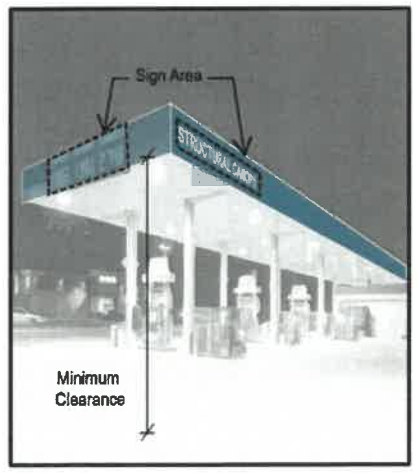


Figure x: Gas Station Signs

## 2.4. Projecting Signs

Projecting signs, ~~including graphic or icon signs,~~ shall be mounted perpendicular to the building wall, ~~and shall comply with in accordance with~~ the following standards:

- a. The ~~signboard copy area~~ shall not exceed ~~an area of~~ 24 sq. ft.;
- b. The ~~distance from the ground to the lower edge of the signboard~~ minimum clearance shall be eight ft. ~~or greater~~;
- c. The distance from the building wall to the ~~signboard~~ nearest edge of the sign running parallel to the wall shall not exceed six inches;
- d. The width of the signboard shall not exceed four feet; and
- e. Projecting signs shall be limited to one (1) ~~such~~ sign per business per street frontage.  
(Can a building owner have both projecting and wall mounted signs?)

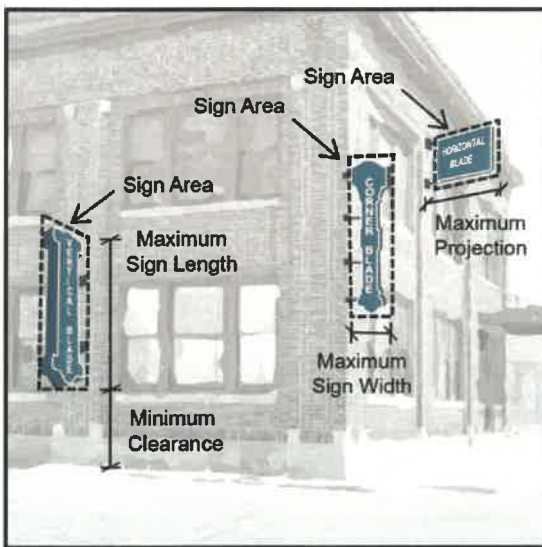


Figure 2: Projecting Signs

How are awning, canopy, roof, and marquee signs handled?

## 3.5. Free-Standing Signs

Free-standing signs ~~advertising on-site businesses or land uses~~ may be permitted only in the CH, Commercial Highway District, in accordance with the following standards (are these signs allowed in addition to wall/projecting?):

- a. One (1) free-standing sign is permitted per on-site business per street frontage.
- b. Each sign shall be limited to a maximum 20 feet in height or height of building, whichever is greater, and shall be a minimum of eight (8) feet above grade when located adjacent to or projecting over a pedestrian way and larger than two (2) square feet in area.
- c. Each free-standing sign may have two (2) faces and a maximum area of one (1) sq. ft. per linear foot of street frontage, per street, up to 75 sq. ft., provided the two (2) faces are the same size and join back-to-back without any overlap.

- d. Multiple signs. Whenever more than one (1) sign is placed on a free-standing structure, or on a projecting structure, the combination of signs shall be considered as one (1) sign for the purpose of computing sign area and determining the number of signs on a parcel. Total sign area shall be computed by adding the areas of the individual signs and shall not exceed 75 sq. ft. per parcel.
- e. ~~Gas station signs advertising a gasoline service station~~ shall not exceed the height of the gas canopy.
- f. Ground signs (monument-style) may be less than eight (8) ft. in height if adequately protected by plants, landscaping, benches, etc. and the signs do not impair the vision of vehicular or pedestrian traffic.



g. Directional Signs

~~CDOT sign standards for off-highway uses are more restrictive than the town's sign standards. Citizens wishing to install signs for off-highway non-residential uses are advised to contact CDOT directly a CDOT District office in Durango, CO~~

**4.6. Roof-Mounted Signs**

Roof mounted signs shall not have their highest point more than 25 ft. above grade and not to exceed 32 sq. ft. **Can a property owner have a roof sign, wall sign, and projecting sign?**

**G.E. Signs Permitted by Special Exception**

Changes to otherwise required sign standard may be approved by Special Exception pursuant to Article VI.R. and in accordance with the following standards:

**1. Historic Replica Signs**

Historic replica signs may be permitted in the CB, Commercial Business District where each of the following criteria are met:

- a. A historic replica sign shall be located on a structure or in a district that has been historically designated pursuant to Article VI.S. of this Code;



- b. Applications for a historic replica sign and or a reproduction will be supported by documentation evidencing the historic style, format and location of the sign to be replicated;
- c. A historic replica sign shall replicate the style, format and location of a historic sign, but need not employ the same words, phrases or symbols; and
- d. The Planning Commission or Town Board must find that the proposed historic replica sign contributes positively to the historic redevelopment of the town. Can you tell me a little more about what the Town wants from this section?

## 2. Reproductions

Reproductions are encouraged and may be permitted in the CH, Commercial Highway District as well as the CB-1, Commercial Business District and CB-2, Commercial Business District. How is this defined?

## D.F. Illumination

Illumination of all signs shall be in accordance with [Article 11, Outdoor Lighting, and](#) the standards in this section.

1. The light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness ~~will not be objectionable to people in surrounding areas~~ does not exceed the measurement specified in Section 11.xx.
2. Neither the direct nor the reflected light from primary light sources shall create a traffic hazard to passing motorists.
3. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Internally illuminated signs over 40 sq. ft. are required to have a dark background and light lettering.

## G. Temporary Signs

- 5.1. Temporary (30 days or less) civic, cultural and public service window posters, when posted inside commercial establishments,
- 6.2. Temporary (90 days or less) promotional or special sales signs, when displayed in conjunction with a commercial establishment;
- 7.3. Temporary signs announcing the sale or leasing of a property or building shall be exempt provided they do not, individually or collectively exceed 12 sq. ft. and are promptly removed after closing of sale or leasing of the subject property;
- 8.4. Temporary banners, streamers and window signs associated with, among other things, hunting season, Escalante Days, Color fest, and other similar events can only be displayed during such seasons or preceding such events;

Let's discuss temporary sign regulation and enforcement.

## 2. Purposes

[The purposes of these temporary sign regulations are as follows:](#)

- a. Enhance opportunities for visual communication, including promoting the legibility of such communications;
- b. Create a more attractive economic and business climate within the Town;
- c. Enhance and protect the physical appearance of all areas of the Town; and
- d. Reduce the distractions, obstructions, and hazards to pedestrian and automobile traffic caused by the excessive number, size, or height, inappropriate means of illumination or movement, indiscriminate placement, overconcentration, or unsafe construction of signs.

### **3. Allowed on Private Property Restrictions**

Temporary signs, including, but not limited to, those specified within this article are allowed on private property provided they meet the following requirements:

- a. The sign conforms to all requirements of this article;
- b. The sign does not interfere with automobile traffic or pedestrians;
- c. The sign is not placed in the public right-of-way or on public property;
- d. When a sign placed on private property, is done with the express permission of the property owner; and
- e. The sign is not a public danger or nuisance during high winds or inclement weather.

### **4. Permits and Standards**

- a. Required. A temporary sign permit is required unless otherwise specified within this article.
- b. Display duration.
  - (1) Unless otherwise defined within this article, the display of temporary signs shall be limited to a maximum of 30 days per address, cumulative total per calendar year.
  - (2) The 30-day per address cumulative total per calendar year requirement shall be restarted when a business at a specific address changes ownership within any given year.
- c. Number of signs. Unless otherwise specified in this section, a maximum of one temporary sign shall be allowed per address at any time.
- d. Printing and placement. Signs may be printed on both sides or two-single sided banners may be placed back-to-back. V-type configurations are not allowed.
- e. Permit sticker. A permit sticker will be provided and shall be placed on the sign where visible.
- f. Temporary signs shall not be used as a method to circumvent the regulations that apply to permanent signs, or to add a permanent sign to a parcel in addition to the permanent signage permitted on that parcel.
- a.g. Temporary signs shall not be illuminated.

h. Temporary signs shall not contain any digital components, or a changeable message component or mechanism.

#### **5. Location**

a. Unless otherwise specified within this article, temporary signs may only be placed on the parcel for which the temporary sign permit is issued.

b. Except in the Downtown District, all temporary signs shall be located on private property. When property lines are not easily identifiable, signs shall be set back from the edge of the street pavement or curb, or beyond any visible utility or sidewalk, a minimum of five feet.

c. A-frame signs shall be located within ten feet of a pedestrian entrance, and shall be removed when the business is closed and during severe weather events.

#### **6. Removal**

Temporary signs shall be subject to removal as provided in this article.

### **E.H. Illegal and Unused Signs**

Has this section been enforced?

#### **1. General**

In order to achieve the general purpose and objectives of the Ordinance as specified in Section I, it is necessary to provide for the removal of signs which are illegal, non-conforming and abandoned (non-used). Each such classification of signing involves a varying level of impact upon the general purpose and objectives of this Ordinance. The following subsections identifying circumstances under which such classifications occur and the method of correction and or disposition required.

- a. Abandonment. Abandonment of a sign shall immediately terminate the permit for such a sign. Abandonment of a sign shall be evidenced by:
  - (1) The expiration of a Town of Dolores Business License for a business advertised on a sign by more than 30 days, or
  - (2) The cessation of business, other than the customary cessation for a seasonal business, for more than 30 days other than sale or transfer of ownership.
  - (3) When a sign has been abandoned as defined above, the Town shall send a letter requesting removal of the abandoned sign. If said sign is not removed within (60) sixty days, the town may remove the sign at the property owner's expense.
- b. Illegal Signs. An illegal sign is any sign erected or altered after the effective date of this Ordinance and not complying with the provisions thereof.

### **F.I. Existing Signs and Billboards**

All existing wall mounted, signs directly painted on the façade, directional, projecting, free standing, or roof mounted signs shall be legal and accepted from adoption of Ordinance #436 amending sign ordinance with the exception of billboards which will be eliminated two (2) years

form effective date of Ordinance #436 or on expiration of current variance whichever is first. Billboards are defined as all off-premises signs.

## **G.J. Definitions and Measurements [will be moved back to Article 2 when sign code drafting is complete]**

### **1. Interpretations**

For the purpose of this article, certain abbreviations, terms, phrases, words, and their derivatives shall be construed as specified in this chapter and are to be used only for the implementation of this title. Words used in the singular include the plural, and the plural the singular. Words used in any gender include all other genders.

### **2. Applicability**

This section applies to all sign types and classifications.

### **3. Building Frontage**

a. Building frontage (or façade) is the wall of the primary building that faces the street abutting the property. Façade area is measured as width x height, as shown in Figure 1. If the primary building is located on a corner lot, the frontage may be any or all wall(s) of the primary building that face a street.

b. Accessory structures shall not be included in the calculation of maximum signage. Wall signs may be affixed to accessory structures.

c. The surface area of a wall shall be determined by measuring the building height and multiplying it by the length of the wall, without deduction for doors and windows. "False fronts" and mansard roofs shall not be included when calculating the total area of a wall.

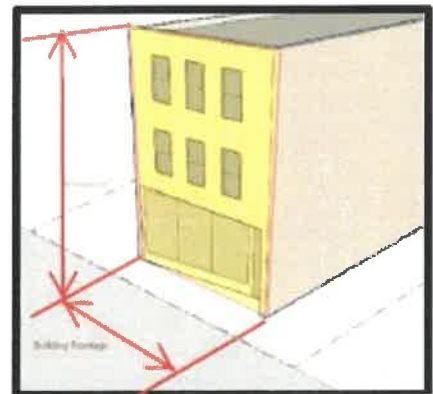


Figure 3: Building façade area

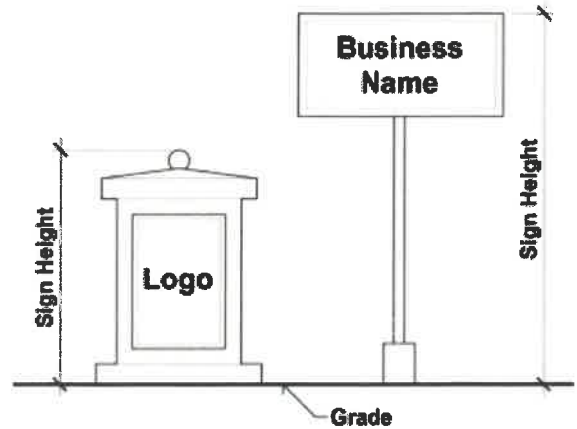
### **4. Clearance**

Clearance is the area under the sign that shall be free of obstructions to allow passage of pedestrians and vehicles. Clearance for pole and projecting signs shall be measured as the smallest vertical distance between the sign and the finished grade directly underneath the sign at the lowest point of the sign structure, including any framework or other structural elements.



## 5. Height

- a. Sign height is measured from the average finished grade at the sign foundation to the top of the highest attached component of the sign.
- b. When the existing finished grade at the point of measurement is lower than the average elevation of the adjacent street finished grade parallel to the location where the sign will be installed, that portion of the sign below the street shall not be included in determining the sign's overall height. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign.

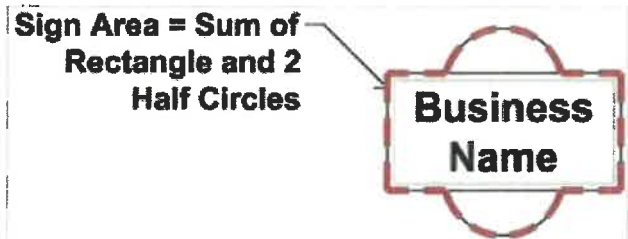


## 6. Setback

Setback is measured at that portion of any sign or sign structure that is closest to the property line.

## 7. Sign Area

- a. The area of a sign shall be measured excluding the outside dimension of the frame, structure or bracing of the sign. Where a sign has two or more display faces, the area of one face shall be used in determining the area of the sign.
  - (1) Individual letter signs using a wall as the background without added decoration or change in wall color shall be calculated by measuring the perimeter enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.
  - (2) Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest geometric figure that will enclose both the sign copy and the background
  - (3) Module signs consisting of more than one sign cabinet shall be computed by adding together the total area of each module.
- b. The area of a signs with or without backing shall be computed by enclosing, with the smallest single continuous perimeter, all backing, background, materials, letters, numbers or emblems, which are part of the overall display.
  - (1) Individual letter signs using a wall as the background without added decoration or change in wall color shall be calculated by measuring the perimeter enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.
  - (2) Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest geometric figure that will enclose both the sign copy and the background
  - (3) Module signs consisting of more than one sign cabinet shall be computed by adding together the total area of each module.



Sample measurement using two geometric figures

- (4) Window signs printed on a transparent film and affixed to a window pane shall be measured as freestanding letters or logos, provided that the portion of the transparent film around the perimeter of the sign message maintains the transparent character of the window and does not contain any items in the sign message.
- (5) If elements of a sign are movable or flexible, such as a flag or banner, or if the sign includes any permitted copy extensions, the measurement is taken when the elements or extensions are fully extended and parallel to the plane of view.
- c. Sign area includes only one side of a freestanding double-faced sign, so the area of a two-sided sign equals the area of one side.
  - (1) The second face may not exceed the area of the first face.
  - (2) If an angle of 30° for a "V" sign is exceeded, the area of both sign faces shall be included in the measurement of total sign area, except that the sign area for an A-frame sign is measured on one face of the sign regardless of the distance between the sign faces.
- d. Window sign area percentage is measured for each architecturally distinct window by dividing the sign area by the window area.
- e. Inflatables shall be measured by square feet of surface volume.
- f. The area of a spherical, cubical, or polyhedral sign equals 1/2 the total surface area.

## **8. Spacing and Separation**

Spacing is a required linear distance between signs that is measured in feet. Sign separation shall be measured along the property lines from the center of the sign.

### **2.9. Definitions**

A-frame sign: a temporary, portable sign consisting of two sign faces placed together at an angle of 90 degrees or less to form an "A" shaped structure that tapers from a wide base to a narrow top that is readily movable and has no permanent attachment to a building, structure, or the ground.

Access point sign: a sign located at a vehicular access point to a property.

Alley: a public street not designed for general travel and used primarily as a means of access to the rear of residences and business establishments.

Attached sign: a sign that is mounted on or attached to a structure, including a wall sign, window sign, roof sign, or projecting sign.

Awning: A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Awning sign: a type of sign with one face affixed to an awning.

Banner sign: a type of temporary sign that is painted or printed on cloth, vinyl, or other flexible material, which is designed to be stretched between poles, fence posts or wire, mounted in a free-standing frame, or hung on walls with ties, clips, rails, brackets, hooks, or frames.

Billboard: a sign with at least one sign face that is greater than 70 square feet and is supported by one or more uprights and braces in the ground.

Canopy: An attached or detached structure, open on at least one side, that is designed to provide overhead shelter from the sun or weather. Canopies include, but are not limited to, service station canopies, carports, porte-cochères, arcades, and pergolas. A canopy is different from an awning in that a canopy is not covered with fabric or flexible material. Permanent, freestanding canopies such as service station canopies are referred to as structural canopies for the purposes of sign regulation.

Canopy sign: a type of sign with one face affixed to a canopy.

Changeable copy sign: a sign for which the informational content can be changed or altered by manual means. A changeable copy sign with copy that is changed electronically is referred to as an Electronic Message Center (EMC).

Commercial speech: expression by a speaker for the purposes of commerce, where the intended audience is actual or potential consumers, and where the content of the message is commercial in character. Commercial speech typically advertises a business or business activity or proposes a commercial transaction.

Copy: the wording on a sign surface either in permanent or removable form.

Copy area: the geometric area in square feet that encloses the copy of the sign.

Copy extension: that part of the sign area which extends beyond the edge or border of the sign.

Curb line: the line at the face of the curb nearest to the street or roadway. In the absence of a curb, the Town Engineer shall establish the curb line.

Double-faced sign: a sign with two faces that are parallel or within 30° of parallel.

Durable: a nonbiodegradable material with a proven serviceable lifespan of 25 years or more that withstands degradation from the elements.

Electronic message center (EMC): an electronic sign that utilizes lighted content, whether static or motion, to advertise products, services and businesses, and is digitally programmed and controlled, either directly or indirectly, by the use of a computer or software. The term electronic message center sign includes, but is not limited to, light-emitting diodes, liquid crystal displays and plasma screen displays.

Erects: to build, construct, attach, place, suspend, or affix, including the painting of a wall sign.

Event sign: an off-premises sign associated with a community event or facility.

Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements. The front facade is any building face adjacent to the front lot line.



Flag: A flexible piece of fabric, that is attached along one edge to a straight, rigid flagpole (directly or with rope), and which is designed to move when the wind blows. Flags are typically (but not necessarily) rectangular in shape, and often (but not always) include printed or embroidered insignia that symbolizes a nation, state, or organization, or that display a graphic or message.

Flashing: a change of light intensity in a sudden transitory burst or that switches on and off in a constant pattern with more than one-third of the light source that is not constant being off at any one time.

Freestanding sign: a ground-mounted sign erected on a permanently set pole or poles, mast, or framework that is not mounted on or attached to a structure; includes an access point sign, monument sign, or pole sign.

#### Frontage

(a) Building means the wall of the primary building that faces the street abutting the property. If the building is located on a corner lot, the frontage may be any of the walls of the primary building that face a street.

(b) Lot means the length of the property line of any one property along a public right-of-way on which it borders.

(c) Street means the length of the property line of any one property along a public right-of-way on which it borders, measured along the property line.

Front wall is a building wall fronting the primary street or housing the primary entrance to the business.

Garage or yard sale sign: a temporary sign associated with a garage/yard sale event.

Grade: The lowest point of elevation of the finished surface of the ground, or the lowest point of elevation of the finished surface of the ground between the exterior wall of the building and the property line, if there is less than five feet distance from the wall. In cases where walls are parallel to and within 20 feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley, or public way.

Inflatable sign: a large balloon or balloon-like object greater than 18 inches in any dimension that uses blown air or a gas to remain inflated.

Interior sign: any sign that is "interior" to a property or development that is not intended for view or readily legible from the public right-of-way.

Interpretive sign: a sign associated with historic buildings or sites where important events occurred or which serve educational, cultural, historical, or scientific purposes.

Light Projection Sign: any image, text, or other content that is projected onto an outdoor surface (e.g., a building wall, window, or sidewalk) by a laser projector, video projector, video mapping, or other comparable technology, in a location such that the image, text, or content is obviously visible from outside of the property

Mansard roof: a sloped roof or roof-like facade architecturally able to be treated as a building wall.



Marquee: a permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a façade of a building.

Maximum Allowable Sign Area: the total area permitted for nonexempt signs on a site.

Monument sign: a sign supported by the ground upon a pedestal base or monument foundation.

Mobile billboard: a sign attached in any way to a vehicle operating in the public right-of-way, that is used for the primary purpose of advertising, and where the vehicle is either: (1) not used primarily for the transportation of passengers for hire or goods, or (2) is not designed for the transportation of passengers for hire or goods.

Multiple-tenant building: a single commercial structure that houses more than one retail business, office or commercial venture, and that may include residential apartment buildings on upper floors, sharing the same lot, access and/or parking facilities.

Mural: a mural or artwork painted on or otherwise affixed to the exterior wall of a building wall that does not contain a commercial message and that does not otherwise meet the definition of a sign. Exterior surface color alone is not considered a mural or artwork.

Nonconforming sign: any sign lawfully constructed prior to the enactment of the ordinance codified in this title, which fails to conform to the provisions of this title.

Nonstructural trim: the molding, batons, caps, nailing strips, latticing, cutouts or letters and walkways that are attached to the sign structure.

Off-premises sign: a sign that carries a message of any kind or directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where such sign is located, or to which it is affixed.

On-premises sign: a sign advertising any product, service, use, or enterprise sold or offered at the location where the sign is physically located.

Open house sign: a sign associated with an open house event.

Parapet: a false front or wall extension above the roof line.

Parcel: the real property on which a business is located or the portion of real property designated for use of a business. Parcel shall include all adjacent property used by a business including yards, parking lots, and storage yards. Where more than one business is located within a building, the property on which that building is located is considered one parcel.

Pedestrian-oriented sign: a sign designed at a scale that is appropriate to provide information for pedestrians and bicyclists.

Pennant: a piece of fabric, plastic or other flexible medium that may be in the shape of a triangle, rectangle or other shape, is typically mounted to a flexible cord or rope that is stretched across two points, is mounted in quantity and spaced along the cord or rope.



Figure 4: Pennants

Perimeter: a square or rectangle required to enclose the sign area.

Person: persons, firms, partnerships, associations, corporations, and other business entities.

Pole sign: a self-supported sign permanently attached directly to the ground supported by upright poles or posts or braces placed on or in the ground. Pole signs may be mounted on more than one pole and pylon signs are included in the term pole sign.

Political sign: a temporary sign associated with an election event.

Portable readerboard: a sign supported by feet or wheels that is not permanently affixed to the ground, structure, or building but is mounted on an easel, trailer, or other movable equipment and that typically displays a changing message using manual changeable copy or EMC.



Figure 5: Portable readerboard

Premises: any one or more parcels directly abutting each other and all under the same ownership, upon which any building is located.

Primary building: the building in a multi-unit multifamily development located at the main access to the complex or where the office functions are provided for the complex.

Projection: the distance by which a sign extends over public property or beyond the property line.

Public event: an event on private property that is open to the public.

Real estate sign: a temporary sign associated with an active real estate listing.

Repair, renewal, refurbishment and restoration are synonymous and may be used interchangeably to mean "to restore to a former, better state, and resembling the original design and construction as closely as possible" when describing a damaged sign or a sign in disrepair.

Revolving sign: any sign that rotates or turns in a circular motion by electrical or mechanical means and does not exceed eight revolutions per minute.

Roof sign: a business sign erected upon or above a roof or parapet of a building or structure. Mansard roof signs shall be considered wall signs.

Roofline: the top edge of a roof or parapet or the top line of a building silhouette.

Seasonal decorations: decorations and temporary signs that are clearly incidental, customary, and commonly associated with a holiday, birthday, anniversary, graduation or similar occasion.

Sign: Any letter, figure, character, mark, plane, point marquee sign, design poster, pictorial, picture, stroke, stripe, line, trademark, or reading matter of illuminated or non illuminated surface that shall be so constructed, placed, attached, painted, erected, fastened, or manufactured in any manner whatsoever, so that the same shall be used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine, or merchandise whatsoever, that is displayed in any manner whatsoever out of doors.

Sign: means any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure. The term sign shall not include the following:

1. Art that does not include commercial speech;
2. Window displays of merchandise or products; or
3. Products, merchandise, or other materials which are offered for sale or used in conducting a business, when such products, merchandise, or materials are kept or stored in a location which is designed and commonly used for the storage of such products, merchandise, or materials

Sign area: the total area of a sign visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, or framework that contains no written copy.

Sign face: the area made available by the sign structure for the purpose of displaying the sign copy.

Sign height: the vertical distance measured from the adjacent grade at the base of the sign support to the highest point of the sign or sign structure, whichever is higher.

Sign structure: any structure supporting or capable of supporting any sign defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure.

Special event sign: a sign associated with a permitted special event.

Temporary sign: A sign that is: (1) constructed of cloth, canvas, vinyl, paper, plywood, fabric or other lightweight material not well suited to provide a durable substrate; or (2) if made of some other material, is neither permanently installed in the ground, nor permanently affixed to a building or structure that is permanently installed.

Vehicle sign: any magnetic sign(s), signs painted or wrapped on, adhesive vinyl film affixed to a window, or attached by other temporary or permanent means to a vehicle, where the vehicle is owned by the business, is operable and properly licensed, and the vehicle is regularly and consistently used in the normal daily conduct of the business, such as delivering or transporting goods or providing services related to the business. Vehicle signs do not include mobile billboards.

Wall sign: a sign attached or erected parallel to and extending from the facade or wall of any building to which it is attached. A wall sign is supported through its entire length with the exposed face of the sign parallel to the plane of said wall or facade. A sign painted on the wall of a building shall be considered a wall sign.

Wind sign: a display of pennants, streamers, balloons, whirligigs, wind blades, or similar devices, activated by wind.

Window sign: any sign which is painted or mounted onto an exterior window pane, or which is hung directly inside the window.

Yard sign: a type of temporary sign that is constructed of paper, vinyl, plastic, wood, metal, or other comparable material, which is mounted on a stake or a frame structure (often made from wire) that includes one or more stakes.

Tenant: a single incorporated use of a premise for which a certificate of occupancy has been issued, which is separated from another business by demising walls and has a separate entrance.



## Dolores Updated Definitions and Use Standards 04.14.21

These specific definitions and use standards should be reviewed in light of STR conversations.

### Accessory Dwelling Units

Discussion: Allow STR licenses over the max permitted for properties with ADUs where one unit is owner-occupied.

Definition: Accessory Dwelling Unit: A residential unit that is located on the same lot as a primary residential dwelling unit, either internal to or attached to the primary residential dwelling unit or in a detached structure.

Use-Specific Standards (Art. 4):

#### a. Accessory Use or Structure (current)

Accessory uses or structures may be permitted subject to the following conditions:

1. Such uses shall be limited to those customarily associated with and appropriate, incidental and subordinate to the principal use.
2. Such uses shall be located on the same lot or tract as the associated principal use.
3. Such uses shall be controlled in the same manner as the associated principal use, except as otherwise expressly provided in this Code.
4. Accessory structures shall not exceed the total square footage of the principal structure.
5. The maximum height cannot exceed height of principal structure
6. In no event shall an accessory use be construed to authorize a use not otherwise permitted in the zone district in which the principal use is located.
7. No accessory use or structure shall be established prior to the principal use or structure to which it is accessory.
8. Notwithstanding other provisions of this Code to the contrary, all accessory structures larger than 200 square feet shall be considered an accessory building. A building from 120 – 200 square feet does not require a building permit or compliance with design standards. All accessory structures regardless of size are subject to setbacks and spacing between buildings.

#### A. Accessory Dwelling Units (in draft LUC)

##### 1. Applicability

- (a) Accessory dwelling units (ADUs) are permitted by right in the residential zone districts with a minimum lot size of 6,000 square feet or more.
- (b) Accessory dwelling units in applicable zones are permitted on any parcel where a single dwelling unit is permitted or currently exists.

##### 2. Ownership and Occupancy

- (a) The property owner shall live in either the primary or accessory dwelling unit.

- (b) The accessory dwelling unit shall not be sold separately or subdivided from the primary dwelling unit or lot unless both lots created by the subdivision conform to the minimum lot size for the zone district where located.

### **3. Dimensional Standards and Location**

- (a) All new and existing ADUs must be located in a habitable structure that meets applicable Town building and life safety codes. ADUs shall not be located in:
  - (1) Non-habitable areas within buildings or accessory structures (e.g., shed, garage),
  - (2) Commercial (office/retail) or industrial (warehouse) spaces, or
  - (3) Outdoors in a temporary structure (e.g., tent, yurt, treehouse, or other similar structure) or in a recreational vehicle, mobile home, travel trailer, commercial or passenger vehicle or trailer, or any portable storage unit.
- (b) ADUs must have separate water and sewer taps.
- (c) One accessory dwelling unit is permitted per residential lot. The ADU shall be located on the same lot as the primary unit and the primary unit must be constructed prior to the accessory dwelling unit.
- (d) Accessory dwelling units may be internal or attached to the primary dwelling unit or separate, detached accessory dwelling unit that may or may not be attached to a detached garage.
- (e) Unless specifically addressed in this section, accessory dwelling units are subject to the same zone district dimensional regulations for a principal building; e.g., setback requirements and lot coverage standards.
  - (1) A detached accessory dwelling unit shall not cover more than 30 percent of the available rear yard between the primary structure building line and the rear yard setback line.
  - (2) These standards do not apply to legally established detached garages that contain an accessory dwelling unit. Any expansion of a detached garage for conversion into an ADU shall comply with the appropriate setback and yard requirements for the detached garage.
  - (3) Maximum height for a new, detached accessory dwelling unit shall not exceed the height of the principal dwelling unit unless the ADU still conforms to the height limit for the zone district.
  - (4) The footprint of a detached accessory dwelling unit shall not exceed the footprint of the principal dwelling unit.
- (f) An existing accessory structure whose height or setback(s) does not meet the requirements for a dwelling in the zone district may be converted into an accessory dwelling unit, but the structure may not be altered in any manner that would increase the degree of height or setback non-conformity and provided the ADU complies with all other applicable standards such as parking and storage.

**4. Size**

- (a) The gross floor area of an attached or internal accessory dwelling unit shall not exceed the gross floor area of the primary dwelling unit.
- (b) The maximum gross floor area of a detached accessory dwelling unit shall be no more than 80 percent of the gross floor area of the principal dwelling unit or 750 square feet, whichever is less.

**5. Construction**

- (a) Accessory dwelling units must contain a kitchen or a food prep area, bathroom, sleeping area, and 100 square foot or larger storage area, all for the sole use of the unit.
- (b) Water and sewer service shall be provided pursuant to the Dolores Municipal Code, Chapter 13.
- (c) Mobile homes, manufactured housing, recreational vehicles, travel trailers, and any other wheeled or transportable structure shall not be used as accessory dwelling units. Where permitted, these structures may be used for temporary housing per Sec. 4.x.
- (d) A new street address for a new ADU is required to assist in emergency response.

**6. Design**

- (a) An ADU, either detached or an extension of an existing structure, shall meet all design standards applicable to the primary structure.
- (b) Accessory dwelling units shall have a separate entrance with a clearly labeled street address.

**7. Parking**

The accessory dwelling unit shall have at least one dedicated off-street parking spaces in addition to the parking required for the primary dwelling unit.

**8. Home Occupations**

Home occupations are permitted in an accessory dwelling unit.

**B&B and Boarding/Rooming House Definitions**

Discussion: Clean up any overlap between B&B and Boarding/Rooming House definitions and STRs

Current Bed and Breakfast: A residence with one or more rooms set aside for guest accommodations which includes breakfast.

**Options from other communities:**

An owner-occupied detached dwelling offering short term lodging for compensation to the travelling and vacationing public. Guest rooms or suites may include a private bath but shall not include cooking facilities. Breakfast and other meals, services, facilities or amenities may be offered exclusively to guests.

A residential use consisting of one dwelling unit with no more than eight rooms or suites that are rented to the public for overnight or weekly accommodation for a fee. Only the breakfast meal

may prepared for the guests by the proprietor and no other meals are provided by the proprietor. The rented rooms do not contain cooking facilities and do not constitute separate dwelling units.

A single-family, owner occupied, dwelling unit with or without an Accessory Dwelling Unit, that is used to accommodate transient guests for a fee, and which may offer a breakfast meal. This definition excludes Lodging Houses, Rooming Houses or Apartment Houses.

Current Boarding or rooming house: Buildings in which separate sleeping rooms are rented that provide sleeping accommodations for three or more persons on a weekly, semimonthly, monthly, or permanent basis, whether or not meals or central kitchens are provided but without separated cooking facilities or kitchens within each room, and whose occupants do not need professional nursing or personal-care services provided by the facility.

#### Options from other communities:

A home occupation that provides lodging with or without meals, is available for permanent occupancy only, and which makes no provision for cooking in any of the rooms occupied by paying guests.

A single detached dwelling unit in which the owner rents individual rooms and the individual rooms do not have individual cooking/restroom facilities. The owner resides on the premise. The unit is designed to serve as the residence of individuals subject to the following:

Rooms may be rented on a monthly basis.

The rooms are generally furnished by the owner.

Communal cooking and restroom facilities are provided.

Owner provides some housekeeping and linen services.

The relationship between owner and resident is that of a landlord/tenant with references and deposits required of the resident.

Rooms rented for a period of less than thirty-one (31) days shall be deemed a short-term rental.

#### Home Occupation Definition and Use Standards

Discussion: Clarify that STRs are not home occupations and clean-up use standards.

Current definition: Home Occupation: [An accessory commercial service, financial service, office, or retail sales](#) use ~~customarily carried on in a business establishment~~ that is permitted to be carried on in a residence for financial gain that does not change the residential character and is clearly secondary to the use of the dwelling. [The provision of short-term rentals is considered a lodging use and is not a home occupation.](#)

#### B. Home Occupation (in draft LUC)

The following home occupation standards are intended to permit residents to engage in home occupations that are compatible with residential land uses and to ensure that home occupations do not adversely affect the integrity of residential areas. A home occupation shall be considered an accessory use, subject to the following standards.



1. No persons shall be engaged in a home occupation other than persons occupying the subject property as their residence; provided, however that up to a maximum of one person who does not occupy the property as their residence may be employed as part of the home occupation where one additional off-street parking space is provided, in addition to off-street parking otherwise required pursuant to Article 9.x.
2. There shall be no visible storage of equipment, materials or vehicles that have more than two axles.
3. The home occupation shall be conducted entirely within the principal residential building or within a permitted accessory structure; and
4. No equipment shall be used that creates undue noise, vibration, electrical interference, smoke or particulate matter emission, excessive power demands or odors. Home occupations shall comply with the operational performance standards of Article 13.

### Optional Approach from Mancos

#### F. Cottage Industry

Cottage industries may include a wide variety of online retail, service and office uses, but shall not include eating and/or drinking establishments. The following cottage industry standards are intended to permit residents to engage in cottage industries that are compatible with residential land uses and to ensure that cottage industries do not adversely affect the integrity of residential areas. A cottage industry shall be considered an accessory use, subject to the following standards:

1. The cottage industry shall be permitted only on lots with twice the minimum lot size of the underlying zone district and in lieu of an otherwise permitted dwelling unit.
2. The cottage industry shall comply with the compatibility standards of Section 16-10-2. Signage may be permitted pursuant to Article 16-13, Signs.
3. The cottage industry may be located within a single-family dwelling unit, not to exceed 40% of the dwelling, or in a separate structure not to exceed 1,200 square feet.
4. Hours of operation shall be limited to between 8:00 a.m. and dusk.
5. All exterior aspects of the operation shall not disrupt the residential character of the area.
6. There shall be no visible storage of equipment, materials or vehicles with more than two axles.

#### I. Home-Based Businesses

The Town recognizes that the restrictions set forth in this section do not anticipate all possible types of home-based businesses. The following operational standards are applicable to all home-based businesses:

1. Registration and Permitting
  - a. Owners of home occupations shall register the home occupation with the Town.

b. Applicants with requests for home occupation registration where the home occupation does not comply with this section may submit a request for a special use permit to approve the home occupation.

2. Floor Area

a. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants.

b. Up to 25 percent of the floor area of the dwelling unit, but in no case more than 500 square feet, may be used in the conduct of the home occupation.

3. Traffic and Parking

a. On-street parking is not permitted.

b. Vehicles used primarily as passenger vehicles including pickup trucks and step-type vans only shall be permitted in connection with the conduct of the customary home occupation.

c. The home occupation shall not cause the elimination of required off-street parking. No more than two vehicles owned by patrons of the home occupation business shall be parked on-site or off-site at the site at any time.

4. Equipment

a. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family housing unit, or outside the housing unit if conducted in other than a single-family housing unit.

b. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

5. Outdoor Merchandise

No display of products shall be visible from the street.

6. Number of People

a. Only one person other than members of the family residing on the premises shall be engaged in such occupation.

b. Home occupations shall be limited to no more than five patrons per day.

9.2

## RV Parks

Discussion: Permitting current RV parks to make them conforming and allowing an RV park as part of a manufactured/mobile home park.

Use table (draft LUC): primary use in HMU (CH), LI (IND), P1, and P2 (P)

Amended Ordinance 10-10-18

**Table 4.1: Permitted Primary Uses**

	LLR <sup>1</sup>	new <sup>2</sup>	R1 <sup>3</sup>	new <sup>4</sup>	MRF <sup>5</sup>	new <sup>6</sup>	MH <sup>7</sup>	CB1+ <sup>8</sup> Z <sup>9</sup>	CH <sup>10</sup>	LI <sup>11</sup>	new <sup>12</sup>	P <sup>13</sup>	R10 <sup>14</sup>	R35 <sup>15</sup>	Additional Use Limitations <sup>16</sup>
	LLR 1 <sup>17</sup>	LLR 2 <sup>18</sup>	NR1 <sup>19</sup>	NR2 <sup>20</sup>	NR3 <sup>21</sup>	NMU <sup>22</sup>	MHP <sup>23</sup>	DMU <sup>24</sup>	HMU <sup>25</sup>	IND <sup>26</sup>	P1 <sup>27</sup>	P2 <sup>28</sup>	R10 <sup>29</sup>	R35 <sup>30</sup>	
	Key: <sup>31</sup> P/Permitted Use <sup>32</sup> PL/Permitted with Use Limitations <sup>33</sup> C/Conditional Use <sup>34</sup> N/Not Permitted														
with drive-thru <sup>35</sup>	-- <sup>36</sup>	-- <sup>37</sup>	-- <sup>38</sup>	-- <sup>39</sup>	-- <sup>40</sup>	-- <sup>41</sup>	-- <sup>42</sup>	-- <sup>43</sup>	P <sup>44</sup>	-- <sup>45</sup>	-- <sup>46</sup>	-- <sup>47</sup>	-- <sup>48</sup>	-- <sup>49</sup>	
Alternative Financial Services <sup>50</sup>	-- <sup>51</sup>	-- <sup>52</sup>	-- <sup>53</sup>	-- <sup>54</sup>	-- <sup>55</sup>	-- <sup>56</sup>	-- <sup>57</sup>	-- <sup>58</sup>	P <sup>59</sup>	P <sup>60</sup>	-- <sup>61</sup>	-- <sup>62</sup>	-- <sup>63</sup>	-- <sup>64</sup>	
<b>Lodging<sup>65</sup></b>															
Bed and Breakfast Inn <sup>66</sup>	P <sup>67</sup>	P <sup>68</sup>	P <sup>69</sup>	P <sup>70</sup>	P <sup>71</sup>	-- <sup>72</sup>	-- <sup>73</sup>	C <sup>74</sup>	-- <sup>75</sup>	-- <sup>76</sup>	-- <sup>77</sup>	-- <sup>78</sup>	-- <sup>79</sup>	-- <sup>80</sup>	Sec. 4.5.B <sup>81</sup>
Boarding or Rooming House <sup>82</sup>	C <sup>83</sup>	C <sup>84</sup>	C <sup>85</sup>	C <sup>86</sup>	C <sup>87</sup>	-- <sup>88</sup>	-- <sup>89</sup>	-- <sup>90</sup>	-- <sup>91</sup>	-- <sup>92</sup>	-- <sup>93</sup>	-- <sup>94</sup>	-- <sup>95</sup>	-- <sup>96</sup>	Sec. 4.5.B <sup>97</sup>
Hotel/Motel <sup>98</sup>	-- <sup>99</sup>	-- <sup>100</sup>	-- <sup>101</sup>	-- <sup>102</sup>	-- <sup>103</sup>	-- <sup>104</sup>	-- <sup>105</sup>	P <sup>106</sup>	P <sup>107</sup>	-- <sup>108</sup>	-- <sup>109</sup>	-- <sup>110</sup>	-- <sup>111</sup>	-- <sup>112</sup>	
RV Park <sup>113</sup>	-- <sup>114</sup>	-- <sup>115</sup>	-- <sup>116</sup>	-- <sup>117</sup>	-- <sup>118</sup>	-- <sup>119</sup>	-- <sup>120</sup>	C <sup>121</sup>	C <sup>122</sup>	C <sup>123</sup>	C <sup>124</sup>	C <sup>125</sup>	-- <sup>126</sup>	-- <sup>127</sup>	Sec. 4.5.B <sup>128</sup>
Short-Term Rental <sup>129</sup>															Sec. 4.5.B <sup>130</sup>

Options to permit current RV parks: (1) Rezone current RV parks into a conforming district, or (2) change the proposed use table to allow RV parks as a permitted or conditional use in the districts where the current parks are located.

Options to allow RV park as part of manufactured/mobile home park: allow RV parks or individual RV stalls as an accessory use in MHP districts.

Are new RV Park use standards needed?

**a. Recreational Vehicle/Travel Trailer Park (current use standard)**

Recreational vehicle/travel trailer park and incidental facilities shall comply with the standards in this section.

1. Such areas may be occupied only by persons using travel trailers, truck campers and tents for overnight and short duration camping (4-month maximum);
2. Each space shall be at least 1500 sq. ft. in area;
3. Each space shall be at least 22 ft. in width;
4. Each park shall be served by central town water and sewer facilities;
5. No dependent recreational vehicle, travel trailer, truck camper or tent shall be located more than 200 ft. from a water and sewage service building;<sup>1</sup> and
6. Provisions shall be made for adequate all-weather walkways to each space.

<sup>1</sup> Staff and consultant are unsure what this requirement means, does anybody remember why it is in here?

**Mancos RV Park standards**

- (d) Recreational vehicle (RV) park.
  - (1) Intent. The recreational vehicle park standards are intended to:
    - a. Provide adequate sites for temporary parking of recreational vehicles.
    - b. Minimize the adverse impacts between and RV park and the surrounding land uses.
    - c. Provide health and safety standards to protect both the users of the park and the community.
  - (2) Uses permitted.
    - a. Primary.
      - 1. Recreational vehicles subject to the following standards:
        - i. May be occupied only for overnight and short-duration camping.
        - ii. An RV is only allowed for human habitation if located in an RV park.
        - iii. Each recreational vehicle shall display a current license plate.
      - 2. Stand-alone tents are prohibited.
    - b. Accessory.
      - 1. Caretaker's quarters, in a permanent structure only.
      - 2. Laundry, restrooms, offices and service buildings may be provided on site, so long as the only purpose of any such use is service to residents and guests of the recreational vehicle park.
      - 3. No temporary or accessory structures are permitted on or adjacent to individual RV spaces.
  - (3) Dimensional standards.
    - a. RV park standards. The following dimensional standards shall be applicable to RV parks:

Parcel Size for RV Park, min.	3 acres
Separation, min.	
RV space to RV space or other non-accessory structure	10 feet
RV space to property line adjoining public street	20 feet
RV space to non-public street property line	15 feet
RV space to any stream or waterbody	50 feet
RV space to any internal road or sidewalk	5 feet
RV space to any residential zone district or use	100 feet
RV Space Size, min.	
Area	1,500 square feet
Width	22 feet
Distance from RV space to water and sewage service building, max.	200 feet



- b. Accessory structure standards. Permitted RV park accessory structures (such as caretaker's unit, laundry, service buildings) shall meet the following standards:

Table 16-4.5: Accessory Structure Dimensional Standards	
Minimum setback from RV spaces or property lines:	
Front	15 feet
Side	10 feet
Rear	10 feet
Height, max.	30 feet

- (4) Site development standards. A recreational vehicle park shall not be constructed, altered, or enlarged without an approved site plan as described in Section 16-19-7, Site Plan Review, that indicates how the park meets the standards of this Section and all applicable requirements of this LUC, including but not limited to:
  - a. Each site shall:
    - 1. Be designed for one (1) recreational vehicle and one (1) personal vehicle,
    - 2. Have direct access from the internal street system, and
    - 3. Have paved, ADA-compliant walkways to it.
  - b. Exterior boundaries of recreational vehicle/travel trailer parks shall be screened as follows:
    - 1. Park boundaries that abut a public street shall be designed with a ten-foot wide perimeter landscaping strip that runs parallel to the street for the entire length of the public street along the park property boundary. The perimeter landscape strip shall be planted with one (1) street tree every thirty (30) feet and other landscaping materials sufficient to reasonably screen the recreational vehicle/travel trailer park from view off-site and shall be maintained by the owner or operator of the recreational vehicle/travel trailer park.
    - 2. Interior park boundaries shall be provided with an opaque screening fence or wall that is six (6) feet in height.
  - c. Visitor parking shall be provided at a ratio of one (1) visitor space per fifteen (15) RV spaces (or fraction thereof).
  - d. Signage shall meet the requirements of Article 13, Signs.
  - e. Uses within the park shall comply with all Town ordinances, including the noise ordinance.
  - f. Lighting shall meet the requirements of Article 12, Outdoor Lighting and use dark sky full-cutoff fixture lighting that is dimmed during evening hours. Where possible, lighting shall be at ground level (such as solar-powered lights to line walkways) rather than overhead lighting.
- (5) Park infrastructure and service design standards. The following minimum infrastructure and service design standards apply to RV parks. A certificate of occupancy shall not be issued until all infrastructure and service requirements have been met:
  - a. Each park shall be served by central Town water and sewer facilities that conform to all applicable Town requirements.

- b. All utility lines, including electrical utility lines, shall be installed underground by the owner or operator of the recreational vehicle park.
- c. All streets within the recreational vehicle park shall be private. Installation, operation, repair, and maintenance will be the responsibility of the recreational vehicle park owner or operator and shall be designed and maintained to meet minimum safety standards for use by emergency vehicles.
- d. Where applicable, connection to existing sidewalks shall be made through sidewalks and/or trails to connect customers to Town facilities and businesses in a safe and aesthetic manner.
- e. Twenty percent (20%) of the site shall be dedicated to open space. This shall not include roads, parking, or space around and between RV spaces. The open space area may be active or passive and shall be fully usable by park guests, meaning that it shall be:
  - 1. Entirely accessible by foot without significant changes in grade or terrain;
  - 2. Located adjacent to the main park operations. If water access is available, the open space shall be provided in a manner that buffers the waterbody;
  - 3. Divided into no more than two (2) separate parcels, the smaller of which contains no less than five percent (5%) of the required open space; and
  - 4. Not be included in any other required features of the park, such as perimeter landscaping, setback, or stormwater management.

(6) Park operation.

- a. RV parks may operate from April 1 to November 30 each year. No RVs are allowed on site prior to 8:00 a.m. on April 1 of each year. All RVs shall be removed from the park by 11:59 p.m. on November 30 of each year.
- b. Hours of operation shall be limited to no earlier than 8:00 a.m. and no later than dusk for recreation areas, facilities, laundry, offices, or service buildings on the lot.
- c. The RV park owner or manager shall keep a current record of the names and addresses of the owners and/or occupants of each RV space, along with the make, model, year, and license number of each RV and motor vehicle and the arrival and departure date of each occupant. This record shall be available for inspection by the Town Administrator, or designee, upon request.
- d. Refuse shall be stored in fly-tight, water-tight, rodent-proof, bear-resistant, and dog-proof containers. Containers shall be provided by the owner/operator in sufficient number and capacity to properly store all refuse generated.
- e. All recreational vehicle park spaces shall be clearly numbered for proper identification.
- f. No generators shall be operated within the park.
- g. Park operators shall utilize dust control methods to keep dust down on gravel pads or streets within the recreational vehicle/travel trailer park.
- h. Open fires are prohibited.