

DIVISION 11. ZONE DISTRICT REGULATIONS FOR THE PUD - PLANNED UNIT DEVELOPMENT DISTRICT.

Section 14-72. ~~Used-permitted-by-right.~~ Purpose.

The planned unit development district is enacted pursuant to the Planned Unit Development Act of 1972, as amended (§ 24-67-101, et seq., C.R.S.), to provide an alternative to the conventional approach to zoning by permitting flexibility and innovation in design, density, functional uses, placement of buildings, provision of parks and open space, circulation patterns, common facilities, signage and off-street parking areas, and to encourage a more creative approach to development and redevelopment in Trinidad.

Key to the “Changes Marked” Version:

Black text – Text in current Division 11 that does not change in the proposal

Red underlined text -- Text in the current Division 11 proposed to be added in the proposal

~~Red text that has strikethrough~~ – Text in the current Division 11 proposed to be deleted in the proposal

Section 14-72. ~~Used~~73. Uses permitted by right.

~~(1) Unless explicitly specified in an ordinance to establish or revise a specific planned unit development, the following uses shall be permitted by right:~~

- ~~(1) Single-family dwellings.~~
- ~~(2) Multiple~~
- ~~(2) Multi-family dwellings.~~
- ~~(3)~~
- ~~(3) Mobile home parks and mobile home subdivisions, provided the planned unit development district contains a mixture of uses including modular dwellings and multiple multi-family dwellings in addition to mobile homes.~~
- ~~(4) Home occupations.~~
- ~~(5) Domestic animals, provided such animals are household pets and kennels are not maintained.~~
- ~~(6) Fences, hedges and walls, provided they are not located where they will obstruct motorists' vision at street intersections.~~
- ~~(7)~~
- ~~(4) Business, professional and semi-professional offices.~~
- ~~(8)~~
- ~~(5) Medical clinics and pharmacies operated in conjunction with a clinic.~~
- ~~(9)~~
- ~~(6) Retail specialty or boutique shops including businesses offering personal services.~~
- ~~(10) Club or lodge (non-profit).~~
- ~~(11)~~
- ~~(7) Community service agency.~~
- ~~(12)~~
- ~~(8) Day nursery buildings.~~
- ~~(9) Buildings and uses customarily incident to the uses permitted by this district.~~

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Section 14-73.74. Conditional uses.

The following conditional uses may be permitted within the Planned Unit Development District:

~~(1) All businesses of a retail or service nature.~~

~~(2) Unless explicitly specified in an ordinance to establish or revise a specific planned unit development, the following uses shall be permitted as conditional uses to be approved separately by the Planning Commission:~~

~~(1) Churches and schools or other public or other semi-public uses.~~

~~(2) Wholesaling ~~of~~ products, provided storage space does not exceed one thousand five hundred (1,500) square feet.~~

~~(3)~~

~~(3) Fabrication or assembling incidental to retail sales from the premises, provided that not more than twenty-five percent (25%) of the floor area occupied by such businesses is used for manufacturing, processing, assembling, treatment installation, and repair of products.~~

~~(4)~~

~~(4) Any kind of scientific research or manufacture, compounding, assembling, processing, fabrication, packaging or treatment ~~of~~ products, manufacturing or processing industries.~~

~~(5)~~

~~(5) Mortuary or embalming establishment or school.~~

~~(6)~~

~~(6) Mini-warehouses, which must be in accordance with Section 14-103 of Division 14.~~

~~(7) Wireless telecommunications towers and facilities, which must be in accordance with Article 8 of Chapter 14.~~

~~(7)~~

~~(8) Electric substations and gas regulator stations.~~

~~(8)~~

~~(9) Fire stations, police stations and telephone exchanges.~~

~~(10) Water reservoirs, water storage tanks, water pumping stations and sewer lift stations.~~

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Section 14-74. Building 75. Maximum density, height limit and area regulations.

A. The residential density of a planned unit development district shall be set forth in the ordinance establishing or revising the planned unit development district. The overall average density of the total residential area within any planned unit development district shall not exceed twenty-five (25) dwelling units per acre of residential area.

B. The minimum area for any newly created free-standing planned unit development district is one (1) acre.

C. Except as provided in Section 14-101, the height and area regulations for uses within a planned unit development district are as follows:

- ~~(1)~~ ~~(4)~~ No detached single family dwelling shall exceed two and one-half (2 1/2) stories, or twenty-five feet (25') in height.
- ~~(2)~~ No attached single or multiple family dwelling shall exceed three and one-half (3 1/2) stories or thirty-five feet (35') in height.
- ~~(3)~~ No commercial or industrial use shall exceed five (5) stories or fifty feet (50) in height.
- ~~(4)~~ No dwelling or other structure shall exceed three and one-half (3 1/2) stories or thirty-five feet (35') in height.

Section 14-75. Area regulations.

Except as provided in Section 14-101, the area regulations are as follows:

- ~~(1)~~ Minimum floor area for single or multiple family dwellings:
 - ~~(a)~~ One (1) bedroom dwelling unit—six hundred fifty (650) square feet.
 - ~~(b)~~ Two (2) bedroom dwelling unit—eight hundred (800) square feet.
 - ~~(c)~~ Three (3) bedroom dwelling unit—nine hundred (900) square feet.
 - ~~(d)~~ Four (4) or more bedroom dwelling unit—one thousand (1,000) square feet.
- ~~(2)~~ Minimum lot area:
 - ~~(a)~~ No minimum requirements, but shall be specified in the ordinance establishing or revising a planned unit development district.
 - ~~(b)~~ Any newly created free-standing Planned Unit Development District shall contain at least one acre of land.
- ~~(3)~~ Minimum lot frontage: No minimum requirements, but shall be specified in the ordinance establishing or revising a planned unit development district.
- ~~(4)~~ Minimum front yard: No minimum requirements—except for motor, but shall be specified in the ordinance establishing or revising a planned unit development district. Motor fuel pumps which shall not be erected less than twenty-five feet (25') from the front property line.
- ~~(5)~~ Minimum rear yard: No minimum requirements, but shall be specified in the ordinance establishing or revising a planned unit development district.
- ~~(6)~~

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~~(8) Minimum side yard: No minimum requirements. (7) Additional requirements, but shall be specified in the ordinance establishing or revising a planned unit development district.~~

~~(a) The maximum~~

~~(9) Minimum floor area for each individual residential density allowed in the PUD Planned Unit Development District shall be twenty five (25) dwelling:~~

~~(a) Studio/efficiency units per acre of residential area or one (1) bedroom units – 650 square feet.~~

~~(b) Two (2) bedroom units – 800 square feet.~~

~~(c) Three (3) bedroom units – 900 square feet.~~

~~(d) (b) All conditional uses, except for the following, shall be operated within a completely enclosed structure:~~

~~(I) Electric substations and gas regulator stations.~~

~~(II) Fire stations, police stations, and telephone exchanges.~~

~~(III) Water reservoirs, water storage tanks, water pumping stations, and sewer lift stations.~~

~~(c) All uses, whether by right or condition, shall be regulated by the Industrial Performance Standards as set forth in Section 14-71.~~

~~Four (4) or more bedroom units – 1,000 square feet.~~

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used as public or private recreation sites or open space easements, and common areas shared by multiple owners shall be protected by adequate covenants running with the land, or by conveyances or dedications.

~~(4) Requirements regarding density. The following requirements shall be observed in regard to the densities and uses allowed in the PUD:~~

~~(a) Parks;~~

~~(3) Requirements regarding buffering between residential and nonresidential uses to mitigate potential nuisances: Minimum distances, landscaped bufferyards and/or opaque fencing may be required to minimize the impacts that nonresidential uses may have on residential uses and/or between differing residential densities within the planned unit development district or adjacent to the planned unit development district.~~

~~(4) Requirements regarding parks, school sites, and other public areas--:~~

~~(a) Residential uses located within planned unit development districts shall meet the requirements of Section 14-10, Dedication of Land for Mini-Parks, Neighborhood Parks, Community Parks, District Parks in the Form of Trails, and Regional Open Space; Reservation of Land for Public Uses, as applicable.~~

~~(b) The City Council may require additional recreational amenities within the planned unit development district for residents of such a district, and may require that up to ten percent (10%) of the PUDplanned unit development district area be set aside for park, playground, open space, school site or other public use, in addition to public streets.~~

~~(b) Residential density: The overall average density of the total residential area within the PUD shall not exceed twenty-five (25) dwelling units per acre of residential area.~~

~~(5)~~

~~(5) Off-street parking spaces shall be provided in the PUD according to the Parking: The off-street parking regulations contained in Section 14-100, shall govern the provision of off-street parking in a planned unit development district, except that the City Council may require the provision of off-street parking in existing buildings for residential uses.~~

~~(6)~~

~~(6) Circulation: Circulation shall be determined by a review of each PUD. The PUDplanned unit development district. The planned unit development district must have an adequate and engineered internal street circulation system. Public streets must serve all Planned Units provided, however, thatstructures and uses within the planned unit development district. However, private roads may be permitted if they meet minimum construction standards and can be used by police and fire departmentpublic safety vehicles for emergency purposes, and provided that each structure or use in the PUD providesplanned unit development district is served by off-street loading spaces or service courtsareas.~~

~~(7)~~

~~(7) Signs: Signs shall be permitted in the PUD Zone District only in accordanceUnless otherwise approved by the City Council, the sign regulations contained in Division 13 of this Article shall govern signage in a planned unit development district.~~

~~(8) The City Council may require additional design requirements as it deems necessary to ensure that the planned unit development district complements or protects the surrounding area and complies with the provisionsCity's Comprehensive Plan.~~

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(9) All uses, whether by right or condition, shall be, at a minimum, regulated by the Industrial Performance Standards as set forth in Division 13 of this ArticleSection 14-71.

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