

**TOWN OF PARACHUTE
ORDINANCE NO. 694-2016**

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE CONCERNING THE SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS RELATED TO MEDICAL MARIJUANA ESTABLISHMENTS.

WHEREAS, Title 15 of the Parachute Municipal Code (the “Code”) contains the Town of Parachute’s land use regulations;

WHEREAS, Section 15.03.215 of the Code contains the Schedule of Uses in Zone Districts (“Schedule of Uses”);

WHEREAS, the Board of Trustees of the Town of Parachute (the “Board”) wishes to amend the Schedule of Uses to set forth new uses and amend review requirements for certain uses in the Town’s zone districts;

WHEREAS, Ordinance No. 683 amends Chapter 6.11 of the Code to implement licensing procedures related Medical Marijuana Establishments;

WHEREAS, the Board wishes to amend the Schedule of Uses to set forth where and what review is required for certain Medical Marijuana Establishments;

WHEREAS, the Board initiated an application for text amendment to Title 15 pursuant to Section 15.01.110 and 15.05.202 of the Code (the “Text Amendment”);

WHEREAS, the Town Manager determined the Text Amendment was complete pursuant to Section 15.05.203 of the Code;

WHEREAS, the Town of Parachute Planning and Zoning Commission reviewed the Text Amendment at a public meeting held on March 10, 2016 pursuant to Sections 15.05.205 and 15.05.206 of the Code;

WHEREAS, the Board considered the Text Amendment at a public hearing on March 17, 2016 pursuant to Section 15.05.208 of the Code and said hearing was properly noticed in accordance with Section 15.01.106 of the Code;

WHEREAS, pursuant to Section 15.01.110 and Article 15.05 of the Code, the Board finds and determines the proposed amendments to the Schedule of Uses to be desirable and in the best interests of the Town and wishes to amend the Schedule of Uses in accordance with the Text Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Schedule of Uses contained in Section 15.03.215 of the Code shall be amended to read as set forth in Exhibit A enclosed herewith and incorporated herein by this reference.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY by a vote of 4 to 0 of the Board of Trustees of the Town of Parachute, Colorado at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 17th day of March, 2016 and approved by the Mayor on the 17th day of March, 2016.



**BOARD OF TRUSTEES OF THE TOWN
OF PARACHUTE, COLORADO**

By: _____

Roy McClung
Roy McClung, Mayor

ATTEST:

Denise Chianta
Denise Chianta, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

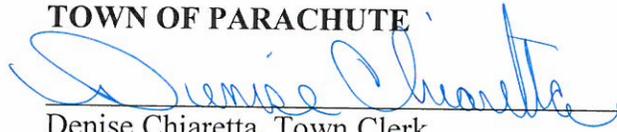
AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE CONCERNING THE SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS RELATED TO MEDICAL MARIJUANA ESTABLISHMENTS.

was introduced before the Board of Trustees on March 17, 2016; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Board of Trustees held on March 17, 2016, and approved by the Mayor on March 17, 2016.

Copies of the adopted ordinance are available for inspection at the Town Hall, Parachute, Colorado, and available on the internet at <http://www.parachutecolorado.com>.

Dated this 17th day of March, 2016.

TOWN OF PARACHUTE



Denise Chiaretta, Town Clerk

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
AGRICULTURAL USE											
Agricultural uses including crops, grazing, ranching	P										
Agricultural-related business	S							S	S		
Equestrian stable with or without training facility	S										
Greenhouse and /or nursery without retail sales	P							P	S	S	
Greenhouse and/or nursery with retail sales	S							P	S	S	
Landscape business including equipment sales/rental, landscape & hardscape materials	S							S	P	P	
Poultry hatcheries, fish hatcheries, commercial ranching and dairy farms or animals raised or kept for profit or production	P								S	S	
Riding academies and stables	P							S	S	S	S
Rodeo grounds	S										S
Soil amendments packaging and processing such as peat moss, top soil and composted manure; but excluding raw manure or chemical fertilizers	S								P	P	
ANIMAL SERVICES											
Animal boarding and training	P								S	S	S
Animal hospital, large; without outside kennels	S							S	P	S	
Animal hospital, small; without outside kennels	P							P	P	P	
Outside Kennels in association with animal hospital or veterinary use	S							S	S	S	
Veterinary offices or clinics; without outside kennels	P							P	P	P	
COMMERCIAL / RETAIL USES											
Bakeries – Retail					P	P	P	P	P		
Bakeries - Commercial					S		S	S	P	P	
Business services, courier services, catering and others	P	S	S	S	P	P	P	P	P	P	
Car washes							S	P	P	S	
Commercial parking lots or garages						S	S	S	P	P	
Convenience retail stores					P	P	P	P	P	S	
Convenience retail stores with more than four fueling stations							S	S	P	S	
Convenience retail stores with or without motor vehicle fuel sales (maximum four fuel pumps)							P	P	P	S	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Convenience retail stores without motor vehicle fuel sales					P	S	P	P	P		
Drive-in banks							P	P	P		
Farmers' and flea markets	P				S	S	S	S	P		
Financial institutions					P	S	P	P			
Grocery stores							P	P	P		
Hotels and motels							P	P			
Laundromats and dry cleaning facilities					P	P	P	P	P		
Laundry - commercial									P	P	
Manufactured and modular home sales								S	P	P	
Medical Marijuana Optional Premises Cultivation Operation								S	S	S	
Medical Marijuana Infused Products Manufacturer					P	P	P	P	P	P	
Medical Marijuana Testing Facility					P	P	P	P	P	P	
Mixed-use commercial uses and multiple commercial uses in the same building					P	S	P	P	P	P	S
Other food retail (delicatessen, retail bakery, specialty food market)					P	P	P	P	P	S	
Outdoor retail display and sales					P	S	P	P	P	P	
Outfitter/guide business	S				S		S	S	P	S	
Pawnshops					P		P	P	P		
Personal service establishments					P	P	P	P	P	S	
Pet shop - Retail					P	P	P	P	S		
Printing and bookbinding - commercial					S	S	P	P	P	S	
Rental services					S		S	S	P	P	
Repair, furniture and major household appliance					S	S	P	P	P	P	
Repair, Small equipment, Appliances					P	S	P	P	P	P	
Restaurant, other					P	S	P	P	P	S	
Restaurants - fast food type with drive through pick-up facilities							P	P	P	S	
Retail establishments					P	S	P	P	S	S	
Retail marijuana cultivation facility								S	S	S	
Retail marijuana product manufacturing facility					P	P	P	P	P	P	
Retail marijuana store					P	P	P	P	P	P	
Retail marijuana testing facility					P	P	P	P	P	P	
Sexually oriented business									S	S	
Wholesale retail sales in conjunction with wholesaling								S	P	P	
Wholesaling Business								S	P	P	
CLUBS AND LODGES											

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Clubs and lodges, fraternal organizations					P	S	P	P	S		
COMMUNITY SERVICES											
Assembly hall or exhibition facilities					S	S	P	P	S		P
Cultural facilities	S				P	S	P	P			P
Events center	S				S		P	P	P		P
INDUSTRIAL USES											
Auction house or yard							S	S	P	P	
Building materials and services							S	S	P	P	
Commercial trash business without trash storage or trash transfer operations									P	P	
Concrete products production									P	P	
Contractor yards - heavy equipment									P	P	
Contractors shops (carpentry, machine, electrical, plumbing)							S	S	P	P	
Custom crafts	S	S	S	S	P	P	P	P	P	S	
Dry cleaning - large scale non-retail								S	P	P	
Food and beverage processing								S	P	P	
Frozen food lockers								P	P	P	
General machine shops							S	P	P	P	
Light trade and technical uses					S	S	P	P	P	P	
Manufacturing, fabrication and assembly operations or industrial uses subject to limitations of subsection 15.03.209								S	P	P	
Meat processing plant									P	P	
Mixed industrial uses and multiple uses in the same building or on the same lot									S	S	
Natural Gas or Oil Extraction Support Facilities	S					S	S	S	P	P	S
Natural gas production and warehousing						S	S	S	P	P	S
Oil/petroleum product production, warehousing and storage						S	S	S	P	P	S
Open sales yards								S	P	P	
Paint and body shops								S	P	P	
Primary manufacturing, assembly, finishing or fabrication								S	P	P	
Publishing facility					S	S	P	P	P	P	
Recycling facilities, large									S	P	
Refining or initial processing of basic raw materials									S	P	
Refuse collection facilities									S	P	
Retail firewood storage and sales								S	P	P	
Salvage operations									S	S	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Sand and gravel, stone, and mineral extraction and processing									S	S	
Sand and gravel, stone, mineral - extraction and processing - excluding asphalt production	S								S	S	
Secondary manufacturing, assembly, finishing or fabrication								S	P	P	
Warehousing and distribution									P	P	
Waste-related uses, trash transfer station									P	P	
Wholesale establishments								S	P	P	
LABORATORY, RESEARCH AND DEVELOPMENT											
General research and development					S	S	S	P	P	P	
Laboratory: medical, dental, optical, scientific					P	S	P	P	P	S	
MEDICAL FACILITIES											
Medical, dental or other health-related offices					P	S	P	P	S		
Hospital					S		P	P	P		P
MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS											
Automobile rentals							P	P	P	P	
Automobile washing facility						S	P	P	P	P	
Equipment sales and service with associated storage							S	S	P	P	
Limited equipment rental						S	P	P	P	P	
Major vehicle/equipment repair							S	S	P	P	
Motor vehicle dealer/sales, new and/or used							P	P	P	P	
Recreational vehicle sales and service							S	P	P	P	
Service stations						S	P	P	P	P	
Truck stops							S	S	P	P	
Truck washes							S	S	P	P	
Vehicle repair							S	S	P	P	
Vehicle fueling facilities with minor repair							S	S	P	P	
Vehicle or automobile wrecking or salvage yard									S	P	
Vehicle storage									P	P	
Vehicle towing services and associated storage									P	P	
Vehicle/equipment sales and rentals					S		S	S	P	P	
OTHER USES											
Ambulance service					S	S	P	P	P	P	S
Cemetery	S	S	S	S							S
Day care center, adult or child	S	S	S	S	S	S	S	P			

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Funeral homes and mortuaries					P		P	P	P		
Government facilities with or without associated operations	S	S	S	S	P	P	P	P	P	P	P
Heliports/helistops	S							S	S	S	S
Home occupations	P	P	S	S		P					
Overnight campground and travel trailer parking	S						S	S	S		S
Public assembly - indoor	S				P	S	P	P	P		P
State licensed day care facilities	P	P	S	S	S	P	P	P			
Uses Not Itemized / Similar Usage	S	S	S	S	S	S	S	S	S	S	S
Zoos, arboretum, botanical gardens	S	S				S	P	P	P		S
OFFICE, CLERICAL AND SERVICES NOT RELATED TO GOODS OR MERCHANDISE											
Administrative and executive; business and professional; and general offices					P	P	P	P	P	P	
Financial services no drive-in facilities					P	P	P	P	P		
Financial services with drive-in facilities						S	P	P	P		
Instructional services, studies	S				P	P	P	P	P	P	
Offices - business or professional					P	P	P	P	P	P	
RESIDENTIAL											
Accessory Dwelling Unit (ADU)	S	S									P
Assisted living facility					S	S	S	P			
Bed and Breakfast accommodations	S	S	S	S	P	P	P	P			
Dwelling unit accessory to a permitted business use	S				S	P	P	P	P	S	
Dwelling unit accessory to permitted uses and located in the same building or on the same lot as the principal use	S				S	S	S	S	S	S	
Employee housing provided employees are in the employ of property owner	S				S	P	P	P	P	P	S
Group homes for the developmentally disabled or for persons sixty years of age or older		S	S	S		S	S	S			
Mobile home parks			S	S							
Mobile homes			S	S							
Multiple-family dwelling and townhouses		S	P	P	S	S	S	S			
Nursing home			S	S	S	S					
One-family dwelling (Single-family dwelling)	P	P	P	P	S	S		S	S	S	
Rooming, lodging or boarding houses			S	P	S	S	S	S			
Two-family dwelling		S	P	P	S	S		S			
RESTAURANT FOOD SERVICE											
Bar, tavern, nightclub					P	P	P	P	S		

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Eating and/or drinking establishments excluding fast food restaurants					P	S	P	P	P		
Fast food w/o drive thru					P	P	P	P	P		
Fast food with drive-thru					S	S	P	P	P		
RECREATION OR AMUSEMENT FACILITIES, PRIVATE OR PUBLIC											
Events / Indoor Recreation Center	S				S	S	S	S	S		
Golf course	S										S
Indoor recreation facilities	S				S		P	P	P	P	P
Outdoor Recreation, not including ballparks	S				S		S	S	S	S	P
Outdoor Recreation (ballparks, etc.)	S										P
Parks	P	P	P	P	P	P	P	P			P
Public Recreation facilities with supporting accessory uses such as sports shops, snack shops, restaurants and equipment rental	S	S	S	S	S	S	P	P			S
RELIGIOUS INSTITUTIONS											
Religious assembly and worship	P	P	P	P	P	P	P	P	P	P	P
SCHOOLS											
Educational facilities	S	S	S	S	S	S	S	S	S		P
Elementary and secondary education school	S	S	S	S	S	S	S	S			P
Postsecondary colleges, universities and technical schools	S	S	S	S	S	S	S	S	S	S	P
Private business, trade and vocational school	S	S	S	S	S	S	S	S	S	S	S
Schools - private	S	S	S	S	S	S	S	S	S	S	
Schools of special instruction	S	S	S	S	S	S	S	S	S	S	
STORAGE											
Indoor storage	P					S	P	P	P	P	P
Outside storage - Unscreened	S					S	S	S	P	P	S
Outside storage - Screened	P					S	P	P	P	P	S
Personal storage units (Mini-storage)						S		S	P	P	
TEMPORARY USES											
Circuses, carnivals, other special events	S				S	S	S	S	S		S
Contractor's office/temporary construction uses	S	S	S	S	S	S	S	S	S	S	S
Temporary Construction Facilities with or without outdoor storage	S	S	S	S	S	S	S	S	S	S	S
Temporary real estate sales office	S	S	S	S	S	S	S	S	S	S	
TELECOMMUNICATIONS FACILITIES AND SATELLITE DISH ANTENNAS											
Cellular communications facilities	S							S	S	S	S
Freestanding tower	S							S	S	S	S
Radio and television transmission towers	S								S	S	S

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Telecommunication facilities other	S	S							S	S	S
TRANSPORTATION FACILITIES											
Passenger terminal					S		S	S	P	S	S
Private automobile parking lots or parking garages as a principal use					S		S	S	P	P	
Public automobile park 'n' ride lots	S						S	S	P	S	S
UTILITIES											
Above Ground electric transmission lines 110 kV or more	S	S	S	S	S	S	S	S	S	S	S
Electric substations	S								S	S	S
Public utilities, major	S								P	P	P
Public utilities, minor	P	P	P	P	P	P	P	P	P	P	P
Public utility facilities - above ground	S	S	S	S	S	S	S	S	S	S	S
Public utility facilities - underground	P	P	P	P	P	P	P	P	P	P	P

P: Permitted Use

S: Use by Special Review

“ “: Uses not designated as “P” or “S” are not allowed in the respective zoning category.