

**TOWN OF PARACHUTE  
RESOLUTION NO. 2015-02**

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**A RESOLUTION OF THE TOWN OF PARACHUTE, COLORADO, PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF AN AMENDMENT TO SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE, SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS.**

**WHEREAS**, the Board Of Trustees of the Town of Parachute has proposed amendments to Section 15.03.215 of the Parachute Municipal Code concerning the schedule of uses permitted in Zone Districts; and

**WHEREAS**, pursuant to Section 15.01.110 of the Parachute Municipal Code amendments to the Town's Land Use Regulations may be proposed by the Board of Trustees of the Town of Parachute and such amendments shall be known as text amendments and shall be reviewed by the Planning and zoning Commission and the Board of Trustees as prescribed in Article 15.05 of the Town's Land Use Regulations; and

**WHEREAS**, the application for the text amendment as described herein was submitted to and determined to be complete by the Parachute Town Manager, in accordance with Section 15.05.203 of the Parachute Municipal Code; and

**WHEREAS**, the Town of Parachute Planning and Zoning Commission reviewed the text amendment application at a public meeting in accordance with Section 15.05.205 of the Parachute Municipal Code pursuant to the criteria set forth in Section 15.05.206 of the Parachute Municipal Code.

**NOW, THEREFORE, THE PLANNING AND ZONING COMMISSION RECOMMENDS TO THE BOARD OF TRUSTEES AS FOLLOWS:**

Section 1. That Section 15.03.215 of the Parachute Municipal Code be retitled "Schedule of Uses in Zone Districts."

Section 2. That Section 15.03.216 of the Parachute Municipal Code, Schedule of Uses – OTC, NC, HT, SC, LI, GI and P Zone Districts be repealed.

Section 3. That the Schedule of Uses contained in Section 15.03.215 of the Parachute Municipal Code be amended to read as described in Exhibit "A" attached hereto and incorporated herein by this reference.

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting of the Town of Parachute Planning and Zoning Commission held on February 12, 2015.



**TOWN OF PARACHUTE PLANNING AND ZONING COMMISSION**

By: *Kelli Stanton*  
Chairperson

ATTEST:

*S. James Chumeta*  
Town Clerk

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
<b>AGRICULTURAL USE</b>											
Agricultural uses including crops, grazing, ranching	P										
Agricultural-related business	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										
Rodeo grounds	S							S	S	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	S
<b>ANIMAL SERVICES</b>											
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	
<b>COMMERCIAL / RETAIL USES</b>											
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			
Indoor recreation facilities	S				S		P	P	P	P	P
Laundromats and dry cleaning facilities					P	P	P	P	P		
Laundry - commercial									P	P	
Manufactured and modular home sales								S	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	
Sexually oriented business									S	S	
Wholesale retail sales in conjunction with wholesaling								S	P	P	
Wholesaling Business								S	P	P	
<b>CLUBS AND LODGES</b>											
Clubs and lodges, fraternal organizations					P	S	P	P	S		
<b>COMMUNITY SERVICES</b>											
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
<b>INDUSTRIAL USES</b>											
Auction house or yard							S	S	P	P	
Building materials and services							S	S	P	P	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	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								S	P	P	
General machine shops								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	P	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	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Waste-related uses, trash transfer station											
Wholesale establishments									P	P	
<b>LABORATORY, RESEARCH AND DEVELOPMENT</b>											
General research and development					S	S	S	P	P	P	
Laboratory: medical, dental, optical, scientific					P	S	P	P	P	S	
<b>MEDICAL FACILITIES</b>											
Medical, dental or other health-related offices					P	S	P	P	S		
Hospital					S		P	P	P		P
<b>MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS</b>											
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	S	P	P	
Major vehicle/equipment repair						S	P	P	P	P	
Motor vehicle dealer/sales, new and/or used							S	S	P	P	
Recreational vehicle sales and service							P	P	P	P	
Service stations							S	P	P	P	
Truck stops						S	P	P	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	S	P	P	
Vehicle storage									S	P	
Vehicle towing services and associated storage									P	P	
Vehicle/equipment sales and rentals									P	P	
<b>OTHER USES</b>											
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			
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

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
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
<b>OFFICE, CLERICAL AND SERVICES NOT RELATED TO GOODS OR MERCHANDISE</b>											
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	
<b>RESIDENTIAL</b>											
Accessory Dwelling Unit (ADU)	S	S									
Assisted living facility					S	S	S	P			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			
<b>RESTAURANT FOOD SERVICE</b>											
Bar, tavern, nightclub					P	P	P	P	S		
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		
<b>RECREATION OR AMUSEMENT FACILITIES, PRIVATE OR PUBLIC</b>											
Events / Indoor Recreation Center	S				S	S	S	S	S		
Golf course	S										S

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Outdoor playing fields	S	S									P
Outdoor Recreation	S	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
<b>RELIGIOUS INSTITUTIONS</b>											
Religious assembly and worship	P	P	P	P	P	P	P	P	P	P	P
<b>SCHOOLS</b>											
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	
<b>STORAGE</b>											
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	
<b>TEMPORARY USES</b>											
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	
<b>TELECOMMUNICATIONS FACILITIES AND SATELLITE DISH ANTENNAS</b>											
Cellular communications facilities	S							S	S	S	S
Freestanding tower	S							S	S	S	S
Radio and television transmission towers	S								S	S	S
Telecommunication facilities other	S	S							S	S	S
<b>TRANSPORTATION FACILITIES</b>											
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
<b>UTILITIES</b>											

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
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								S	S	S
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.