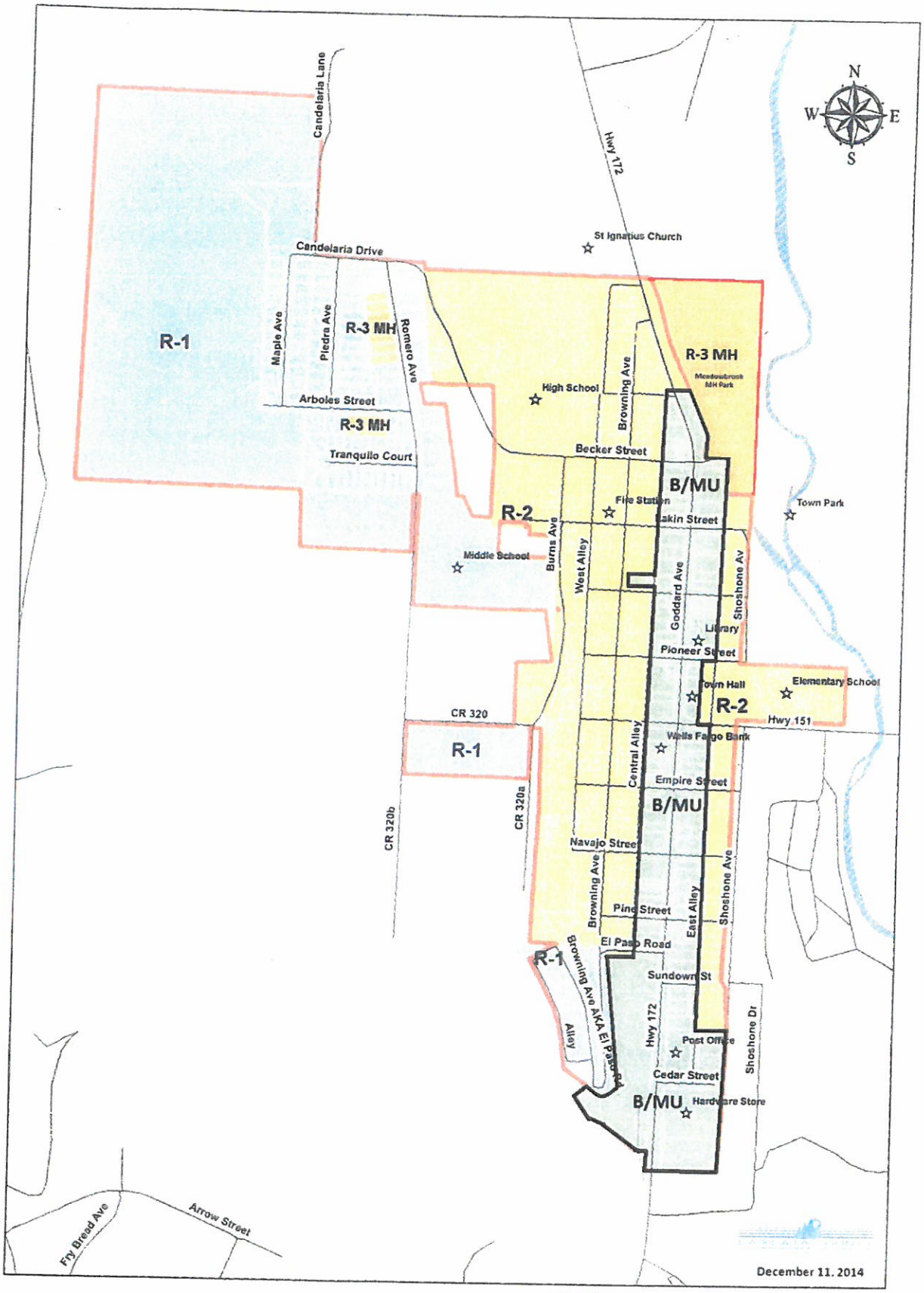
Exhibit 'A'




# Town Of Ignacio Zoning Districts

Legend

- R-1 Single Family Residential
- R-2 Multi Family Residential
- R-3 Mobile Home Residential
- B/MU Business or Mixed Use
- Town Limits
- So UteTribal Lands

## 3-5 Zoning Districts

### 3-5-1 Official Zoning Map

Zoning districts established by this Ordinance are bounded and defined as shown on the Official Zoning Map of the Town of Ignacio, which, together with all explanatory materials contained thereon, are hereby made a part of this Ordinance.

Copies of the official zoning map are available to the public for a fee established by the Town.

### 3-5-2 Filing with Town Clerk

Upon the adoption of any regulation pursuant to this Ordinance, or maps showing a subdivision or vacant plat, zoning district, or a development plan, a certified copy of the same shall be filed in the Office of the Town Clerk, not later than 24 hours after the amendment becomes effective. Copies will be made available for public inspection.
All amendments to and changes in the Official Zoning Map shall be drawn at the end of each fiscal year upon a copy of the Official Zoning Map. Changes made upon the Official Zoning Map must be enacted by the Board of Trustees of the Town of Ignacio.

### 3-5-3 Interpretation of District Boundaries

The following rules are to be used to determine the precise location of any zoning districts boundary shown on the Official Zoning Map of the Town of Ignacio:

(1). Boundaries shown as following or approximately following the Town limits are construed as following such limits.

(2). Boundaries shown as following or approximately following streets and roads are construed to follow the centerline of such streets and roads.

(3). Boundary lines which follow or approximately follow platted lot lines, or other property lines as shown on tax maps are construed as following such lines.

(4). Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines are construed as following such lines.

(5). Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed in paragraphs .1 through .4 above are construed to be parallel to such features and at such distances there from as are shown on the map.

(6) If the zoning districts, which apply to a specific property, cannot be determined by an applicant, the zoning official shall make the determination on a case by case basis. The applicant shall provide all information needed to make the determination, such as a property survey and proof of ownership. If the zoning official is unable to make such determination or has a conflict of interest, the Planning Commission shall make the determination.

3-5-4 Establishment of Zoning Districts

The Town of Ignacio, State of Colorado, is hereby divided into zoning districts of such number and character as are necessary to achieve compatibility of uses within each district, to implement the Town of Ignacio Comprehensive Plan and related official plans and the Official Zoning Map of the Town of Ignacio, and to serve the other purposes of this Ordinance.

Except as provided in this chapter, no building shall be erected, reconstructed, or structurally altered, nor shall any building or land be used for any purpose other than is specifically permitted in the same zone in which such building is located.

3-5-5 General Classification of Uses

Each designated zoning district is specific for a particular use(s) as described in section 3-5-6. Uses not enumerated in the specific zoning categories are included within a general use description. The official responsible for administration of this Ordinance shall determine the appropriate classification of a use not listed. An administrative decision related to a specific use may be appealed and will be reviewed using the same procedure as those for an amendment to the text of this Ordinance.

3-5-6 Purpose and Intent of Each Zoning District

(1) Single Family Residential District R1

The intent of this district is to provide an area in which only single-family homes are permitted.

Use by Right

Single family dwelling, church, school, park and recreation facility, utility distribution system facility. Modular Home installed on a permanent Code compliant foundation.

Accessory Use Permitted (Permit Required)

Accessory Dwelling Unit (ADU) not used for rental, i.e. mother-in-law suite. Special use permit required.
Garage, storage building,
Shipping Container or Storage container. See 3-6-4 (4)(b)

Special Use Permitted

Home occupation with non-occupant employees.

Storage:
Allowed in a garage, enclosed shed, or behind a visual barrier, such as a fence, not a tarp, as long as storage items are screened from public view.

(2) Multi-Family Residential District R2
The intent of this district is to provide an area in which apartment units are permitted as well as single-family homes.

Use by Right

Multi-family dwelling, single family dwelling, church, school, park and recreation facility, and utility distribution system facility.

Accessory Use Permitted (Permit Required)

Garage, storage building.
Shipping Container or Storage container. . See 3-6-4 (4)(b)

Special Use Permitted

Mini-storage facility. Parking lot. Home occupation with non-occupant employees.

Storage:
Allowed in a garage, enclosed shed, or behind a visual barrier, such as a fence, not a tarp, as long as storage items are screened from public view.

(3) Mobile Home Residential District R3
The intent of this district is to provide an area where mobile homes are permitted in a subdivision or in a mobile home park. Single-family homes are also permitted.

Use by Right

Mobile home, single family dwelling, mobile home park, church, school, park and recreation facility, utility distribution system facility.

Accessory Use Permitted (Permit Required)

Garage, storage building,
Shipping Container or Storage container. See 3-6-4 (4)(b)

Special Use Permitted

Home occupation with non-occupant employees.

Storage:
Allowed in a garage, enclosed shed, or behind a visual barrier, such as a fence, not a tarp, as long as storage items are screened from public view.

(4) Mixed Use District[1] MU (applies only to property abutting Goddard Avenue)
(Added by Ordinance 319 December 17, 2014)

The intent of this district is to provide an area with a mixture of complimentary Land Uses that includes Existing Single Family Residential, Retail, Offices, Commercial and Civic Uses, with the intent of creating economic and social vitality along Goddard Avenue.

Use by Right

Mixed use Residential with Commercial – Ground Floor Commercial with Apartments above.
Ground Floor Commercial with Owner occupied Single Family Residence above.
Ground Floor Commercial with detached Single Family Residence in back.
Existing Single Family Residential with Home Based Business
Existing Single Family Residential.
Replacement/Remodel/Expansion of existing Residence

Accessory Use Permitted (Permit Required)
Garage, storage building.

Special Use Permitted

Accessory dwelling unit. (ADU)

Light industrial use. Town Board approval may be required.

(5) Business District [2] B1 (Amended by Ordinance 282, July 13, 2010)

The intent of this district is to provide an area where all retail and commercial uses are permitted.

Use by Right

Any establishment where goods are offered for retail sale, professional or personal services performed, items repaired or serviced, financial institution, office, and other enterprises of a similar nature, Church.

Accessory Use Permitted (Permit Required)

[1] Added by Ordinance 319 December 17, 2014
[2] Amended by Ordinance 282, July 13, 2010

Garage, storage building.

Special Use Permitted

Light industrial use. Town Board approval may be required.

(6) Industrial District I1
The intent of this district is to provide an area for industry and distribution uses which can be accommodated inside a structure without odor, smoke or glare.

(7) Agricultural District A
The intent of this district is to provide an area with agricultural uses excluding feed lots and dairies. Also permitted in this district are Single Family Residential homes on large lots.

Use by Right

All agricultural uses excluding feed lots and dairies. Single family dwelling.

Accessory Use Permitted (Permit Required)

Garage, storage building, barn, pen, shed, Accessory Dwelling Unit (ADU) not used for rental.
Shipping Container or Storage container . See 3-6-4 (b)

Special Use Permitted

Sale of agricultural products produced on premises.

**Key to Districts: R-1**= Single Family Residential; **R-2**=Multi-Family Residential; **MH**=Mobile Home Residential; **MU**= Mixed Use-commercial and residential; **B**=Business; **I**= Industrial; **A**=Agricultural.

**Key to Permitted Uses: P** = Permitted; **N** = Not Permitted; **S** = Special Use; **C** = Conditional Use

**Conditions to Special Uses:**

(1) Residential Uses are permitted on upper stories and on ground floors when placed behind a commercial space.
(2) Residential Uses shall not exceed 30% of the ground floor building space per lot.
(3) Re: Section 3-6-4 (4)

TABLE 3.1 - Permitted Land Uses

| Land Use Designation | R-1 | R-2 | MH | MU | B | I | A |
|---|---|---|---|---|---|---|---|
| ***Residential*** | | | | | | | |
| Single Family Residence | P | P | P | P[1] | P[1] | N | P |
| Multi-Family | N | P | N | P[2] | P[2] | N | N |
| ***Commercial*** | | | | | | | |
| Recreational & Entertainment | N | N | N | P | P | N | N |
| Automobile Related Services: Filling Station, Repair Shop, Carwash, Tire Sales and service, auto parts, auto sales | N | N | N | P | P | P | N |
| Bank or Financial Institution | N | N | N | P | P | N | N |
| Fabrication Operations: non-continuous noise such as glass windshields, framed glass windows and doors. | N | N | N | P | P | P | N |
| Fabrication Operations: with continuous machinery noise will require mitigation to minimize inconvenience to neighbors. | N | N | N | P | P | P | N |
| Laundry, self service, Commercial, dry cleaning and laundry service | N | N | N | P | P | P | N |
| Health Services, Medical, Dental Counseling Clinics | N | N | N | P | P | N | N |
| Office Buildings | N | N | N | P | P | P | N |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Parking lot/structure | N | N | N | P | P | P | N |
| Personal Services, Beauty Parlor, Barber shop, Photo or Artist Studio, Massage, Print shop, Transportation related service | N | N | N | P | P | P | N |
| Shops with no outside storage, Tailoring, Shoe repair, bicycles. Open air Markets, flea market, farmers market, special event vendors. | N | N | N | P | P | P | P |
| Restaurants, inside dining, drive-in-use by right, Drive through- conditional use or special use permit, with or without liquor license (State and Local Laws apply) | N | N | N | P | P | P | N |
| Retail – i.e., florist, clothing, pharmacy, grocery, bakery, thrift store, shopping center. Wholesale – as an adjunct to retail business | N | N | N | P | P | N | N |
| Educational, any type, with all equipment and storage inside, Higher Education, Commercial, Vocational, Trade | N | N | N | P | P | P | P |
| Accessory Structures | P | P | P | P | P | P | P |
| Shipping Containers | N | N | P[1] | P | P | P | P |

**Note:** If the staff determines there would be a significant impact to the district, then plans may be referred to the Planning Commission and Town Board for approval.

**Administrative NOTE: The interpretation the staff and building inspector have made regarding zoning districts is that since we have a Mobile Home district, the R-1 and R-2 districts Uses by Right must have a permanent foundation to fulfill the intent of the district. Therefore, all structures in R-1 and R-2 require permanent foundations.

3-5-7 Table of Minimum and Maximum District Standards (Ordinance 250, September 9, 2007, Ordinance 255, October 10, 2007)

| Type of Minimum | R-1 | R-2 | MH | B | I | A | MU |
|---|---|---|---|---|---|---|---|
| Min land | 6000 sf | 6000 sf | 6000 sf | 6000 sf | 6000 sf | 2 ac | 6000 sf |
| Minimum width | 60' | 50' | 50' | 50' | 60' | 150' | 50' |
| Minimum depth | 100' | 100' | 100' | 100' | 100' | 150' | 100' |
| Minimum front yard setback | 20' | 20' | 20' | *0'** | 10' | 25' | note *5 |
| Minimum rear yard setback | 10'*3 | 10' | 10'* 3 | 10* | 10' | 100' | 10' |
| Minimum side yard setback | 6' | 5'*2 | 5'*2 | 0'* | 6' | 25' | note *5 |
| Minimum street Frontage for each lot | 60' | 50' | 50' | 50' | 60' | 150' | 50' |
| Minimum parking spaces per dwelling | 2 | 2 | 2 | note*4 | 2 | 2 | note*4 |
| Minimum open space required | 50% | 40% | 40% | 10% | 20% | 90% | 10% |
| Maximum height | 30' | 30' | 30' | 35' | 35' | 30' | 35' |
| Maximum lot Coverage by structure | 30% | 30% | 30% | 90% | 60% | 10% | 30% |

* Refer to Chapter VI, Fire Regulations, 6-1 et al of the Municipal Code.
*2 Where more than one mobile home is located on a parcel, distance between mobile homes will be 10'. 7/11/00 Res 08-2000
*3 In the Candelaria Addition and Candelaria Heights Second Addition, 5' rear setbacks are allowed. 2-8-05 Ordinance 227 BECAUSE THEY ARE ON AN INACCESSIBLE EASEMENT.
*4 Refer to Development Standards 3-6-1 to 3-6-3 for parking, intersections, barrier requirements.
*5 For projects providing separate commercial & residential structures on the same lot, there shall be a minimum 10' rear setback from the Commercial structure, plus a minimum 10' front setback from the residential structure for a minimum of 20' separation between the two structures. (to provide minimum requirements for emergency vehicle access).

**Administrative note:** If garage or shed exists, minimum distance to main structure is 6' or multiple sheds must be placed a minimum of 2.5' apart, unless firewall construction is used.

## 3-5-8 Words and Terms Defined

(1) Uses by Right

The uses permitted in each zoning district correspond to the characteristics of that district. The uses are intended to be consistent with, and do the least possible harm to, the particular environment of the district. Any use not specifically permitted in any zoning district is prohibited unless a rezoning application is submitted and approved in accordance with this Ordinance.

(2) Accessory Uses and Structures

Accessory uses and structures are permitted in all zoning districts. Accessory uses and structures may be subject to other sections of this or other regulations.

(3) Special Use

Each zone district allows certain special uses, which are listed in this Ordinance. A request for a special use must be submitted and approved by the Town as specified in individual sections of this chapter.

The review by the Town will include special attention to insuring that the use and the design of the use are compatible with adjacent uses. The Town may impose conditions in the approval of any special request.

(4) Nonconforming Uses and Structures

The lawful use of any building or structure or the lawful use of any land, as existing and lawful at the time of adoption of this Ordinance, or, in the case of an amendment to this Ordinance, at the time of such amendment, may be continued, subject to the limitations set forth in the following paragraphs. Dwellings, which exist at the time of passage of this Ordinance, which are located in an area designated for future residential use are conforming uses. The following provisions of this Ordinance shall apply to buildings, structures, land and uses which are now non-conforming and those which hereafter become non-conforming due to any reclassification of zones or land under this Ordinance:

(A.) Expansion or Enlargement. The expansion or enlargement of a nonconforming structure shall be considered a structural alteration and shall be required to conform with the provisions of this Ordinance.

A nonconforming activity may be extended throughout any part of a structure, which was arranged or designed for such activity at the time of enactment of this Ordinance.

(B.) Repairs and Maintenance: The following changes or alterations may be made to a nonconforming structure or to a conforming structure housing a nonconforming use: Maintenance repairs that are needed to maintain the good condition of a structure, except that if a structure has been officially condemned, it may not be restored under this provision.

Any structural alteration that would reduce the degree of nonconformance or change the use to a conforming use.

The addition of a solar energy device to such structure.

(C.) Restoration or Replacement: If a structure having a nonconforming use is destroyed or damaged in any manner, to the extent that the cost of restoration to its condition before the occurrence exceeds fifty (50) percent of the cost of reconstructing the entire structure, it may be restored only if any future use housed within the structure complies with the requirements of this Ordinance.

Where a conforming structure devoted to a nonconforming use is damaged less than fifty (50) percent of the cost of reconstructing the entire structure; or where a nonconforming structure is damaged less than seventy-five (75) percent of the cost of reconstructing the entire structure, either may be repaired or restored, provided any such repair or restoration is started within twelve (12) months and completed within eighteen (18) months from the date of partial destruction.

The cost of land or any factors other than the cost of the structure are excluded in the determination of cost of restoration for any structure or activity devoted to nonconforming use.

(D.) Discontinuance: Whenever a nonconforming use has been discontinued for a period of six (6) months, it shall not thereafter be re-established, and any future use shall be in conformance with the provisions of this Ordinance.

Exception: Single Family Residential along Goddard Avenue

(E.) Nonconforming Lots: Nonconforming lots of record at the time of passage of this Ordinance may be built upon providing that all other relevant district requirements are met.

(F.) Change in Non-conforming Use: A nonconforming use of a structure or lot may not be changed to another nonconforming use. A nonconforming use of a structure or lot may be changed to a conforming use.