



PLANNING COMMISSION MEETING

7:00 PM

December 12, 2024

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 11.14.24**
- 6. CONSENT AGENDA**
- 7. PUBLIC MEETING**
 - A. REPLACEMENT ZONING MAP AND LDO AMENDMENT**
 - 1. Recommendation regarding adoption of An Ordinance to Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map**

2. Recommendation regarding adoption of An Ordinance to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO

3. Recommendation Regarding Adopting the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zoning (PD's) Affected by the Replacement Zoning Map and will Repeal Ordinances that Established Modified Commercial and Modified Light Industrial Zone Districts.

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Bryce Matthews, Mary Munekata and Stacey Nerger

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

November 14, 2024

Planning Commission Chairperson Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Jane Lane, Bret Tueller, Ruth Ann Nelson, Erik Frandsen, Angela Lindstrom, and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Erik Frandsen moved to approve the October 10, 2024, meeting minutes. Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PUBLIC HEARING – REPLACEMENT ZONING MAP AND LDO AMENDMENT

- 1. An Ordinance to Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map**
- 2. An Ordinance to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO**

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Bryce Matthews, Mary Munekata, Stacey Neger

MOTION TO CONTINUE PUBLIC HEARING TO A DATE CERTAIN – 12.12.24

Commissioner Ruth Ann Nelson moved the Planning Commission to continue the Public Hearing – Replacement Zoning Map and LDO Amendment to a date certain of December 12, 2024. Commissioner Erik Frandsen seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Motion to Approve 2025 Planning Commission Meeting Schedule

Commissioner Ruth Ann Nelson moved the Planning Commission approve the 2025 Planning Commission Meeting Schedule. Commissioner Erik Frandsen seconded, a vote was taken and passed unanimously.

Stacey Nерger reminded the Commissioners that there will be training prior to the next Planning Commission Meeting on 12.12.24 and it will be the final training of the year.

ADJOURNMENT

Commissioner Erik Frandsen moved that the meeting be adjourned. Commissioner Nick Metz seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 12/12/24

Council Date: 01/06/25

Hearing Type: **Public Meeting:**

1. Recommendation regarding adoption of An Ordinance to Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map
2. Recommendation regarding adoption of An Ordinance to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO
3. Recommendation Regarding Adopting the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zoning (PD's) Affected by the Replacement Zoning Map and will Repeal Ordinances that Established Modified Commercial and Modified Light Industrial Zone Districts.

Location: **Townwide**

Project Planner:

Mary Munekata, Senior Planner
Stacey Nerger, Senior Planner
Bryce Matthews, Assistant Director - Planning

Applicant:

Town of Parker

Executive Summary:

The requested action is the final step in the Land Development Ordinance (LDO) Modernization Project that, if approved, will replace the Town's Official Zoning Map with the "Replacement Parker Zoning Map."

On May 20, 2024, Town Council approved the legislative replacement to Title 13 of the Parker Municipal Code (the "LDO"), except for Chapter 13.04, which concerns zoning districts, which Chapter was adopted, but will not go into effect until the Replacement Parker Zoning Map is approved and the zoning districts referenced in the Town's existing Official Zoning Map are repealed. The remainder of the approved LDO which contains standards and regulations that govern land use, development and growth within the Town became effective.

Chapter 13.04 contains text for the establishment of several new zoning districts and the modification of existing zoning districts (chapter 13.04). However, the current zoning remains in effect, and the new zoning districts will not go into effect until the Replacement Zoning Map is adopted by Town Council and the current zoning districts are repealed.

Tonight, the Planning Commission is considering three motions that will recommend the:

1. Repeal of the existing zone districts
2. Adoption of the Replacement Zoning Map
3. Creation of a new zone district, Regional Commercial (C3)
4. Establishment of new Use Specific Standards for residential uses in mixed use districts
5. Addition of a Veterinary Hospital as a use within the Downtown East zoning district as a Use by Special Review, with additional use specific standards
6. Addition of use specific standards for the new Regional Commercial (C3) zone district
7. Approval of ordinances that repeal or partial repeal of certain PD's in order to implement the Replacement Zoning Map
8. Approval of ordinances that repeal Modified Commercial and Modified Light Industrial zone districts in order to implement the Replacement Zoning Map

Staff Recommendation:

Approval

RECOMMENDED MOTIONS

- (1) ***"I move the Planning Commission recommend Town Council Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map."***
- (2) ***"I move the Planning Commission recommend Town Council to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO."***
- (3) ***"I move the Planning Commission recommend Town Council Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts."***

ALTERNATIVE MOTIONS

Deny

- (1) ***"I move the Planning Commission recommend Town Council deny a Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map."***
- (2) ***"I move the Planning Commission recommend Town Council deny Amending Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO."***
- (3) ***"I move the Planning Commission recommend Town Council deny the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts."***

Approve with Conditions

- (1) *"I move the Planning Commission recommend Town Council approve the Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map." with the following conditions:"*
 - List proposed conditions
- (2) *"I move the Planning Commission recommend Town Council Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO with the following conditions:"*
 - List proposed conditions
- (3) *"I move the Planning Commission recommend Town Council Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts with the following conditions:"*
 - List proposed conditions

Continue

- (1) *"I move the Planning Commission vote to continue the public meeting to Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map."*
- (2) *"I move the Planning Commission vote to continue the public meeting to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO."*
- (3) *"I move the Planning Commission vote to continue the public meeting to Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts."*

I. BACKGROUND/DISCUSSION

The Parker LDO was originally adopted in 1981 from Douglas County zoning as part of the incorporation of the Town. It includes administrative provisions, development standards, and zoning regulations governing the use and development of land throughout the Town. Portions of the LDO have remained unchanged for over 40 years, while others have been amended and expanded incrementally over time in response to growth issues, changing market conditions, and Town Council priorities. The incremental updates and revisions to the LDO have created gaps, inconsistencies, and ambiguity within the regulations. This has resulted in challenges using the LDO and occasionally inconsistent outcomes for the public, the development community, and Town staff as the LDO is interpreted and implemented.

In 2018, the Town Council authorized Community Development staff to initiate the process for updating the existing Land Development Ordinance. The LDO Modernization Project ensures that the Town's development standards and zoning are better aligned with the *Parker 2035 Master Plan*. The updated LDO provides a more transparent, modern, and efficient approach to how the Town manages future growth and development by better aligning the LDO regulations with the vision, goals, and policies of the Master Plan and other adopted planning documents.

Project goals that guided the LDO Modernization include:

- Alignment with the *Parker 2035 Master Plan*;
- Make development approvals more consistent and predictable;
- Clarify what is expected of applicants, developers and property owners;
- Enhance development standards;
- Increase the transparency, efficiency of the development review process; and
- Establish user-friendly standards and regulations that are transparent, incorporate best practices, and reflect modern zoning principles

Process & Approach

Phase 1 – Outreach and Project Charter:

The LDO Modernization Project commenced in October of 2018 with Phase 1 (of 2) led by Community Development staff with the assistance of project consultant Clarion Associates. Phase 1 included community engagement and analysis of the current LDO resulting in a Diagnostic Report, Annotated Outline, and a Project Charter. The Project Charter is the road map for how the Project is to be carried out.

Phase 2 – Modernize (rewrite) the LDO based on the LDO Project Charter, Annotated Outline and Outreach:

Upon the successful completion of Phase 1 and Town Council direction to proceed with Phase 2, staff and the project consultant began drafting the revised LDO. The resulting three (3) installments of the LDO were developed:

1. **Module 1 - Zoning Districts and Uses**
2. **Module 2 - Development Standards**
3. **Module 3 - Administration and Procedures**

Following multiple reviews of the draft Modules, consolidated drafts were assembled followed by adoption drafts and the LDO Administrative Manual that supplements the LDO.

On May 20, 2024, the Town Council adopted the Land Development Ordinance delaying the implementation of Chapter 13.04.010 through Chapter 13.04.210, which contain the new zone districts. The zoning chapter is not implemented until the old/existing zone districts are repealed and the required replacement zoning map is completed and adopted.

Key improvements to the adopted LDO Modernization included:

- Improved Ordinance Structure and Organization
- Improved Definitions
- Enhanced Development Quality Standards
- Streamlined Development Review Procedures

Project Public Outreach

The Town values public outreach in order to provide the community with increased awareness and the opportunities to become informed and engaged and to have their voice heard. As such, significant project outreach began at the onset of the LDO Modernization Project and has continued throughout the life of the project. Several tools, explained below, have been used to provide project awareness and garner feedback during the entire process beginning with the creation of the project website at parkerco.gov/LDO.

Project Website: The project website on the Town's Let's Talk Parker website at www.letstalkparker.org/ has provided visitors with continual information on the project and ways to participate in the project. From *January 30, 2018, through November 3, 2024*, the project website produced the following approximate activity:

- **6,000** *Visitors Total*
- **3,800** *Aware Participants*
- **1,800** *Informed Participants*
- **236** *Engaged Participants*

Town Newsletter: Periodic update articles were provided in the Talk of the Town monthly newsletter on a regular basis. Talk of the Town is mailed to approximately 26,112 addresses in Town. This number includes 1,328 business addresses.

Community Open Houses: Six Community open houses have been held throughout the course of the project to inform the public and promote discussion through presentations, material boards and interaction with staff directly.

Email Blasts & Social Media: The Town's Communications Department has been instrumental in keeping citizens informed via all of the available Town communication and social media resources.

Stakeholders & Partners: Stakeholder interviews were conducted.

Planning Commission & Town Council Updates: Periodic study sessions to provide the Planning Commission and Town Council with project updates.

Replacement Zoning Map Outreach: After adoption of the Town’s LDO in May 2024, the Replacement Zoning Map Project began as the final step to the LDO Modernization. The following additional outreach was completed by staff:

- July 2024 - Updated project website at www.parkerco.gov with information on the replacement zoning map project
- July 2024 - Project Fact Sheet posted on the project website
- July 2024 - LDO-Replacement Zoning Map project updates published in the Talk of The Town newsletter
- July 2024 - Draft Proposed Zoning Map posted on the project website for public comment
- August 2024 – LDO-Replacement Zoning Map project updates published in the Talk of The Town newsletter with August & September open house information for review of the draft zoning map.
- August 2024 - Postcards mailed to approximately 625 property owners within affected areas inviting them to open houses on August 21, 2024, or September 4, 2024, (same meeting content) to view the proposed Zoning Map and discuss questions or feedback with staff.
- Town email blasts sent on Aug. 5 and Aug. 20 regarding the Draft Replacement Zoning Map & Community Open Houses

Official Parker Zoning Map

Zoning Districts: The following table lists the new zone districts that will replace the old or existing zone districts:

Zoning Districts			
Label	District Name and General Description	LDO Section	New or Revised
Residential Districts			
SF1	Large-Lot Residential – Similar to Rowley Downs	13.04.020	New
SF2	Standard-Lot Residential – Reflects current single family home development	13.04.030	New
SF3	Small-Lot Residential – Allows for duplexes and single family attached	13.04.040	New
MF	Multifamily Residential – Allows for multifamily development	13.04.050	Revised
Mixed Use Districts			
MN	Mixed-Use Neighborhood – Allows for a mix of neighborhood serving uses	13.04.060	New
MC	Mixed-Use Community – Allows for a mix of community serving uses such as a grocery store anchored center or corridor serving commercial uses	13.04.070	New
MR	Mixed-Use Regional – Allows for a mix of regional serving uses	13.04.080	New

DE	Downtown East – Replaces Greater Downtown District east of Parker Road	13.04.090	New
DW	Downtown West – Replaces Greater Downtown District west of Parker Road	13.04.100	New
Commercial, Employment and Industrial Districts			
C1	Neighborhood Commercial – Neighborhood serving commercial uses, no drive throughs or auto oriented uses	13.04.110	New
C2	Corridor Commercial – Allows for commercial uses, automotive uses and very limited industrial uses	13.04.120	New
C3	Regional Commercial – Allows for regional serving commercial uses, applied to Kohls, Walmart and Target area	13.04.130	New
OE	Office/Employment – Allows for office campuses	13.04.140	New
LF	Light Industrial/Flex – Allows for combination of office and light industrial flex use areas	13.04.150	New
LI	Light Industrial – Allows for light industrial areas	13.04.160	Revised
Other Nonresidential and Special Purpose Districts			
AG	Agricultural – Allows for agricultural and agritainment uses	13.04.170	Revised
OS	Open Space – Allows for open space, parks and passive recreation	13.04.180	Revised
PF	Public Facilities – Allows for a wide variety of public serving facilities such as schools, utilities, public maintenance facilities and Town Hall	13.04.190	Revised
PD	Planned Development – Purpose remains the same	13.04.200	Revised
Overlay Districts			
LI-O	Light Industrial Conservation Overlay – Criteria and area remain the same	13.04.210	Revised

Amended Zoning Districts:

The new and revised zone districts were developed to:

- Align with the *Parker 2035 Master Plan*
- Reflect modern zoning standards
- Considered existing Planned Development (PD) standards
- Be more readable and user friendly
- Be more easily implementable

During the outreach, an existing veterinary clinic located in the current Greater Downtown District (GDD) came forward. Currently veterinary clinics are permitted as a Use by Special Review at their location in the GDD. The current Downtown East (DE) which will replace the GDD in their area did not allow veterinary clinics. Staff is proposing to amend the DE to allow for veterinary clinics to remain a Use by Special Review without allowing them on the first floor on Mainstreet.

LDO Amendments:

The following changes are proposed to the **Use Specific Standards in the LDO:**

For Multifamily, single family attached and live-work:

- In the MN and MC Districts, dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker

Road and E-470 south to the intersection of Parker Road and Hilltop Road.

- In the MN and MC Districts, dwelling units are not permitted within 660 feet of a hard corner

For veterinary clinics and hospitals:

- In the DE district, veterinary clinics and hospitals are not permitted on the first floor adjacent to Mainstreet

In addition, new Use Specific Standards were applied to C3-Regional Commercial zoning that align with Mixed Use Regional Use Specific Standards for commercial uses.

Replacement Zoning Map:

The Replacement Zoning Map is different from the current zoning map - reflecting the following updates/changes that align with phase 1 (text changes) of the LDO Modernization project:

- C-Commercial, B-Business and Greater Downtown Districts are removed; these zone districts will no longer exist and will be replaced by new districts
- All modified zone districts have been removed and replaced with new districts
- PDs that just reference C-Commercial or B-Business have been removed and replaced either in whole or partially with new districts
- New zone districts have been applied based on the *Parker 2035 Master Plan* General Land Use Plan and the existing land uses.

Development of a replacement zoning map is necessary to align with the recently adopted LDO text updates which included updated and new zoning districts. In addition, the revised map and zoning districts were developed to better align with the General Land Use Plan, and vision and goals of the *Parker 2035 Master Plan*. The LDO's purpose is to "*preserve and promote the public health, safety and welfare of the inhabitants of the Town and the public generally and to encourage and facilitate the orderly growth and expansion of the Town*". Together, the updates to the LDO text and the proposed replacement zoning map represent modern, efficient processes and facilitates a more transparent, user-friendly and predictable approach to how the Town manages future growth and development by better aligning the LDO regulations and zoning with the vision, goals, and policies of the Master Plan and other adopted planning documents.

The majority of the parcels affected by the adoption of the Replacement Zoning Map are included in one of the old zoning districts and, upon adoption of the Replacement Zoning Map, these parcels will automatically be included in one of the new zoning districts. However, there are twenty-eight (28) areas identified that are either:

1. Zoned PD where the PD references B-Business or C-Commercial zone districts for land uses and standards. These zoning districts and standards will no longer exist in the new code; or
2. Zoned Modified Commercial or Modified Light Industrial. Modified zone districts are not allowed in the new code and standards for B-Business and C-Commercial will no longer exist.

The original ordinances that established the zoning for the identified 28 areas must be repealed or partially repealed to implement the Replacement Zoning Map because the B-Business and C-Commercial zoning districts that they refer to will no longer exist. In order to accomplish this, 28-ordinances will need to be adopted by Town Council to repeal the zoning for each of these areas.

These ordinances are scheduled for consideration by the Town Council on January 6, 2025 along with the Ordinances attached to this staff report.

II. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	N/A
Consistent Goals/Strategies	Land Use 1.A – through K
Staff Analysis	The <i>Parker 2035 Master Plan</i> is a policy framework for decisions that affect the physical, social and economic environment of the Town. The new LDO is consistent with the Master Plan as it better aligns the LDO's standards and regulations that implement the vision, goals, strategies and policies of the Master Plan - to manage growth and development in the Town of Parker. Zoning standards in the new LDO: • Help to strengthen our identity through supporting a balance of land uses; • Ensure that the Town can balance the pace of development with the ability to provide services; • Ensure opportunity for an economic base in appropriate locations; • Guide open space preservation; • Encourage transitions between land uses and guides the integration of the built environment with the natural environment; • Encourage land uses that allow people to work, live and play in Parker; • Continue to require appropriate park land dedication and improvements for new neighborhoods; and • Is more consistent and understandable than the current LDO. New zone districts have been reviewed and applied in conjunction with the General Land Use Map within the <i>Parker 2035 Master Plan</i> and in relation to existing uses.

	Staff has determined that the proposed LDO changes and Replacement Zoning Map align with the <i>Parker 2035 Master Plan</i> .
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III. CONCLUSION

The new Land Development Ordinance zoning districts align with the *Parker 2035 Master Plan* and will provide several benefits to the public, applicants, development community, property owners and Town staff including:

- More predictable zoning
- Easier to understand standards and regulations
- Greater clarity including the use of graphics and tables
- Greater transparency and ease of use for the public

The new Replacement Zoning Map applies the zoning districts in a manner that aligns with the *Parker 2035 Master Plan* and considers existing land uses.

Tonight, Planning Commission will be considering the following motions:

Motion 1:

1. Recommend the repeal of the old/existing zone districts in Section 13.04
2. Recommend the adoption of the Replacement Zoning Map.

Motion 2:

1. Recommend the creation a new zoning district, Regional Commercial (C3)
2. Recommend new standards for multifamily in mixed use districts
 - a. Does not allow multifamily on the first floor 600' from Parker Road
 - b. Does not allow any multifamily within 660' of a Hard Corner – Hard Corners are arterial road intersections defined in the LDO
3. Recommend the addition of Veterinary Clinic and Hospital as a Use by Special Review within the Downtown East (DE) district with a Use Specific Standard not allowing the use on the first floor on Mainstreet.
4. Recommend the establish Use Specific Standards for Regional Commercial (C3) zone district

Motion 3:

1. Recommend the adoption of the ordinances to repeal or partially repeal certain Planned Development zone districts affected by the Replacement Zoning Map and will repeal ordinances that established Modified Commercial and Modified Light Industrial zone districts in order to properly implement the Replacement Zoning Map.

Staff recommends that the Planning Commission recommend the Town Council:

1. Approve an ordinance that repeals the current zone districts and adopts the New Replacement Zoning Map applying the new zone districts.
2. Approve an ordinance to create a new zone district Regional Commercial (C3) and make amendments to the use specific standards.

3. Approve ordinances required to implement the Replacement Zoning Map that will repeal or partially repeal certain Planned Development zoning and repeal all modified zone districts.

IV. ATTACHMENTS

1. Draft Ordinance for zoning repeal and the adoption of the Replacement Zoning Map
2. Map depicting differences between current zoning map and Replacement Zoning Map
3. Draft Replacement Zoning Map
4. Draft Ordinance for proposed LDO changes

Report Approved By: Bryce Matthews, Assistant Director - Planning

ORDINANCE NO. 3.372.1, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO REPEAL SECTIONS 13.04.010 THROUGH 13.04.030, SECTIONS 13.04.050 THROUGH 13.04.165, SECTION 13.04.180, AND SECTIONS 13.04.270 THROUGH 13.04.300 OF THE EXISTING LAND DEVELOPMENT ORDINANCE, AND TO ADOPT THE REPLACEMENT PARKER ZONING MAP

WHEREAS, on August 3, 1981, the Town Council, formerly the Board of Trustees, adopted the original zoning and zoning map by ordinance, which map has been amended from time to time (the “Parker Zoning Map”).

WHEREAS, on April 4, 1994, the Town Council adopted Title 13 of the Parker Municipal Code, pursuant to Ordinance No. 3.01.3, Series of 1994, which title has been amended from time to time (the “Existing Land Development Ordinance”).

WHEREAS, on May 20, 2024, the Town Council adopted Ordinance No. 3.372, Series of 2024, repealing the Existing Land Development Ordinance, except Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300, and reenacted Title 13 of the Parker Municipal Code, except Sections 13.04.010 through 13.04.210 (the “Replacement Land Development Ordinance”).

WHEREAS, Ordinance No. 3.372, Series of 2024, provides that the zoning districts contained in Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance will remain in effect until the Parker Zoning Map is replaced with a new zoning map to locate the new and modified zoning districts contained in Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance (the “Replacement Parker Zoning Map”) and the zoning districts contained in the Existing Land Development Ordinance are repealed.

WHEREAS, Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance, which contains the text for the establishment of several new zoning districts and the modification of zoning districts created by the Existing Land Development Ordinance, will not go into effect until the Replacement Parker Zoning Map is adopted to locate the new and modified zoning districts contained in Replacement Land Development Ordinance.

WHEREAS, the Town conducted several workshops and meetings with the Parker community, the Parker Planning Commission, and the Parker Town Council for the purpose of soliciting advice and comments on the Replacement Parker Zoning Map. A project website was established with information on the proposed replacement zoning map including meetings to provide public feedback. Community open houses were held on August 21 and September 4, 2024, to solicit input from property owners and the community at large. The Town mailed postcards to impacted property owners. Study sessions were also held to solicit input and direction from the Parker Town Council on July 22, 2024, and October 7, 2024, as well as study sessions with the Parker Planning Commission on July 25, 2024, and October 10, 2024.

WHEREAS, the Planning Commission recommended adoption of the Replacement Parker Zoning Map at a public meeting held on November 14, 2024.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance are hereby repealed in their entirety.

Section 2. The Replacement Parker Zoning Map, which is attached as **Exhibit A**, and incorporated by this reference, is hereby adopted by the Town Council.

Section 3. Sections 13.04.010 through 13.04.210 of the Replacement Land Development Ordinance are in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 5. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

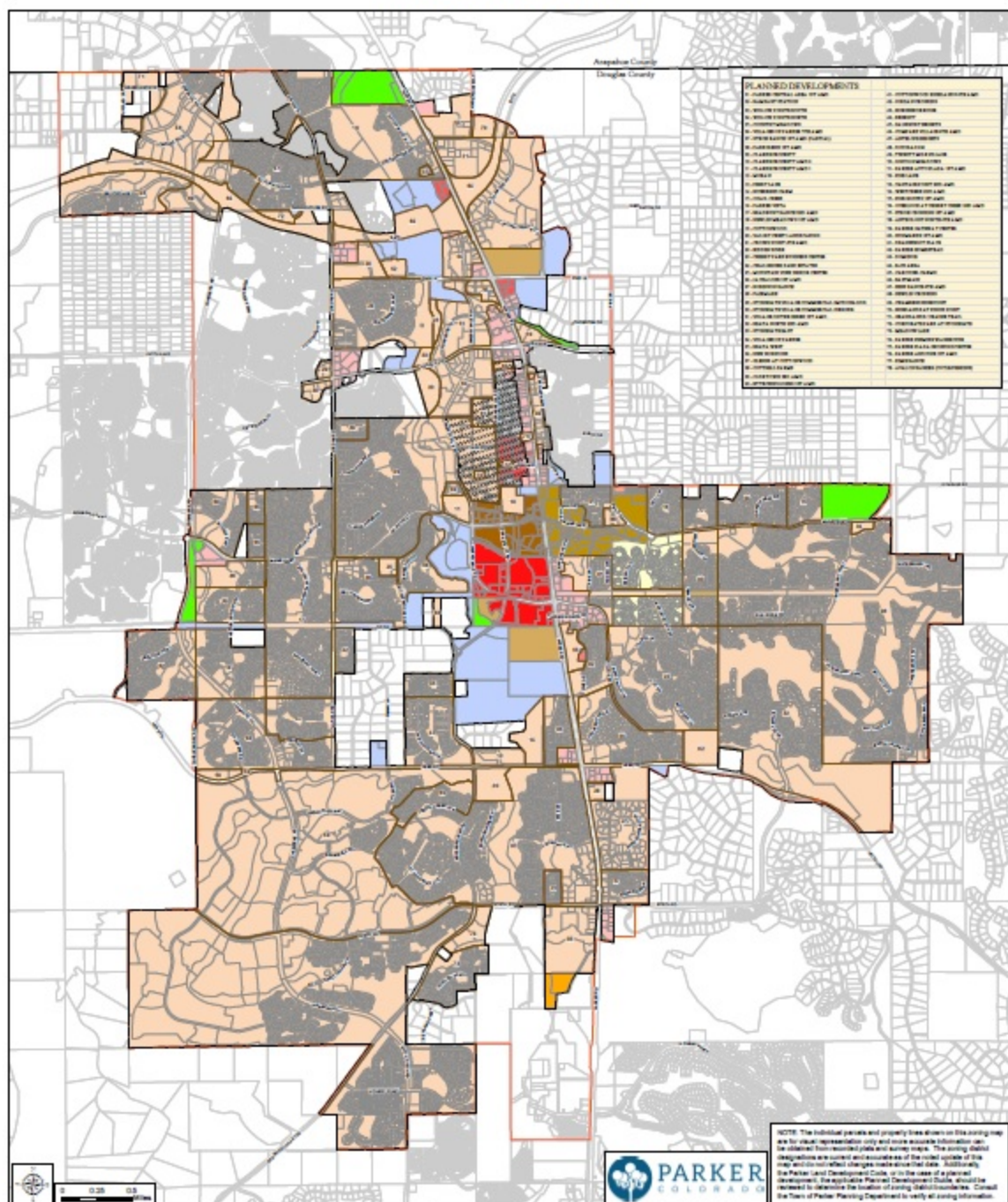
Jamie Wynn, Town Attorney

EXHIBIT A

Zoning Map

Town of Parker, Colorado

Map Date: January 6, 2025



Zoning

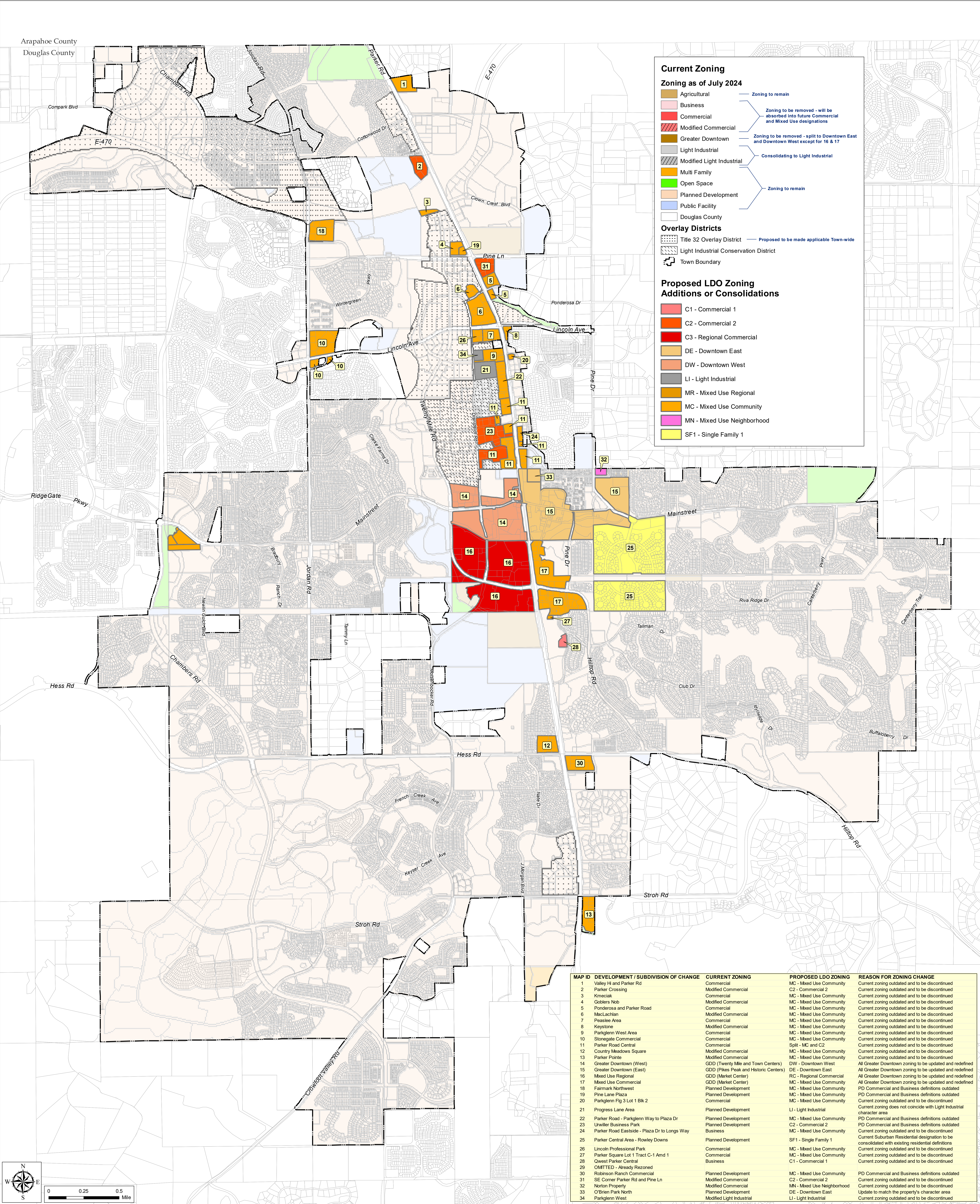
 Agricultural (AG)	 Downtown West (DW)	 Mixed-Use Regional (MR)	 Public Facility (PF)
 Neighborhood Commercial (C1)	 Light Industrial (LI)	 Multifamily Residential (MF)	 Large-Lot Residential (SF1)
 Corridor Commercial (C2)	 Light Industrial Flex (LF)	 Office / Employment (OE)	 Standard-Lot Residential (SF2)
 Regional Commercial (C3)	 Mixed-Use Neighborhood (MN)	 Open Space (OS)	 Small-Lot Residential (SF3)
 Downtown East (DE)	 Mixed-Use Community (MC)	 Planned Development (PD)	 Unzoned or Outside of Town Jurisdiction

Other Features

 Planned Developments
 Light Industrial Conservation District
 Parker Planning Area
 Parker Town Boundary

LDO Proposed Zoning Map

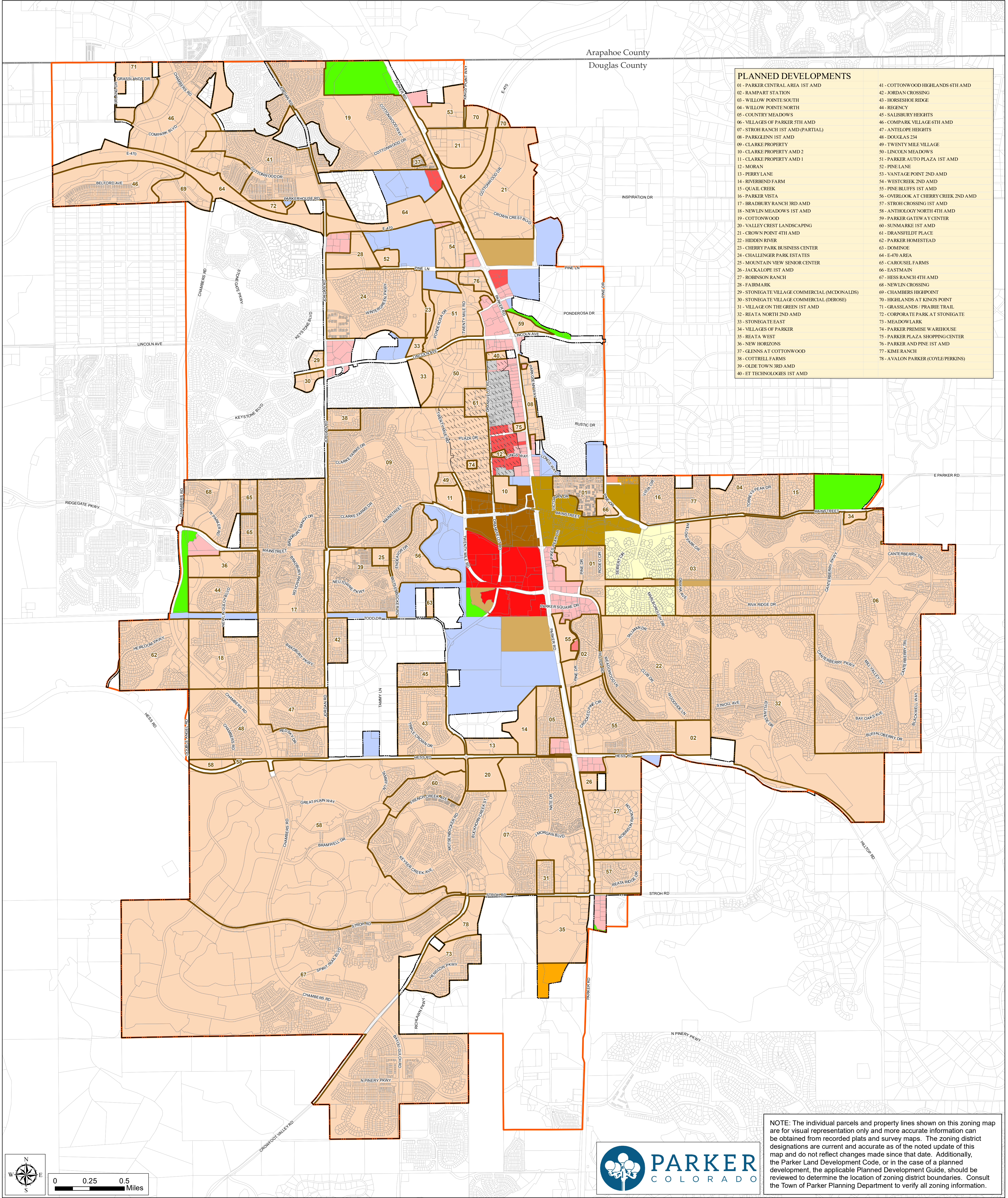
DRAFT 2
DATE: 11/05/24



Zoning Map

Town of Parker, Colorado

Map Date: January 6, 2025



Zoning

Agricultural (AG)	Downtown West (DW)	Mixed-Use Regional (MR)	Public Facility (PF)
Neighborhood Commercial (C1)	Light Industrial (LI)	Multifamily Residential (MF)	Large-Lot Residential (SF1)
Corridor Commercial (C2)	Light Industrial Flex (LF)	Office / Employment (OE)	Standard-Lot Residential (SF2)
Regional Commercial (C3)	Mixed-Use Neighborhood (MN)	Open Space (OS)	Small-Lot Residential (SF3)
Downtown East (DE)	Mixed-Use Community (MC)	Planned Development (PD)	Unzoned or Outside of Town Jurisdiction

Other Features

Planned Developments
Light Industrial Conservation District
Parker Planning Area
Parker Town Boundary

ORDINANCE NO. 3.372.2, Series of 2024

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.04.010(A) OF THE LDO TO REPLACE TABLE 13.04.A., TO ADD SECTION 13.04.130, TO RENUMBER SECTIONS 13.04.130 THROUGH 13.04.230, AMEND SUBSECTION 13.04.220(C) BY REPLACING TABLE 13.04.D., AMEND SUBSECTION 13.05.020(E) BY REPLACING TABLE 13.05.A, AMENDING SUBSECTIONS 13.05.030(C)(1), (2), (3) AND (4), 13.05.030(D)(1)C., 13.05.030(D)(2)D., 13.05.030(D)(4)C., 13.05.030(E)(4), 13.05.030(E)(5)C., 13.05.030(E)(15)C., 13.05.030(E)(16)C., 13.05.030(E)(17)B. AND 13.05.030(F)(1)B. OF THE LDO

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Subsection 13.04.010(a) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.A: Zoning Districts Established, as described in **Exhibit A**, which is attached hereto and incorporated herein by reference.

Section 2. Chapter 13.04 of the Parker Land Development Ordinance is amended by the addition of a new Section 13.04.130 (Regional Commercial), which is attached hereto as **Exhibit B** and incorporated herein, by reference, and renumbering Section 13.04.130 (Office/employment) as Section 13.04.140; Section 13.04.140 (Light industrial/flex) as Section 13.04.150; Section 13.04.150 (Light industrial) as Section 13.04.160; Section 13.04.160 (Agriculture) as 13.04.170; Section 13.04.170 (Open space) as Section 13.04.180; Section 13.04.180 (Public facilities) as Section 13.04.190; Section 13.04.190 (Planned development) as Section 13.04.200; Section 13.04.200 (Overlay districts) as Section 13.04.210; Section 13.04.210 (Summary tables of lot and building standards) as Section 13.04.220; and Section 13.04.220 (Measurement methodology) as Section 13.04.230.

Section 3. Subsection 13.04.220(c) of the Parker Land Development Ordinance is amended by the replacement of Table 13.04.D Summary of Commercial, Employment, and Industrial District Lot and Building Standards, which is attached hereto as **Exhibit C** and incorporated herein by reference.

Section 4. Subsection 13.05.020(e) of the Parker Land Development Ordinance is amended by the replacement of Table 13.05.A: Table of Allowed Uses, which is attached hereto as **Exhibit D** and incorporated herein by reference.

Section 5. Paragraph 13.05.030(c)(1) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph c. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(1) Dwelling, co-housing.

* * *

c. MN district. The following additional restrictions shall apply to the MN district:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 6. Paragraph 13.05.030(c)(2) of the Parker Land Development Ordinance is hereby amended by the addition of new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(2) Dwelling, live/work.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 7. Paragraph 13.05.030(c)(3) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph d. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(3) Dwelling, multifamily.

* * *

d. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 8. Paragraph 13.05.030(c)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(c) Residential uses.

* * *

(4) Dwelling, single-family attached.

* * *

b. In the MN and MC districts:

1. Dwelling units are not permitted on the first floor within 600 feet of Parker Road. This restriction shall apply from the intersection of Parker Road and E-470 South to the intersection of Parker Road and Hill Top Road.

2. Dwelling units are not permitted within 660 feet of a hard corner.

Section 9. Subparagraph 13.05.030(d)(1)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(1) Community facility.

* * *

c. In the MN, MC, ~~and MR~~, **and C3** districts, community facilities:

* * *

Section 10. Paragraph 13.05.030(d)(2)d. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(2) Daycare, commercial.

* * *

d. In the MN, MC, MR, **C3**, DE, DW, C1, and C2 districts, daycares shall not exceed 3,500 square feet and shall not be located within 250 feet from a hard corner.

* * *

Section 11. Subparagraph 13.05.030(d)(4)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(d) Public, institutional, and civic uses.

* * *

(4) Religious assembly.

* * *

c. In the MN, MC, MR, **and C1, and C3** districts, community facilities:

* * *

Section 12. Paragraph 13.05.030(e)(4) of the Parker Land Development Ordinance is hereby amended by the addition of a new Subparagraph b. to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(4) Veterinary clinic and hospital. Outdoor facilities associated with a veterinary clinic or hospital shall comply with the following standards:

* * *

b. In the DE district, a veterinary clinic or hospital shall not be located on the first floor adjacent to Mainstreet.

Section 13. Subparagraph 13.05.030(e)(5)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(5) Indoor recreation facility.

* * *

c. In the MN, MC, MR, C1, **and C2, and C3** districts, indoor recreation facilities:

* * *

Section 14. Subparagraph 13.05.030(e)(15)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(15) Personal instruction studio.

* * *

c. In the MC, MR, **C3**, OE, and LF zoning districts:

* * *

Section 15. Subparagraph 13.05.030(e)(16)c. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(16) Personal services, general.

* * *

c. In the MC, MR, **C3**, OE, and LF zoning districts:

* * *

Section 16. Subparagraph 13.05.030(e)(17)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(e) Commercial uses.

* * *

(17) Building materials and supply store.

* * *

b. In the MR **and C3** districts, outdoor display may only be provided if approved with a Use by Special Review.

* * *

Section 17. Subparagraph 13.05.030(f)(1)b. of the Parker Land Development Ordinance is hereby amended to read as follows:

13.05.030 Use-specific standards.

(f) Industrial uses.

* * *

(1) Food and beverage processing.

* * *

b. In the MC, **and MR, and C3** districts, food and beverage processing facilities shall not exceed 15,000 square feet.

* * *

Section 18. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary

for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 19. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 20. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2024.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Josh Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT A

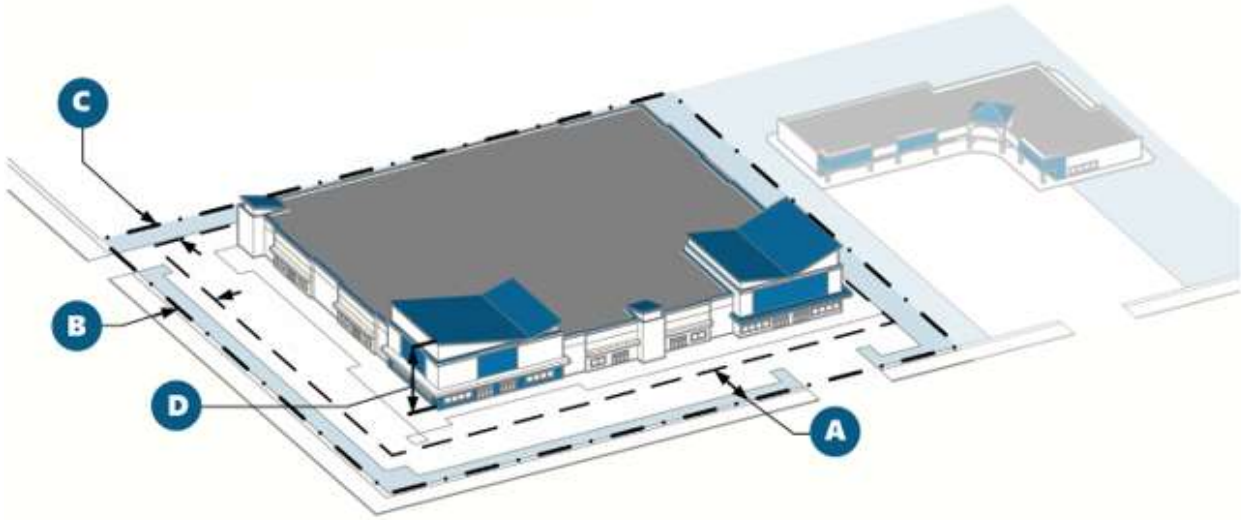
Replacement Table 13.04.A: Zoning Districts Established.

Table 13.04.A: Zoning Districts Established		
Label	District Name	LDO Section
Residential Districts		
SF1	Large-Lot Residential	13.04.020
SF2	Standard-Lot Residential	13.04.030
SF3	Small-Lot Residential	13.04.040
MF	Multifamily Residential	13.04.050
Mixed-Use Districts		
MN	Mixed-Use Neighborhood	13.04.060
MC	Mixed-Use Community	13.04.070
MR	Mixed-Use Regional	13.04.080
DE	Downtown East	13.04.090
DW	Downtown West	13.04.100
Commercial, Employment, and Industrial Districts		
C1	Neighborhood Commercial	13.04.110
C2	Corridor Commercial	13.04.120
C3	Regional Commercial	13.04.130
OE	Office/Employment	13.04.140
LF	Light Industrial/Flex	13.04.150
LI	Light Industrial	13.04.160
Other Nonresidential and Special Purpose Districts		
AG	Agricultural	13.04.170
OS	Open Space	13.04.180
PF	Public Facilities	13.04.190
PD	Planned Development	13.04.200
Overlay Districts		
LI-O	Light Industrial Conservation Overlay	13.04.210(b)

EXHIBIT B

New Section 13.04.130 Regional commercial (C3).

13.04.130 Regional commercial (C3).



(a) Purpose.

The C3 district is intended to accommodate regional destination retail and large-scale commercial development. The district emphasizes pedestrian-friendly design and active ground-floor uses, with a focus on high-quality site design and clear street organization for easy access and multi-modal mobility options.

(b) C3 lot and building standards.

Setbacks (minimum)

A	Front	10 feet
	Side	None [1]
B	Side, adjacent to street	None [1]
C	Rear	None [1]

Height (maximum)

D	Building height	60 feet [2]
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Notes:

[1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than 35 feet shall be set back a minimum of 40 feet from each property line with a Protected Lot.

[2] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 40 feet of a Protected Lot.

(c) Additional standards. Additional standards in the Development Design Standards may apply depending on use type.

EXHIBIT C

Replacement Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards.

Table 13.04.D: Summary of Commercial, Employment, and Industrial District Lot and Building Standards						
Zoning District	C1	C2	C3	OE	LF	LI
Setbacks (minimum)						
Front	15 feet	10 feet	<u>10 feet</u>	10 feet	10 feet	10 feet
Side	None [1] [2]	None [1] [2]	<u>None [1]</u>	10 feet [1] [2]	10 feet [1]	10 feet [1]
Side, adjacent to street	15 feet [1] [2]	None [2]	<u>None [1]</u>	None	None	None
Rear	25 feet [1] [2]	10 feet [1] [2]	<u>None [1]</u>	10 feet [1] Adjacent to E-470: 50 feet	10 feet [1] Adjacent to E-470: 50 feet	10 feet [1]
Height						
Building height	35 feet	45 feet [3]	<u>60 feet [3]</u>	100 feet [3]	60 feet; 90 feet with Use by Special Review [3]	50 feet [3]
Notes: [1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot. [2] Applies only to perimeter property lines; does not apply to internal site for developments with campus settings on multiple parcels. [3] No portion of a building constructed on a Restricted Lot outside of the DE or DW zoning districts may exceed a maximum height of 35 feet within 50 feet of a Protected Lot.						

EXHIBIT D

Replacement Table 13.05.A: Table of Allowed Uses

Table 13.05.A: Table of Allowed Uses P = permitted by right S = Use by Special Review required A = accessory use by right blank cell = prohibited + = use-specific standards apply to that use in that zoning district																			
Zoning Districts	SF1	SE2	SE3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Residential Uses																			
Household Living																			
Caretaker Residence							A			S	S				S	S+		S	13.05.050(d)(3)
Dwelling, Co-Housing			P+	P+	S+														13.05.030(c)(1)
Dwelling, Duplex			P	P															
Dwelling, Live/Work				P+	P+	P+	S+	S+	S+										13.05.030(c)(2)
Dwelling, Multifamily				P	S	S	S+	P+	P+										13.05.030(c)(3)
Dwelling, Single-Family Attached			P	P	S	S	S	P+	S										13.05.030(c)(4)
Dwelling, Single-Family Detached	P	P	P													P			13.05.030(c)(5)
Dwelling Unit, Accessory	Not permitted																		13.05.050(d)(1)
Home Occupation	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+			13.05.050(d)(6)
Secondary Family Space	A+	A+	A+													A+			11.02.050 (Parker Municipal Code)
Group Living																			
Continuing Care Facility			S+	P+	S+	S+	S+		S+	S+			S+						13.05.030(c)(6)
Group Home	P+	P+	P+	P+												P+			13.05.030(c)(7)
Group Residential Facility				P	S	S	S+	P+	P+										13.05.030(c)(7)
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery																S		S	
Community Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	P+					P	13.05.030(d)(1)
Daycare, Commercial	S+	S+	P+	P+	P+	P+	P+	S+	S+	P+	S+	P+	P+	S+	A+				13.05.030(d)(2)
Daycare, Residential	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+				P+			13.05.030(d)(3)
Funeral Facility											S			S	S				
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility						P	P					P	P	P				P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		P+							13.05.030(d)(4)
Educational Facilities																			
School, College or University						P	P	P+	P+			P	P	P				P	13.05.030(d)(5)
School, Public or Private	P+	P+	P+	P+	S	S	S	S	P+			S	S	S				P	13.05.030(d)(6)
School, Vocational or Trade					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	13.05.030(d)(7)
Healthcare Facilities																			
Hospital						S	P				P	P	P	S					
Medical or Dental Clinic					S	P	P	P+	P+	P	P	P	P	P	P				13.05.030(d)(8)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SE1	SE2	SE3	MF	MN	MC	MR	DE	DW	G1	G2	G3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Commercial Uses																			
Agricultural and Animal Uses																			
Agriculture, General																P	P		
Agriculture, Urban	A+	A+	A+	A+	A+	A+	A+	A+	A+							A+	A+		13.05.050(d)(2)
Agritainment																P	S		
Kennel, Commercial						S+	S+			S+	S+			S+	S+	S+			13.05.030(e)(1)
Natural Medicine Cultivation Facility															P+				13.05.030(e)(2)
Stable, Commercial																P+			13.05.030(e)(3)
Veterinary Clinic and Hospital						P+	S+	S+		P+	P+	S+		P+	S+	S+			13.05.030(e)(4)
Recreation and Entertainment																			
Indoor Recreation Facility					S+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+			P+	13.05.030(e)(5)
Outdoor Recreation Facility				S+	S+	A+	A+			S+	S+	A+							13.05.030(e)(6)
Food and Beverage Services																			
Bar and Lounge					P+	P+	P+	P+	P+	P+	P+	P+	P+	S+					13.05.030(e)(7)
Microbrewery, Cidery, Distillery, or Winery					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	S+				13.05.030(e)(8)
Restaurant					P	P	P	P	P	P	P	P	P	P	S				
Office, Business, and Professional Services																			
Administrative, Professional, and Government Office				A	P+	P	P	P+	P+	P	P	P	P	P	P			P	13.05.030(e)(9)
Automated Teller Machine					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+					13.05.030(e)(10)
Financial Institution					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+					13.05.030(e)(11)
Research and Development							P				P	P	P	P					
Personal Services																			
Check-Cashing Establishment										P+					P+				13.05.030(e)(12)
Laundry Facility, Commercial					P+	P+	P+		P+	P+	P+	P+		P+	P+				13.05.030(e)(13)
Laundry Facility, Self-Service					P+	P+	P+			P+	P+	P+							13.05.030(e)(14)
Natural Medicine Healing Center										P+	P+								13.05.030(e)(2)
Personal Instruction or Studio					P+	P+	P+	P+	P+	S+	P+	P+		P+	P+				13.05.030(e)(15)
Personal Services, General				A+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+				13.05.030(e)(16)
Retail Sales																			
Building Materials and Supply Store						S+	P+			P+	P+			P+	P+				13.05.030(e)(17)
General Retail, 10,000 Square Feet or Less				A+	P+	P	P	P	P	P	P	P	P	P	A	A			13.05.030(e)(18)
General Retail, More than 10,000 Square Feet					P	P	P	P+	P	P	P	P	P	P	A	A			13.05.030(e)(19)
Mobile Business																			See Section 13.05.060(c)(3)
Nursery or Garden Supply Store							P+				P+	P+			P+				13.05.030(e)(20)
Outdoor Sales and Display					A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+				13.05.050(d)(7)
Pawnbroker															P+				13.05.030(e)(21)

Table 13.05.A: Table of Allowed Uses

P = permitted by right S = Use by Special Review required A = accessory use by right
blank cell = prohibited + = use-specific standards apply to that use in that zoning district

Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	G1	G2	G3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Lodging Facilities																			
Bed and Breakfast				P+	P+	S+		P+	P+										13.05.030(e)(22)
Hotel/Motel					S	P	P	P	P	P	P	P	P	P	P				
Short-Term Rental																			
Transportation, Vehicles, and Equipment																			
Automotive Fuel Sales					P+	P+	P+				P+	P+		P+	S+				13.05.030(e)(23)
Automotive Repair, Major											S+			P+	P+				13.05.030(e)(24)
Automotive Repair, Minor					S+	S+	S+				P+	S+		P+	P+				13.05.030(e)(25)
Automotive Sales and Leasing, Heavy														P+	P+				13.05.030(e)(26)
Automotive Sales and Leasing, Light											P+			S					13.05.030(e)(27)
Car Wash					S+	S+	S+				P+	S+		A+	A+				13.05.030(e)(28)
Drive-Through Facility						A+	A+		S+	A+	A+	A+	A+						13.05.050(d)(4)
Electric Vehicle Charging Station	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(29)
Equipment and Machinery Sales, Rental, and Repair							S+				P+	S+		S+	P+				13.05.030(e)(30)
Parking Garage	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(31)
Parking Lot	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	13.05.030(e)(32)
Recreational Vehicle Sales, Rental, and Repair											S			P+	S				13.05.030(e)(33)
Transit Terminal or Station					P	P	P	P	P			P	P	S				P	
Sexually Oriented Businesses																			
Sexually Oriented Business															P+				13.05.030(e)(34)
Industrial Uses																			
Manufacturing and Processing																			
Food and Beverage Processing						P+	P+	P+	P+	P+	P+	P+		P+	P+				13.05.030(f)(1)
Industrial, General	Not permitted																		13.05.030(f)(2)
Industrial Hemp Processing											P+			P+	P+				13.05.030(f)(3)
Light Industrial														P+	P+				13.05.030(f)(4)
Mining and Extraction																	S		
Natural Medicine Products Manufacturer															P+				13.05.030(e)(2)
Natural Medicine Testing Facility															P+				13.05.030(e)(2)
Oil and Gas Operations	See Chapter 13.06																		
Storage and Distribution																			
Storage					A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+			A+	13.05.030(f)(5) and 13.05.050(d)(8)
Contractor Office														P+	P+				
Distribution Facility														P+	P+				13.05.030(f)(5) and 13.05.050(d)(9)
Self-Storage	Not permitted																		13.05.030(f)(5)

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Zoning Districts	SF1	SF2	SF3	MF	MN	MC	MR	DE	DW	C1	C2	C3	OE	LF	LI	AG	OS	PF	Use-Specific Standards (USS)
Public and Semi-Public Utility Uses																			
Utilities																			
Public Utility, Major	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	13.05.030(g)(1)
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communications Facilities																			
Wireless Communications Facility	See standards in Section 13.05.040																		
Temporary Uses																			
Agricultural Product Stand	See standards in Section 13.05.060																		
Carnival or Festival																			
Outdoor Market																			
Seasonal Sales																			
Temporary Structure																			