



Part II

Section 12

B - Business

PART II, SECTION 12: B -- BUSINESS

All new non-residential development shall be PUD. (Included in Part II, Sec 16)

A. INTENT

Areas for retail related business uses with minimal wholesale activity and limited storage within the principal structure, including professional services and providers of goods and services to the public.

B. USES PERMITTED BY RIGHT INCLUDING THE FOLLOWING BUT SHALL NOT BE LIMITED TO:

1. Antique shops.
2. Artist supply stores.
3. Banks, Savings & Loans, Credit Unions or similar Financial Institutions with or without drive-in facilities.
4. Barber Shops, Beauty Parlors, Nail Salons or any other Personal Care Businesses.
5. Bars and lounges.
6. Book stores.
7. Churches and Church Schools.
8. Clothing and other retail stores.
9. Convenience Store.
10. Craft and hobby stores.
11. Drug stores.
12. Dry goods and variety stores.
13. Dry cleaning.
14. Electrical and household appliance sales and service.
15. Fire Station (see Resolution 99-19).
16. Florist, Nurseries, Retail Plant Stores and Retail Greenhouses.
17. Furniture stores.

18. Gift shops.
19. Grocery stores.
20. Hardware/Building Materials and Home Repair/Supply stores, without outside storage of any kind.
21. Jewelry stores.
22. Laundromats.
23. Library.
24. Liquor Stores.
25. Mortuaries and funeral homes.
26. Motel, hotel and Bed and Breakfasts.
27. Music shops.
28. Offices - general, medical, dental, including all professional, public utility office or service facility and governmental activities.
29. Office/Business supply and stationary stores.
30. Paint stores.
31. Pet shops.
32. Photographic studios, equipment and supply stores.
33. Public and private school, including nursery and day care centers where outdoor area shall be enclosed by six (6) foot perimeter fencing.
34. Public or private membership clubs.
35. Public or private parking lots.
36. Public or private recreational areas.
37. Restaurants and other eating establishments, including Fast Food Establishments and Bakeries, retail and minimal wholesale with or without drive-in facilities.
38. Shoe stores.
39. Sporting goods and athletic equipment stores.



40. Tack/Livestock shops without feed storage.
41. Theaters - indoor.
42. Toy and game stores.
43. Travel agencies.

All of the listed uses and those interpreted for inclusion by the Community and Development Services Director shall be conducted entirely within an enclosed building unless exempted by the Community and Development Services Director.

C. USES PERMITTED BY SPECIAL REVIEW

1. Automobile service stations with gasoline pumps.
2. Caretaker residence.
3. Cellular Communication Facilities Standards (see Part II, Section 18 – Uses Permitted by Special Review).
4. Convenience stores with gasoline pumps.
5. Firing Range - indoor.
6. Major facilities of a public utility.
7. Printing and Publishing Businesses including Sign painting.
8. Public, private and multiple use wastewater treatment and water storage facilities for domestic use in excess of five thousand (5,000) gallons.
9. Temporary construction offices – Administrative Special Use approval similar to Group Homes, bonding may be required.
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D. MINIMUM AREA AND YARD SETBACK REQUIREMENTS - FOR PRINCIPAL AND ACCESSORY BUILDINGS AND USES

1. Minimum lot width 100 feet
2. Minimum front yard setback and minimum yard setback for land abutting a street. 40 feet

3. Minimum side and rear yard setbacks:

Adjoining uses allowed in B or C: in accordance with the Uniform Building Code.

Adjoining uses allowed in LI or GI 50 feet

Adjoining uses allowed in Residential or Agriculture 60 feet

4. Maximum building height 60 feet

5. Corner lots must meet front yard setback requirements on each side the yard borders a public or private road, a vehicle right-of-way or a vehicle easement.

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this district and do not have to comply with the minimum setbacks of the zone district.
2. Fences, hedges and walls shall not exceed thirty (30) inches in height on corner lots for a minimum distance of fifteen (15) feet in either direction measured from property corners at intersections of streets, roads, highways and railroads, restricting visibility.
3. Fences, hedges and walls shall not exceed eight feet in height and shall not exceed four (4) feet in height when located in required front yards.
4. Outdoor storage shall be concealed by a solid fence or wall at least six (6) feet in height.

F. GENERAL REQUIREMENTS

1. Road Requirements: Roads must meet all requirements of the Elbert County Road and Bridge Standards. Certified approval of roads must be obtained prior to issuance of the 1st building permit.
2. Parking Requirements: See Section 21 of these Regulations.
3. Sign Requirements: See Section 21 of these Regulations.
4. Landscape Requirements: Each parcel or tract shall be landscaped in accordance with an approved landscaping plan. The areas landscaped shall be inclusive of, but not limited to, the required front yard, parking areas and other required areas. Xeriscaping is encouraged.
5. Water and Sanitation Facility Requirements: Use must be served by a central water and sanitation facility approved by Elbert County Building Department and Colorado State Health Department. In appropriate cases, septic approved by the Elbert County Building Department.



6. Utility Requirements: All distribution and/or service lines for all utilities must be underground installation, unless a Variance or Special Use Review is granted by Elbert County for overhead installation.

7. Additional Requirements:

- a. All roof mounted equipment shall be properly screened. Solar collectors and solar heaters are exempted.
- b. All uses shall be in accordance with an approved site plan.