

Zone District: B-3 (Highway and Arterial Business District)

Purpose. The standards of this district (B-3) are intended to provide areas along highways and arterial streets for location of business and services.

Setbacks: Front: 25’* Side: 5’** Rear: 15’**

* That portion of the parcel adjacent to an “expressway” shall provide 75’ of front setback.

**Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 50%
 Floor Area Ratio: 1.5
 Max. Height: 50’ (See Section 17-4-6 for additional setbacks required for structures over 35’ in height)
 Minimum Lot Width: 50’
 Minimum Lot Size: 5,000 Square Feet

PERFORMANCE STANDARDS:

Sec. 17-4-5.

Schedule of District Regulations (Part IV, Nonresidential).

The applicant shall submit proof that he or she can or will meet the applicable performance standards listed below.

(1) O-1, B-1, B-2, B-3 and B-4 Districts; performance standards.

- a. All portions of the land area of the parcel and the adjacent street rights-of-way and alleys upon which it fronts shall be landscaped, graded, paved, fenced, planted or covered by buildings, so that no dust will blow off the site and no soil or debris will be washed upon the sidewalks, alleys or streets from the parcel in the event of a rainstorm.
- b. All outdoor storage areas shall be enclosed by tight fencing, walls or closely planted landscape material, sufficient in height to totally obscure the storage areas as seen from a height of five (5) feet along the property line, and such areas and all others shall be constructed, used and maintained to have an orderly appearance at all times.
- c. No sound, smoke, odor, vibration, dust, glare or heat shall be measurable beyond the outer boundaries of the parcel.
- d. In a B-3 zone district no unauthorized sign, signal, marking or device shall be placed, maintained or displayed which (1) is located in the right-of-way of any street, alley or highway, or encroaches into the air space above the right-of-way; (2) flashes or blinks; (3) uses the colors of red, amber or green in such manner as to be confused with an official traffic control device or railroad sign or signal; or (4) violates the Model Traffic Code for Colorado Municipalities, Section 15-12, "Unauthorized signs, signals, or markings."

Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking: § 17-4-43. Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

**Permitted Uses:
§ 17-4-51 (11.1)**

Uses by right.

A use by right is any use which is primarily retail, office, commercial, finance, transient residence, including bed and breakfast homes, bed and breakfast inns, government, service, social or cultural in nature (including parking lot and parking structure), which serves the public good and which does not involve the manufacture or production, fabrication or rebuilding or the bulk storage, warehousing or wholesaling of merchandise, or mobile home sales. (Utilities as outlined in Section 17-4-30.)

1. Residential uses that existed before February 1, 1968.

Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.

1. Bulk storage, warehousing or wholesaling.
 - 1.1. Community correctional facility or program.
 - 1.2. Homeless shelter.
2. Private recreation and amusement facilities.
 - 2.1 Medical marijuana center (limited use permit).
3. Mobile home sales.
4. Tower (antenna).
5. Crematory.
6. Residence, multi-family.
7. Veterinary hospital.
8. Wind turbine.