

C-1 COMMERCIAL

(TCLUR Chapter 2, Section 2.7.2)

The purpose of the Commercial One (C-1) Zone District is to provide for a general zone district devoted to a range of commercial services needed to meet the daily shopping needs of area residents, including retail sales, restaurants, personal and commercial services, offices, and small wholesale activities. The C-1 Zone District generally excludes those uses listed under the Manufacturing/Industrial (M-1) category of the use schedule.

A. Uses

1. Permitted Uses

PERMITTED USE	CROSS-REFERENCE
Adult or sexually oriented business. See Use Restrictions below.	<i>Chapter 12</i>
Animal Hospital / Veterinary Clinic: \geq 35 acres. See Use Restrictions below.	<i>Section 8.3.A</i>
Bar, restaurant, lounge, other food & beverage service, take-out included	
Building materials - sales (including Home Improvement centers)	
Car wash, with or without related Gasoline fueling station	
Child care center - 4 or fewer	<i>Section 8.3.Q</i>
Church, temple, synagogue, or other religious worship facility	
Clinic - Medical or dental	
Commercial: general retail goods and business services: COMMUNITY scale	<i>Section 2.1.D.2</i>
Commercial: general retail goods and business services: NEIGHBORHOOD scale	<i>Section 2.1.D.2</i>
Communication facility - roof or wall mounted	<i>Section 8.3.I</i>
Communication facility - "stealth"	<i>Section 8.3.I</i>
Dry cleaning and laundry establishment	
Dwellings (excluding mobile homes) within the same structure as a commercial or business use ("Mixed use")	
Educational Institution - public or private	
Emergency services facilities (subject to Location and Extent review)	<i>Section 8.4</i>
Entertainment places and facilities: indoors	
Essential services (subject to Location and Extent review)	<i>Section 8.4</i>
Financial institution (bank, S&L, credit union, etc.)	
Funeral homes	
Gasoline fueling station - with or without related motor vehicle body repair shop, motor vehicle operating systems maintenance and repair shop, or convenience store	
Group Meeting Facility (except those uses otherwise specifically described in this table)	<i>Chapter 12</i>
Home Health Services/Home Health Care (peripatetic)	<i>Section 8.3.Q</i>
Homemaker Agency/Services (peripatetic)	<i>Section 8.3.Q</i>
Hotels and motels	
Livestock Boarding Facility: \geq 35 acres. See Use Restrictions below.	<i>Section 8.3.D</i>
Manufacturing - small scale (non-hazardous materials use)	
Mobile/manufactured/factory-built home sales	
Motor vehicle body repair shop - independent of Gasoline service station	
Motor vehicle operating systems maintenance and repair - independent of Gasoline service station	

PERMITTED USE	CROSS-REFERENCE
Offices	
Offices with attached storage room not over 3,000 square feet per unit in size	
Personal Care Agency/Services (peripatetic)	Section 8.3.Q
Printing, newspaper publishing and binding, including engraving and photoengraving	
Public uses and facilities (subject to Location and Extent review)	Section 8.4
Recreational facilities - indoors	

2. Administrative Review Uses

ADMINISTRATIVE REVIEW USE	CROSS-REFERENCE
Communication facility - co-location only	Section 8.3.I
Temporary Construction Office Trailer	Section 8.3.CC

3. Conditional Uses

CONDITIONAL USE	CROSS-REFERENCE
Adult Day Care Facility	Section 8.3.Q
Alternative Care Facility	Section 8.3.Q
Animal Hospital / Veterinary Clinic: < 35 acres. See Use Restrictions below.	Section 8.3.A
Auto, RV, truck sales and/or service	Section 8.2
Brew Pub and Craft (Micro) Brewery	Section 8.3.E
Child care center - 5 or more	Section 8.3.Q
Commercial: general retail goods and business services: REGIONAL scale	Section 2.1.D.2
Communication facility - free standing	Section 8.3.I
Communication facility - public safety	Section 8.3.I
Community Residential Home: 9 or more	Section 8.3.Q
Construction equipment business (inc. sales and repair)	Section 8.3.J
Convention facilities, auditoriums, arenas	Section 8.2
Intermediate Nursing Facility: Mentally Retarded	Section 8.3.Q
Kennel: <30 animals. See Use Restrictions below.	Section 8.3.S
Laboratories - medical, dental, research, experimental and testing	Section 8.2
Life Care Institution	Section 8.3.Q
Livestock Boarding Facility: <35 acres See Use Restrictions below.	Section 8.3.D
Mini-warehouses	Section 8.2
Nursing Facility	Section 8.3.Q
Recycling stations (public drop-off only)	Section 8.3.CC
Respite Care Provider/Services (facility)	Section 8.3.Q

4. Special Uses

SPECIAL USE	CROSS-REFERENCE
Day Treatment Center: any number	Section 8.3.Q
Elderly or Disabled Low-Income Residential Facility	Section 8.3.Q
Family Service Facility	Section 8.3.Q
Homeless Youth Shelter/Homeless Shelter	Section 8.3.Q
Kennel: ≥30 animals. See Use Restrictions below.	Section 8.3.S
Low-Income Household Residential Facility	Section 8.3.Q
Regional Center: Developmentally Disabled	Section 8.3.Q
Residential [Child] Care Facility: any number	Section 8.3.Q

SPECIAL USE	CROSS-REFERENCE
Secure Residential Treatment Center: any number	Section 8.3.Q
Specialized Group Facility [Child]: any number	Section 8.3.Q
Transitional Housing Facility	Section 8.3.Q

5. **Accessory Uses**

- a. Motor vehicle towing of up to eight customer vehicles to a **motor vehicle body repair shop, motor vehicle operating systems maintenance and repair shop, or gasoline fueling station** when solely for the purposes of repair. The location of customer vehicles retained on-site shall be no less than 200 feet from any adjoining residential zone district. No single vehicle may be retained on-site for longer than one week.

6. **Use Restrictions**

- a. All uses are subject to *Chapter 7 Site Plan and Site Plan Review*.
- b. **Adult Uses.** No sexually oriented business shall be located within 500 feet of another sexually oriented business, or any of the following legal conforming uses: residential, church, day care center, park or educational institution (whether within or without the County), or residentially zoned property. The 500-foot separation measurement shall be made in a straight line between the respective property lines, without regard to intervening structures or objects.
- c. The following are considered Permitted Uses (uses-by-right) on lots or parcels of 35 acres or more, and uses by Conditional Use Permit pursuant to the requirements of *Chapter 8 Special Review Uses* on lots or parcels less than 35 acres:
 - 1. Animal Hospital/Veterinary Clinic (*Section 8.3.A*)
 - 2. Livestock Boarding Facility (*Section 8.3.D*)
- d. Kennels for 30 or more animals require a Special Use Permit.

B. Minimum Lot Size: New Subdivision

10 acres without central water and central sewer
10,000 square feet with central water and central sewer

C. Dimensional Limitations

1. **Minimum Setbacks:**

Outside the Growth Area boundaries depicted on legislatively adopted Teller County map(s):

Front: 50 feet
Side: None, provided that the requirements of the Teller County Building Code are met
Rear: 20 feet

Within the Growth Area boundaries depicted on legislatively adopted Teller County map(s):

Front: 10 feet
Side: None, provided that the requirements of the Teller County Building Code are met
Rear: 20 feet

2. **Minimum Road Frontage:** 40 feet

3. **Maximum Height:** 35 feet

4. **Maximum Impervious Coverage:** 80%



CONTACT US!

The information above is a
summary only. The Land Use
Regulations may require more or
less than is stated in this brochure.

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