

Zoning Table

	Existing PD					Amended PD	
	Planning Area					Planning Area	
	G	B	C	D	E	Harvest/ Vineyard	Home- stead
Zoning	PD-C	PD-C	PD-C	PD-C	PD-C	PD-C	PD-C
Lot Size		11.09 Ac	15.04 Ac	2.64 Ac	11.51 Ac	± 13 Ac	± 17 Ac
FAR	.5:1	.30:1	.30:1	.30:1	.35:1		
Commercial						.40:1	.40:1
Parking	Per code						
Commercial						TBD ¹	TBD ¹
Residential						TBD ¹	TBD ¹
Open Space (public)							
Open Space (private)	25%	25%	25%	25%	25%	20%	20%
Setbacks							
W. Mineral Ave. ROW		70' ²		70' ²		90'	90'
S. Santa Fe Dr. ROW		30' ²	30' ²			20'	
Nichols Ave. ROW		85' ²	80' ²			10'	
Platte River Parkway ROW	25' ²	10'	10'				
Western Property Line			25'		20'		15'
Southern Property Line			75'	20'	20'	20'	15'
Property Lines (Interior)	20'	20'	20'	20'	20'		
Northern Zone District Line	20'				20'		
Eastern Zone District Line	25'						
Setback from City of Englewood Ditch		25'					
Setback from Parking & Private roads		5'	10'	10'	10'		
Distance between structures	20'	15'	20'	15'	15'		
Building Height	70'	70'	50'	50'	70'	100'	100'
Residential Density		allowed		allowed			50 DU/Ac

Notes:

- 1) A parking analysis is to be provided by Applicant to establish parking requirements.
- 2) Setbacks along public ROW shall not be less than the minimum, but shall, at least be one foot of setback for each foot of building height.

Land Use

Land Use	Existing PD Planning Area					Amended PD Planning Area	
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	1.0 Raising of Crops						
Plant and tree nurseries		X	X	X	X	X	X
Raising of crops (for sale, resale, or consumption by occupants of premises)						X	X
Raising of crops (limited to the use and consumption by occupants of the premises)						X	X
2.0 Services and Enterprises Related to Animals							
Treatment and boarding of large animals (such as horses, cattle and other farm animals) and small animals outside enclosed structures						X	X
Treatment and boarding of small animals within enclosed structure						X	X
Treatment of small animals and boarding only for treatment purposes						X	X
Outpatient treatment of small animals			X		X	X	X
Raising of livestock (other than horses) or fish (not including furbearing animals raised for pelts, hog ranches, commercial feedlots, agricultural processing industry or farms for the disposal of garbage or other waste)						X	X
Raising of horses						X	X
Commercial stables, riding academies, horse training and breeding						X	X
Animal boarding and care facility						X	X
Beekeeping						X	X
Chickens						X	X
3.0 Residential							
Single family detached			X		X		X
Two- and three-family residence			X		X		X
Multi-family residence (4 or more units)			X		X		X
Townhouse			X		X		X
Apartments			X		X		X
Independent living facility			X		X	X	X
Group homes for persons with disabilities			X		X	X	X
Group homes for the elderly			X		X	X	X
Nursing home/congregate housing						X	X
Assisted living facility						X	X
Skilled nursing facility						X	X

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Tourist homes and other temporary residences renting by the day of week						X	X
Hotels and motels			X		X	X	X
Dwelling units located in the same structure as a non-residential use and which meet the requirements of section 10-4-12 or regulations						X	X
5.0 Office, Clerical, and Services not Related to Goods or Merchandise							
Medical, dental, and other health related offices		X	X	X	X	X	X
Individual offices		X	X	X	X	X	X
Buildings of not more than 10,000 square feet		X	X	X	X	X	X
Buildings in excess of 10,000 square feet		X	X	X	X	X	X
Pharmacies		X	X	X	X	X	X
Administrative and executive; business and professional; and general offices		X	X	X	X	X	X
Financial services, such as banks, savings and loans and brokerages		X	X	X	X	X	X
Studios for professional work		X	X	X	X	X	X
Ambulance services		X	X	X	X	X	X
6.0 Restaurants/Food Services							
Service within enclosed area under roof without drive-through facility		X	X	X	X	X	X
Service within enclosed area under roof with drive-through facility						X	X
Takeout and delivery						X	X
Automotive curbside service						X	X
Cafeteria, providing service to on site employees						X	X
7.0 Sales, Rental and Service of Goods, Merchandise, and Equipment Not Including Motor Vehicles and Business Type Services							
Direct sales, service and rentals to general public						X	X
General merchandise		X	X	X	X	X	X
Pawnshops							
Wholesale sales and distribution to retailers/businesses						X	X
Cleaning/laundry operations, within enclosed structure, serving the general public		X	X	X	X	X	X
Open air/flea markets						X	X

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	8.0 Parking Structures/Storage						
Automobile parking garage/lots		X	X	X	X	X	X
9.0 Research and Development							
Laboratory: medical, dental, and optical			X		X	X	X
General research and development		X		X		X	X
10.0 Motor Vehicle Related Sales and Service Operations							
Sales of automobiles by licensed dealers						X	X
Sales of new automobiles						X	X
Sales, leasing, rental or pawning of used motor vehicles							
Sales of gasoline		X	X	X	X	X	X
Sales of automotive parts, not including wrecking yard operations						X	X
Automotive services, not including junk or wrecking yard operations						X	X
Services related to the installation of accessories including car stereos, window tinting, etc., and not including services related to mechanical, electrical or body repair						X	X
Services related to cleaning (e.g., car washes), mechanical (e.g., engine, steering, drive train, tires, brakes) and body repair						X	X
11.0 Recreation, Amusements, Entertainment							
Activity conducted within full enclosed structure		X		X		X	X
Bowling alleys, ice skating, and roller skating		X		X		X	X
Movie theater, theaters		X	X	X	X	X	X
Teen club		X		X		X	X
Indoor amusements, not included in 11.11		X		X		X	X
Health/recreational clubs		X	X	X	X	X	X
Activity conducted primarily outside enclosed structure		X		X		X	X
Library, reading room (private)			X		X	X	X
Off track betting						X	X
12.0 Liquor Licensed Premises							
Bars and taverns		X	X	X	X	X	X

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Nightclubs		X	X	X	X	X	X
13.0 Manufacturing, Including Processing, Creating, Repairing, Renovating, Painting, Cleaning, and Assembly of Goods, Merchandise and Equipment							
Commercial cleaning/laundry operations		X	X	X	X	X	X
Assembly of prefabricated parts		X		X		X	X
Brewery, distillery, and winery						X	X
Brewery, distillery and winery with tasting/retail sales room which meets the requirements of section 10-4-16 of this title						X	X
14.0 Institutions							
College/university, private		X	X	X	X	X	X
Childcare center		X		X		X	X
Elementary/secondary, private		X	X	X	X	X	X
Trade and vocational, private		X	X	X	X	X	X
Home childcare						X	X
Studios for teaching fine arts and martial arts			X		X	X	X
Churches		X	X	X	X	X	X
Church facilities		X	X	X	X	X	X
Government facilities - City owned/operated		X	X	X	X	X	X
Government facilities - Other than city owned/operated		X	X	X	X	X	X
15.0 Institutional Residence, Care or Confinement Facilities							
Medical and dental outpatient facilities and hospitals						X	X
Correctional facility							
Detoxification center							
16.0 Social/Fraternal Clubs and Lodges, Unions Halls, and Similar Uses		X	X	X	X	X	X
17.0 Miscellaneous uses							
Noncommercial concrete batch plant						X	X

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Temporary building, office or yard for construction		X		X		X	X
Temporary building used as sales office						X	X
Temporary Structure						X	X
Home occupations per section 10-4-5 of regulations						X	X
Utility installations as per subsection 10-8-2(A) of regulations						X	X
Commercial mobile radio service (CMRS) facilities						X	X
Alternative tower structure within 2,000 foot separation requirement per subsection 10-4-11(B)4 of regulations						X	X
Ancillary utility structure						X	X
Antenna support structure						X	X
Building or roof mounted CMRS facilities						X	X
CMRS collocation site						X	X
Air supported membrane structures						X	X
Memorial services						X	X
Ambulance services						X	X
Other							
Transit passenger terminal, including public and private carriers			X		X		