

RESOLUTION CONCERNED WITH THE ADDITION AND ESTABLISHMENT OF TWO (2) SEPARATE ZONING OVERLAYS TO THE JACKSON COUNTY ZONING RESOLUTION TO ESTABLISH URBAN RESIDENTIAL AND COMMERCIAL DISTRICTS IN SPECIFIC AREAS IN JACKSON COUNTY, COLORADO

WHEREAS, the Board of County Commissioners have determined the need to promote and govern growth within Jackson County; and,

WHEREAS, to maintain the planning and zoning process, periodic amendments to the Jackson County Zoning Resolution are required to accommodate potential growth in Jackson County; and,

WHEREAS, pursuant to proper public notice, a public hearing was held regarding the addition of two (2) zoning overlays to include Urban Residential and Commercial Districts on Wednesday, August 31, 2022; and,

WHEREAS, the new zoning overlays will follow the main state highway and county road corridors of Hwy. 125 North, Hwy. 125 South, Hwy. 14 East, Hwy. 14 West, CR 12 East and CR 12 West; and,

WHEREAS, a separate permit was created to justify any potential zoning changes, with the process following the same procedures as the Jackson County Special Use Permit process; and,

WHEREAS, the following definitions will be used to determine the primary and secondary uses of land parcels:

1. **Primary use** means the existing use of a parcel or parcels of land so prevalent that when the characteristic use of the land is evaluated, a conflicting or non-related use appears to be very limited or excluded. The primary use of a parcel does not represent a specific percentage of the total classified land.
2. **Secondary use** means a use subordinate to the principal use of the parcel

WHEREAS, the Board of County Commissioners has determined that the Urban Residential and Commercial zoning overlays be added to the Jackson County Zoning Resolution subject to the following conditions and restrictions:

**A. Urban Residential**

Special Uses-By Permit Only

1. Independent mobile homes (including mobile home parks) need a foundation and must be no more than 10 years old (based on date of the building application).
2. The addition of multi-family homes, planned unit developments and short-term rentals.

Minimum Lot Area

1. Multi-family homes-9000 square feet

Minimum Floor Area

1. Multi-family homes-600sf per unit

Maximum Building Height

1. Single-family-30ft
2. Two-family-30ft
3. Multi-family-50ft
4. Accessory building-30ft

Minimum Lot Frontage

1. Multi-family-75ft

### Other Regulations

1. No Conex or similar storage containers

## **B. Commercial**

### Special Uses-By Permit Only

1. Any kind of scientific research, manufacturing, storage of products or raw materials, fabrication, assembling, processing or treatment of products, distribution center, food and beverage processing or other similar types of use, but NOT including junk yards.
2. Accessory uses and structures, including parking.
3. Commercial sales uses and facilities associated with on-site uses by right.
4. Commercial storage units and/or facilities.
5. Park facilities
6. Warehouses (a large structure used for the storage of equipment, products or goods before moving them to another location).
7. Development in mineral resource areas, geologic hazard areas, wildfire hazard areas and flood hazard areas.
8. NO windfarms, solar farms, airports, junk yards or salvage yards will be permitted.

### Conditional Uses-By Permit Only

1. Dwelling unit, provided it is occupied by the owner, caretaker or operator of the permitted use.
2. Public utilities

### Minimum Lot Area

1. No minimum

### Minimum Floor Area

1. No minimum

### Maximum Building Height

1. 50 feet-4 stories. Shall not apply to cupolas, domes, chimneys, ventilators, skylights, water tanks, antennas, cornices or mechanical appurtenances usually present above roof level.

### Minimum Lot Frontage

1. 50 feet

### Minimum Front Setback

1. No minimum, except that all loading docks shall be considered a part of the building when on the front and shall have a 50-foot setback for loading and unloading of vehicles.

### Minimum Side Setback

1. Any building-25 feet

### Minimum Rear Setback

1. Any building-30 feet

#### Minimum Off-Street Parking

1. One (1) space for each three (3) employees, plus one (1) space for each vehicle operated from or on the premises.

#### Other Regulations

1. Open, outside storage of farm implements, machinery, lumbar and raw materials shall be fenced with chain link-type wire fencing not less than eight (8) feet in height or suitable substitute as determined by the Board of Adjustment.

See Article IV-Special Exception and Conditions

### **C. Location and Area**

#### Commercial Overlay District

1. North end point is the intersection of JCR 51 and Hwy. 125.
2. Southern end point is the border of 35151 Hwy. 14, Walden, CO 80480
3. Eastern end point is the intersection of JCR 12E and JCR 19.
4. Western end point is the intersection of 12W and JCR 33
5. The Commercial Overlay District will start from the middle of the road and extend one-half mile to the East and West on Hwy 125 and Hwy 14, and to the North and South from the middle of road on JCR 12W and JCR 12E.
6. No identified riparian areas will be included in this overlay district.
7. No federal or state lands will be included in this overlay district.

#### Urban Residential Overlay District

1. North end point is the intersection of JCR 51 and Hwy. 125.
2. Southern end point is the border of 35151 Hwy. 14, Walden, CO 80480.
3. Eastern end point is the border of JCR 12E and the Michigan River.
4. Western end point is the intersection of Hwy 125 and JCR 12W.
5. The Urban Residential Overlay District will start from the middle of the road and extend one-half mile to the East and West on Hwy 125 and Hwy 14, and to the North and South from the middle of road on JCR 12W and JCR 12E.
6. No identified riparian areas will be included in this overlay district.
7. No federal or state lands will be included in this overlay district.

### **D. Maps**

1. Maps of the Commercial Overlay District and Urban Residential Overlay District have been added to this resolution as an addendum.

NOW, THEREFORE, BE IT RESOLVED that the said zoning overlays for the Jackson County Zoning Resolution is hereby granted and subject to the above-stated conditions and restrictions.

The above and foregoing Resolution was, on a motion duly made and seconded, adopted by the following vote on the 3rd day of November, 2022.



Absent (AYE)(NAY)  
Daniel E. Manville, Chair  
Jackson County Commissioner-District 2

J. Benson (AYE)(NAY)  
Jeffrey Benson  
Jackson County Commissioner-District 3

Coby Corkle (AYE)(NAY)  
Coby Corkle  
Jackson County Commissioner-District 1

ATTEST:

Hayle M. Johnson  
Hayle M. Johnson, Jackson County Clerk  
and ex-officio Clerk to the Board of County  
Commissioners of Jackson County, Colorado