

What Should I Be Reading in Module 1?

Reading through the Module 1 draft can be overwhelming as there is a great deal of information included. Note that this document is not intended to be a redline of what currently exists in Chapter 7. Any changes that have been made have been addressed through a footnote found at the bottom of each page.

Below are quick section references that may help reviewers focus on where their interests lie –

Residential Zoning

- Section 7.2.201 ‘Agricultural and Residential Districts’ (Pages 4-28)
- Section 7.3.201 ‘Base District Use Table’ – Uses are listed on the left-hand side of the table and zoning districts are across the top. Additional standards for certain uses are referenced in the right-hand column (Pages 90 – 102).

Mixed Use Zoning Districts

- Section 7.2.3 ‘Mixed-Use Zoning Districts’ (Page 29 – 41)
- Section 7.3.201 ‘Base District Use Table’ – Uses are listed on the left-hand side of the table and zoning districts are across the top. Additional standards for certain uses are referenced in the right-hand column (Pages 90 – 102).

Overlay Districts

Historic Preservation

- Section 7.2.501 ‘HP-O: Historic Presentation Overlay’ (Pages 58 – 59)

Hillside Overlay

- Section 7.2.502 ‘HS-O: Hillside Area Overlay’ (Pages 60 – 65)

Airport Overlay

- Section 7.2.503 ‘AP-O: Airport Overlay (Pages 66 -68)
- Section 7.3.202 ‘Overlay District Use Table’ – Uses are listed on the left-hand side of the table and overlay districts are across the top (Pages 102 – 106).

Streamside Overlay

- Section 7.2.504 ‘SS-O: Streamside Overlay’ (Pages 69 -78)
- Section 7.3.202 ‘Overlay District Use Table’ – Uses are listed on the left-hand side of the table and overlay districts are across the top (Pages 102 – 106).

Wildfire Protection Overlay

- Section 7.2.505 ‘WP-O: Wildfire Protection Overlay’ (Pages 78 – 82)

Neighborhood Character Overlay

- Section 7.2.506 'NC-O: Neighborhood Character Overlay' (Pages 83 – 86)
- Section 7.3.201 'Base District Use Table' – Uses are listed on the left-hand side of the table and zoning districts are across the top. Additional standards for certain uses are referenced in the right-hand column. The table begins on Page 90 and ends on Page 102.

Planned Development Zoning District (PUDs)

- Section 7.2.6 'Planned Development Zoning District (Page 88 – 89)

Tiny Homes

- Section 7.3.301(E) 'Tiny House Park' (Page 109 – 110)
- Districts where the use is permitted can be found in Section 7.3.201 'Base District Use Table'

Urban Farming

- 7.3.303(A)(3) 'Urban Agriculture' (Page 113 – 114)
- 7.3.304(B) 'Beehive, Accessory' (Page 121 – 122)
- 7.3.304(I)(4) 'Standards for Cottage Foods Sales' (Page 125 – 126)

Accessory Structures

- Section 7.3.304(E) 'Dwelling, Detached Accessory' (Page 122 – 123)

Outdoor Seating

- Section 7.3.304(N) 'Outdoor Seating or Dining, Accessory' (Page 127)

Use Definitions

- Article 7.6 'Definitions and Rules of Construction' (Pages 135 – 164)

For questions/comments, please email RetoolCOS@coloradosprings.gov.