

3. Dimensional Standards

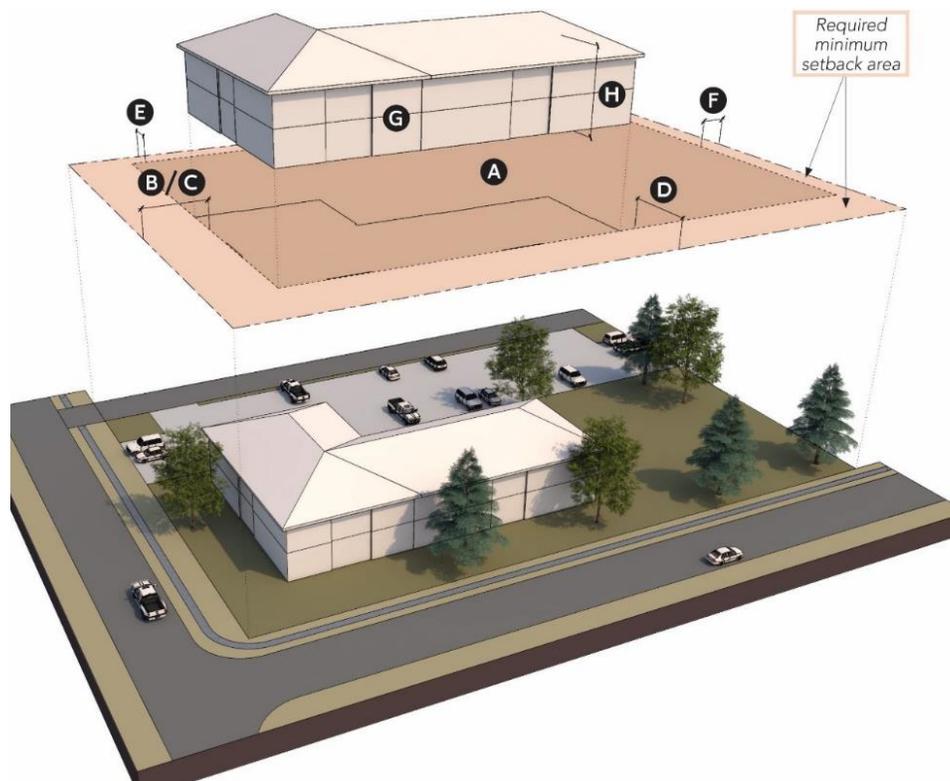
Table T-II.9 – Multiple Family Residential Dimensional Standards

Standard		Required Dimension	Standard		Required Dimension
A	Lot Size	20,000sf per dwelling unit	E	Side Setback*	10'
B	Front Setback*	25' from property Line	F	Rear Setback*	10'
C		55' from centerline of public road**	G	Density	15 dwelling units per acre
D	Side Street Setback*	Same as Front Setback	H	Building Height	40'

*All Principal and Accessory Building must meet these setbacks.

**When road is not dedicated public right-of-way.

Figure F-II.4 – Multiple Family Residential Dimensional Standards Graphic



H. GENERAL BUSINESS B

1. Purpose

A general sales, office, and service district designed to provide a broad range of compatible services for both the general and traveling public. All operations shall be for sales or rental of products, and the provision of personal or business services.

2. Use Table

- a. The following table identifies the uses allowed by right (“R”) or the uses requiring a special use permit (“S”) within the General Business District. Any use not listed shall be prohibited except as set forth in Section II.C.3, *Unlisted Uses*.
- b. All uses shall meet all applicable provisions set forth in Section III, *Use Standards* and Section V, *Detailed Development Standards* regardless of the approval level identified in the Use Table below. Where able, the Use Table identifies the additional standards applicable to uses.
- c. Any standard set forth in these Regulations not met by the property owner or operator shall constitute a violation of these Regulations and shall be enforced as set forth in Section VII, *Enforcement*.

Table T-II.10 – General Business Use Table

GENERAL BUSINESS USE TABLE

Animal Services:

Veterinary Clinic	R		
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Child Care Facilities:

Child Care Center	R		
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Community & Cultural Facilities:

Community Center	R	Places of Assembly or Worship	R
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Educational Facilities:

Educational Facility	R		
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Food & Beverage:

Bar or Tavern	R	Microbrewery, Distillery	R
Brewpub	R	Restaurant	R

Group Living:

Group Home	R	Senior Housing	R
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Healthcare Facilities:

Medical and/or Dental Clinic	R		
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Household Living:

Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9)	R
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Lodging Facilities:

Hotel/Motel	R		
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Manufacturing & Production:

Commercial Nursery	R		
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Parks:

Park	R		
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Personal Services and Office:

Personal Service Establishment	R	Professional Office	R
		Professional Services Establishment	R

Public Utilities & Facilities:

Government Facility	R	Telecommunication Facility (See Sec. III.D)	R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines	R

Recreation Facilities:

Amusement and Entertainment Facility, Indoor	R		
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Retail:

General Retail	R		
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Vehicles & Equipment:

Heliport	S		
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Warehousing & Freight:

Mini-Storage Warehouse	R		
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Accessory Uses:

Accessory Dwelling Units (ADU) (See Sec. III.C.2.a)	R	Alternate Onsite Energy Generation	R
Accessory Structure or Building (See Sec. III.C.2.b)	R		
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10)	R

Temporary Structures & Uses:

Construction Offices (See Sec. III.B.2.b.(3))	R		
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3. Dimensional Standards

Table T-II.11 – General Business Dimensional Standards

Standard		Required Dimension	Standard		Required Dimension
A	Lot Size	OWTS: 1 contiguous acre* Public water & sewer systems: 10,000sf	F	Rear Setback**	10'
B	Front Setback**	25' from property Line	G	Buffer	Required adjacent to residential zone district or residential subdivision.****
C		55' from centerline of public road***	H	Building height	N/A

D	Side Street Setback**	Same as Front Setback	I	Outdoor storage exceeding 8' in height	10' setback from all property lines.
E	Side Setback**	10'			

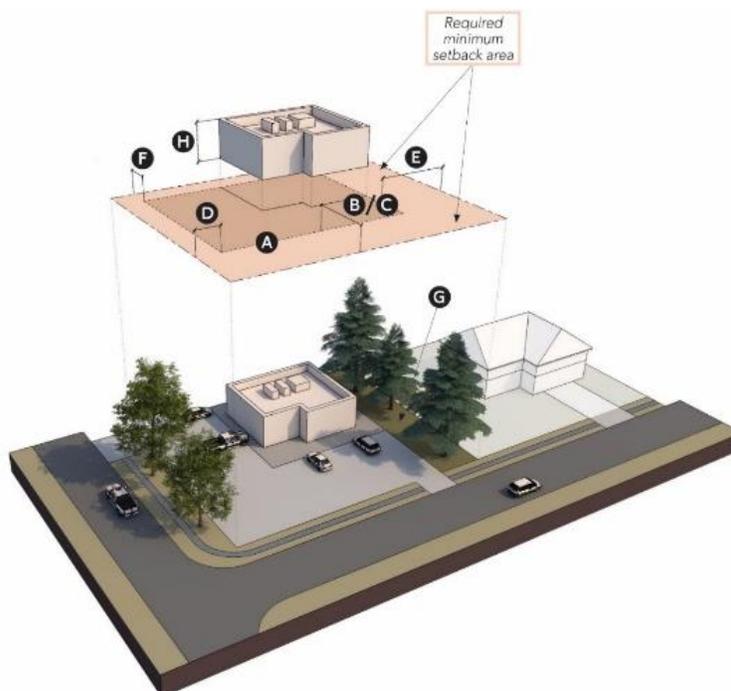
*Refer to Montrose County Board of Health Resolution On-Site Wastewater Treatment Systems for additional standards.

**All Principal and Accessory Buildings must meet these setbacks.

***When road is not dedicated public right-of-way.

****Any combination of setbacks, berms, fencing, landscaping, and arrangement of uses on the site to effectively insulate adjacent uses from adverse impacts of the commercial uses.

Figure F-II.5 – General Business Dimensional Standards Graphic



I. GENERAL COMMERCIAL C

1. Purpose

A general sales, business, contractor, service, processing, transportation, and warehouse district designed to provide for a variety of compatible businesses. The businesses that produce goods and products on site are also allowed to offer those items for retail sale as an accessory use in this district.

2. Use Table

- a. The following table identifies the uses allowed by right (“R”) or the uses requiring a special use permit (“S”) within the General Commercial Zone District. Any use not listed shall be prohibited except as set forth in Section II.C.3, *Unlisted Uses*.
- b. All uses shall meet all applicable provisions set forth in Section III, *Use Standards* and Section V, *Detailed Development Standards* regardless of the approval level