



**TOWN OF NEDERLAND
PLANNING COMMISSION
REGULAR BUSINESS MEETING**

**NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466**

October 22, 2014, 7:00 P.M.

AGENDA

A. CALL TO ORDER

B. ROLL CALL

1. Planning Commission new member application for Greg Guevara
2. Planning Commission new member application for Jesse Seavers
3. Planning Commission new member application for Bill Allen

C. APPROVAL OF MINUTES FROM September 24, 2014

D. PUBLIC COMMENT

E. INFORMATION ITEMS

F. ACTION ITEMS

1. SRU Compliance Review: ClubNed Agreement 6-month review

G. DISCUSSION ITEM

1. Holiday PC Schedule
2. Municipal Code Review: Sec. 16-32 Use Chart
3. Comprehensive Plan Implementation 2015 goals

H. OTHER BUSINESS

I. ADJOURNMENT



Nederland Planning Commission

MINUTES

Wednesday, September 24, 2014 ~ 7:00 pm

Nederland Community Center

750 Highway 72 North

1. CALL TO ORDER

Vice Chairman Williams called the meeting to order at 7:03 pm.

2. ROLL CALL

Present: (Acting Chair) Vice Chairman Williams, Commissioners Timmy Duggan, Stephanie Herring, Mikki Osterloo, Betty Porter and Trustee Liaison Topher Donahue

Absent: Chairman Cornell

Also Present: Town Administrator Alisha Reis, Deputy Clerk Cynthia Bakke, Town Intern Alex Armani-Munn

Vice Chairman Williams welcomed new Planning Commission member Timmy Duggan. Duggan thanked the Commission for their support.

Commissioner Osterloo said she is moving just outside of town limits and thus, will be submitting her resignation, with this to be her last meeting. Commissioner Osterloo assisted with the updated Comprehensive Plan, adopted as of 2013. Vice Chairman Williams thanked Commissioner Osterloo for her effort upon the Commission.

The Commission has 2 vacancies to fill.

3. APPROVAL OF MINUTES from August 27, 2014

Motion to approve August minutes as written was made by Commissioner Porter, seconded by Commissioner Osterloo, with all in favor.

4. PUBLIC COMMENT

There was no public comment.

Town Intern Alex Armani-Munn greeted the Commission. Administrator Reis said Munn will be assisting the DDA in their own forthcoming Master Plan update.

5. INFORMATION ITEMS

Reis conveyed congratulations to the Commission as Nederland's Comprehensive Plan won the Honor Category for Sustainability and Environmental Planning by the American Planning Association's Colorado Chapter. Reis read from the award letter: "The project was chosen for the award because the committee felt the plan uniquely addresses sustainability with innovation, not typically found within Comprehensive Plans. Your engagement process focuses on what sustainability means to residents. The actionable elements of the plan are clear, and enhances the likelihood that implementation will occur."

Reis announced that Mayor Joe Gierlach will be accepting the award on the Town's behalf.

6. ACTION ITEMS

Nederland Planning Process (NPP) review for the Mayor's Task Force on Building Code Updates (MTF BCU)

Reis introduced the item. The Board of Trustees requested the NPP review after receiving recommendations from the MTF BCU, seated in February 2014 with representation from building industry professionals. Reis said that several recommendations have been forwarded for NPP review from the Planning Commission, Board of Zoning Adjustment, and the Sustainability Advisory Board; along with further staff review. Any updates to the building codes will revisit the Planning Commission.

Reis mentioned the unique process conducted to include building industry professionals from within the community. Should these codes be adopted, there will be a training conducted to familiarize the community with any changes, she said.

Reis explained that each task force meeting was devoted to specific code review. When the document was released for public view, both Trustee Kevin Mueller and builder Rich Tillotson (also on the Mayor's Task Force) submitted comments, included within the packet.

The Commission categorically reviewed the task force recommendations.

Commissioner Porter noted the absence of recommendation regarding off-street parking codes. Reis asked the Commission to consider if mandatory parking requirements are gratuitous, and thus, an encouragement of automobile usage.

Commissioner Herring questioned multi-family/duplex SRU considerations. Reis said the task force supported reviewing elimination of special review for duplex/triplex units, while retaining the case-by-case review on four-plex or larger multi-family units. The task force didn't include many specific code recommendations, thus, they will defer to the Planning Commission, Reis said.

Vice Chairman Williams asked about incentives for enhancing energy efficiency codes. Reis specifically addressed mechanical venting percentage relevance, however noted

that the task force more broadly favored encouragement and incentives vs. mandates for energy efficiency.

The Commission discussed pros and cons of incentive-based motivators, determining that incentives will be treated separately from recommendations forwarded at this time. Trustee Liaison Donahue conveyed the BOT's thought process regarding incentives, which favored disincentive fees for not including energy efficiency standards. The Board recognizes this is as a controversial issue, though the intent is to encourage better building efficiency, without diminishing staff review budget or causing undue financial burden upon residents, Donahue said.

Commissioner Porter noted that recommendations must factor in staff review time. Reis added that case-by-case board review of fee reductions is not efficient, though categories of efficiency can be documented and to accompany a building permit for administrative review, regardless of the incentive conclusion.

Commissioner Herring said she supports adopting the 2012 codes in total. Reis said that Town building inspectors SAFEbuilt supports adoption of the 2012 building codes and 2014 National Energy Code. Reis said that state inspectors are at 2014, thus, SAFEbuilt supports adoption of the 2014 electrical codes. Overall Commission discussion supported adopting the most current building codes.

Reis noted that there is a conflict between the task force recommendation to reduce frost depth to 30" vs. SAFEbuilt's recommendation to retain the 48" frost depth or require submittal from a structural engineer in support of lesser depth for foundation. Reis noted that the Town now has a third-party engineering company to review plans. The Commission agreed that 30" depth is not acceptable, supporting the preservation of the current frost depth, as well as the allowance within building engineer review to cite topographical or other unique concerns of a lot.

Reis said there was controversy about the sprinkler requirement for residential development, with the task force promoting an encouragement for new build and renovations of 20 percent or greater, and the fire department supporting required sprinklering in such homes. SAFEbuilt indicated support for waiving the sprinkler requirement for single-family residences only, with sprinklers required for multi-family units and commercial development.

Reis said that the MTF BCU preferred to encourage rather than mandate, although conversely, the Fire Department recommendation is to require sprinklers due to access and time considerations for the volunteer fire department. Commission consideration also included considerations of water pressure/utility demand and conflict with fire suppression systems.

The Commission discussed affordable housing recommendations. She acknowledged the necessity for more in-depth discussion, to include dwelling size and manufactured building materials, as well as alternative options like storage container dwellings.

Commissioner Herring noted that multi-family housing is not explicitly mentioned, as SRU was mentioned. In addition to size, questions about how much square footage per lot are required, and this needs to be considered comprehensively. Reis said it will be added to the overall recommendations.

Reis said that driveway specifications are 12%, maximum grade, with an allowance for up to 13% for 100 feet, though there were other tweaks recommended by the task force. She explained that review of infrastructure specifications never considered private property, though driveway grades clearly have impact upon town infrastructure. She mentioned discussion about bringing nonconforming driveways into conformance, noting that known drainage issues resulting from driveway grade get addressed prior to significant renovation or new build. Though not currently addressed within the code, Reis would recommend inclusion.

Reis acknowledged that residents have challenged the requirement of Grading and Drainage plans due to additional cost. She noted that the definition of “hillside area” is forthcoming, and that engineering review is necessary to determine when additional requirements of hillside development commence. Vice Chairman Williams suggested the discussion include outlots, as these were often areas with topographical peculiarities platted within subdivisions.

The Commission discussed ignition-resistant building materials at length. Boulder County has a detailed list of encouraged materials, which she will forward for review. She said that despite prohibiting shake shingles and encouragement to reduce burnable materials where possible, the town hasn’t significantly addressed this topic.

Commissioner Osterloo advocated for stricter requirements due to wildfire risk. Trustee Donahue noted that within the urban setting, it may be ignition of an adjacent home, thus he supports ignition-resistant materials for all new developments. Reis said per Fire Chief Rick Dirr, the most common cause (up to 60%) is from improper disposal of fire ashes and outdated wiring in older homes. She suggested a simple magnetic checklist on proper ash disposal, as well as other educational outreach to be provided by the fire department.

Reis said retail marijuana licensing starts October 1, and the State of Colorado has chosen to let each municipality determine allowances in residential zoning areas. She said staff has met to determine how enforcement will be conducted, regardless of location, and that building codes are incorporating numerous requirements regarding review of cultivation facilities, particularly within residential areas.

The town policy related to asbestos abatement is governed by the State in conjunction with demolition, requiring testing and report, and documentation about mitigation, said Reis. There have been some best practices about sealing off leaving in place, so as not to disturb, but this must be demonstrated during building permitting. Vice Chairman Williams asked about a policy on transportation as an open truck can allow

materials to be friable. Williams suggested changing the wording in the section to reflect a review, not establish a policy; and include transportation of asbestos-laden materials.

Regarding permitting turnaround time, Reis stated that two-week turnaround is a departmental goal for new construction, with the intention to be as efficient as possible. She said there is no way to anticipate building season workload and noted that a same day policy is a challenge with rising volume and an inability to increase staff. She clarified that any building beyond a one-stop process requires pre-permit meetings conducted by town staff, and will request SAFEbuilt clarification re: code compliance pre-meetings. The Commission's suggestion was to remove this item from overall recommendations.

Reis recommended a code change re: (nonexistent) Design Review Board, as this is staff review. She said that the landscape plan is focused on anti-erosion elements and post construction re-vegetation.

She clarified the section regarding allowance for local fire department authority during town prescribed burns, to redirect if necessary based on weather etc.

Regarding the influence of the Comprehensive Plan, Reis said that the work plan for 2015 is to address "low-hanging fruit" such as zoning of public lands, the forthcoming housing issues, and discussion of regulation of vacation rental by owner (VRBO) and Bed and Breakfasts. The latter may be regulated and licensed through town to include a potential lodging tax, which can offset infrastructure strain from additional visitors, she said.

Reis asked the Commissioners to forward any questions, and said the Commission's recommendations will be forwarded for review before passing on to the BOT.

Porter motioned to approve recommendations with brief change to the item on parking/mixed-use, seconded by Osterloo, with all in favor.

G. DISCUSSION ITEM

There were no discussion items.

H. OTHER BUSINESS

1. Land Use Case Updates

Reis gave the update on recent Land Use cases that have come before the Commission.

She said that the Special Review Use (SRU) for a multi-family residence at 439 W. 3rd Street proposed by Wendy Williams was approved by the Board of Trustees (BOT).

She said that the Special Review Use (SRU) for a multi-family residence at 259 W. 3rd Street proposed by Arthur Marcher was not approved by the BOT. The Trustees' recommendation was that the home be returned to single-family residence. Reis reported that a fire wall separation was made, and Amacher was issued a letter from SAFEbuilt asking for voluntary compliance with a forthcoming building inspection.

She said that despite the Commission's recommendation for conditional approval of the SRU with the removal of the studio/shed, there was evidence the shed was in use. She noted that this will be an ongoing code enforcement investigation.

Commissioner Porter noted that 4th Street is still being used as a parking lot. Reis said that prescriptively engineered streets, i.e. narrowing, have proven more effective at speed reduction than speed bumps. The Police Department and Public Works are reviewing 3rd and 4th Street, though public parking is allowed on all public streets, she said.

The Commission will need to address unpermitted multi-family uses, as there are a significant number of nonconforming considerations, Reis said. Rental licensing will begin in January 2015, which will take time due to the high number of these situations in existence town-wide. Reis suggested that the Commission consider a work session to discuss the issue more in-depth. Commissioner Herring noted BOT's guidance as has been enacted with this case, though Vice Chairman Williams acknowledged that the volume compels a broader policy than individual review.

Reis noted that ClubNed Cannabis Café's Special Review Use Agreement stipulates a 6-month review. She said there have been no complaints associated with odor or sound; however, there have been parking complaints and other considerations.

The Commission's recommendations for changes to the Home Occupation code have been forwarded to the BOT. She said that Chairman Cornell will attend the BOT meeting to convey the Commission's consideration.

I. ADJOURNMENT

Motion to adjourn was made by Commissioner Osterloo, seconded by Commissioner Duggan, with all in favor. Meeting adjourned at 8:48 pm.

Approved by the Planning Commission,

Steve Williams, Vice Chairman, Planning Commission

ATTEST:

Cynthia Bakke, Deputy Town Clerk



**TOWN OF NEDERLAND
STANDARD APPLICATION FOR
APPOINTMENT OR REAPPOINTMENT TO TOWN
ADVISORY BOARDS AND COMMISSIONS**

This is an application for appointment ♦ or reappointment ♦

Applicant Name: Greg Guevara
Mailing Address: PO Box 633
Street Address: 55 Wolf Tongue Ct
Telephone number(s): 720.212.1312
Email address: gregguevara@gmail.com
Board or Commission for which (re)appointment is sought:

Planning Commission

term ending June 1 2016

If a NEW APPOINTMENT, please describe any special knowledge, abilities, background or interests which you feel will provide a positive contribution to the goals and purposes of the board or commission for which you are seeking appointment. (Attach resume if desired or use an extra sheet of paper if necessary.) If a RE-APPOINTMENT, please describe previous board(s) experience and contributions. Please plan on attending the BOT meeting at which your appointment will be considered.

I have lived in Nederland for just over six years. I was on the Nederland Vision 2020 committee for over a year and very much enjoyed that process. I then served on the ~~the~~ TEENS, Inc board of directors for five years spending the last three years as President. I am deeply involved in the community and want to serve at a town level. I'm interested in the future and development of our town and

Applicant Signature

Date

would love to serve on the Planning Commission

10/8/14



**TOWN OF NEDERLAND
STANDARD APPLICATION FOR
APPOINTMENT OR REAPPOINTMENT TO TOWN
ADVISORY BOARDS AND COMMISSIONS**

This is an application for appointment or reappointment

Applicant Name: Jesse Seavers

Mailing Address: PO Box 1403

Street Address: 178 W 4th St

Telephone number(s): 575-313-4756

Email address: jseav19@gmail.com

Board or Commission for which (re)appointment is sought:

Planning Commission

If a NEW APPOINTMENT, please describe any special knowledge, abilities, background or interests which you feel will provide a positive contribution to the goals and purposes of the board or commission for which you are seeking appointment. (Attach resume if desired or use an extra sheet of paper if necessary.) If a RE-APPOINTMENT, please describe previous board(s) experience and contributions. ***Please plan on attending the BOT meeting at which your appointment will be considered.***

SPECIAL KNOWLEDGE: background and involvement of town policy making and process for the past 4 years;

ABILITIES: persuasion; deep thinking; listening

BACKGROUND: masters degree in environmental leadership; international affairs bachelors degree; conflict resolution and negotiation training and experience

INTERESTS: the sustainable future of Ned. Walkability//bikability; renewable energy; town planning

Jesse Seavers
Applicant Signature

10/15/2014

Date

Jesse Seavers

Entrepreneur & Philanthropist

jseav19@gmail.com

Summary

I have a breadth and depth of business experience primarily in the entrepreneurial startup environment. The bulk of my professional focus has been on technology and sustainability oriented businesses and startups. Over the course of the last few years my interest has taken a turn toward technology, mobile and web-based applications. I am still highly motivated to change the world through sustainability-minded ventures and now have a technology toolset to bring to the mix.

I also have thorough experience in the soft skills required for effective teamwork, leadership and management. I have extensive experience and training in negotiations, systems thinking, and cultivating healthy team dynamics.

My goal is to seamlessly align my professional ventures with my highest calling of service to humanity and our planetary spaceship. ;-)

Specialties: Spanish, sustainability, systems thinking, technology innovation, meditation, contract negotiation.

Experience

Sales Representative at fleetCreature UI/UX

May 2013 - Present (1 year 6 months)

Lead the growth of fleetCreature through securing contracts and managing contracts and relationships with strategic partners.

Co-Founder at Plebeian Apps

June 2011 - September 2013 (2 years 4 months)

Creating mobile apps for the common good.

Project Management & Business Development at fleetCreature

March 2012 - May 2013 (1 year 3 months)

Manage projects and find and cultivate new business opportunities and programming to fill in the cracks.

Director at Nederland Compost and Resource Recovery

September 2011 - May 2013 (1 year 9 months)

Volunteer position. Bicycle-powered community compost collection in Nederland.

Management Consultant & Cofounder at ujoin

March 2011 - May 2013 (2 years 3 months)

Courses

MA, Environmental Leadership

Naropa University

Transforming System

Groups as Living Systems

Languages

English

(Native or bilingual proficiency)

Spanish

(Professional working proficiency)

Skills & Expertise

Fluent in Spanish

bicycle repair

integral theory

systems thinking

Sustainability Consulting

Negotiation

meeting facilitation

project management

Acting

soccer coach

Meditation

Information Technology

Life Coaching

Empathy

Systems Thinking

Workshop Facilitation

Bicycle Repair

Executive Coaching

Integral Theory

Leadership

Mobile Applications

Project Management

Social Media Marketing

Sustainability

Entrepreneurship

Training

Jesse Seavers

Entrepreneur & Philanthropist

jseav19@gmail.com



2 people have recommended Jesse

"Jesse's participation in the graduate Transforming Systems class was stellar and at times awe inspiring. The level at which he took on both the inner and outer investigations was extraordinary. His effort was both broad and deep. Jesse's questions and comments were very helpful and often provoked a much deeper dive into the issues being discussed. His final paper was very insightful and full of good information. I think Jesse's efforts at Naropa will be a great foundation for the next phase of his work in the world. Jesse: Keep up the great inner and outer work - and the integration of the two!"

— **Mark Wilding**, *Adjunct Faculty, Naropa University*, taught Jesse at Naropa University

"Jesse is bright and passionate. I loved working with him when he was at CU!"

— **Dana Kelly**, *Office Manager, Environmental Center, University of Colorado at Boulder*, advised Jesse at University of Colorado at Boulder

Contact Jesse on LinkedIn



**TOWN OF NEDERLAND
STANDARD APPLICATION FOR
APPOINTMENT OR REAPPOINTMENT TO TOWN
ADVISORY BOARDS AND COMMISSIONS**

This is an application for appointment or reappointment

Applicant Name: Bill Allen

Mailing Address: Box 2018 Nederland CO 80466

Street Address: 218 Lakeview Ct.

Telephone number(s): 720-326-3055

Email address: bill.allen@busd.org

Board or Commission for which (re)appointment is sought:

Planning Commission

If a NEW APPOINTMENT, please describe any special knowledge, abilities, background or interests which you feel will provide a positive contribution to the goals and purposes of the board or commission for which you are seeking appointment. (Attach resume if desired or use an extra sheet of paper if necessary.) If a RE-APPOINTMENT, please describe previous board(s) experience and contributions. **Please plan on attending the BOT meeting at which your appointment will be considered.**

Please see attached

Bill Allen
Applicant Signature

10/17/14
Date

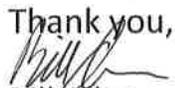
Application for Appointment to the Nederland Planning Commission

Planning Commission Chairman Roger Cornell has encouraged me to apply for appointment to the Nederland Planning Commission. I have great respect for Roger, having served with him as a Trustee from 2006-2008.

I've lived in Nederland since 1982 and have owned a home here since 1985. I've been employed by the Boulder Valley School District since 1984, currently as the Dispatcher at the Nederland school bus terminal.

In addition to my service on the BOT, I have been a member of the Nederland Library Board and have been an active volunteer at the Nederland Ice Rink.

The Planning Commission plays an important role in Nederland, and will continue to do so as the Town goes forward here in the twenty-first century. I would welcome the opportunity to be involved with it.

Thank you,

Bill Allen



AGENDA INFORMATION MEMORANDUM NEDERLAND PLANNING COMMISSION

Meeting Date: October 22, 2014

Prepared By: Alisha Reis
Dept: Administration/Zoning
Information _____ Action Discussion _____

AGENDA ITEM:

ClubNed Special Review Use 6-month Review at 154 Highway 72

SUMMARY:

As a condition of the Planning Commission's approval of the SRU Agreement, the for-profit club (cannabis) is to be reviewed at 6 months of operation, and annually in December thereafter.

The zoning for this property is the Central Business District (CBD), thus, the proposed for-profit club use is permitted as a Special Review Use, as per Ordinance 722, adopted on October 15, 2013.

HISTORY AND PREVIOUS COMMISSION ACTION:

The property is zoned within the Central Business District. The applicant submitted a business license application for ClubNed LLC on February 4, 2013. The business license application was denied due to the absence of allowance of for-profit club uses as described in NMC Sec. 16-32(b). The applicant subsequently submitted a business license for a café, which was approved, barring any on-site cannabis consumption. The applicant applied to the Planning Commission as of June 26, 2013 for an interpretation of the Code pursuant to Sec. 16-32(b), Determination of Use. At this time, the Planning Commission affirmed the Zoning Administrator's determination of use. The Board of Trustees later amended the Municipal Code via Ordinance 722 in October 2013 to provide for club uses, separating uses to allow for non-profit and for-profit clubs. The Planning Commission approved the SRU application on February 26, with subsequent approval by the BOT on March 4.

No odor or sound complaints have been forwarded to the Town Hall. A forthcoming memorandum from the Nederland Police Department will address any complaints the department has received.

(c) Use group table.

USE GROUPS	DISTRICTS						
	F	MR LDR MDR HDR	NC	CBD	GC	I	P ⁷
<i>Agricultural Use Groups</i>							
Crop production	Y	Y	Y	N	Y	Y	R
Animal production	Y	R	N	N	N	N	N
Private home stables	R	1	N	N	N	N	N
Public horse stables	R	N	N	N	R	N	R

"N" = use groups prohibited
 "R" = use groups permitted by special review
 "Y" = use groups permitted outright

USE GROUPS	DISTRICTS						
	F	MR LDR MDR HDR	NC	CBD	GC	I	P ⁷
<i>Agricultural Use Groups (Cont'd)</i>							
Outdoor kennels	R	N	N	N	N	N	N
Fish hatchery	R	N	N	N	N	R	R
<i>Educational and Child Care Use Groups</i>							
Private, elementary and secondary schools, State-licensed group homes for the developmentally disabled, child care centers	R	R	R	N	R	N	N
<i>Residential Use Groups</i>							
Single-family dwelling units	Y	Y	Y	N ²	N ²	N ²	Y ⁸
Multi-family dwelling units	N	R ³	R	N	N	N	N
Mobile homes, boarding and rooming houses and rest, nursing and retirement homes	N	4	N	N	N	N	N
Family care home	N	N	R	R	R	R	N
Mixed Uses ⁶	N	N	R	R	R	R	N
<i>Commercial Use Groups</i>							
Club	N	N	R	Y	Y	N	N

Club, for profit	N	N	R	R	R	N	N
Enclosed retail, eating and drinking	N	N	R	Y	Y	N	N
Office, financial, medical, personal service establishments	N	N	Y	Y	Y	Y	N
Outdoor sales, eating and drinking, or other outdoor commercial activities or establishments	N	N	R	R	R	N	N
Hotels and motels	N	N	R	R	R	N	N
Campgrounds and resort cabins	R	N	N	N	N	N	R
Commercial uses, including but not limited to animal hospitals, enclosed kennels, car washes, cleaning and laundry plants, cold storage lockers, building material and equipment dealers, wholesaling services, construction trades	N	N	R	R	R	N	N
Motor vehicle sales and repair	N	N	R	N	R	R	N
Fuel sales and storage	N	N	N	N	R	R	N
Service stations	N	N	R	R	R	R	N
Sexually oriented businesses	N	N	N	N	N	R	N

"N" = use groups prohibited

"R" = use groups permitted by special review

"Y" = use groups permitted outright

USE GROUPS	DISTRICTS						
	F	MR LDR MDR HDR	NC	CBD	GC	I	P ⁷
<i>Industrial Use Groups</i>							
Commercial/industrial uses, including but not limited to building contractor's yards and transportation centers	N	N	N	N	R	R	N
Medical clinics	N	N	R	R	R	N	R
Small wind turbines	R	R	R	R	R	R	R
Warehousing and facilities for the manufacturing, fabrication, processing or assembly of products, provided that such facilities are completely enclosed; processing of minerals and ores at a rate of 100 tons per day or less, provided that noisy and/or dusty stationary equipment is enclosed	N	N	N	N	N	R	N
All other facilities for the manufacturing, fabrication, processing or assembly of products; processing of minerals and ores at the rate of more than 100 tons per day	N	N	N	N	N	R	N
Salvage yards, impound lots, saw mills and mineral extraction	R	N	N	N	R	R	N
Commercial/industrial uses, including but not limited to small warehouses; and storage facilities	N	N	N	N	N	Y	R

Research facilities	N	N	R	R	R	R	R
<i>Public, Quasi-Public Use Groups</i>							
Parks oriented toward lots and passive recreation	Y	Y	Y	Y	Y	Y	Y ⁵
Outdoor recreational facilities, including but not limited to lighted tennis courts, playfields and stadiums	R	R	R	N	R	R	Y ⁵
Elementary and secondary schools	R	R	R	N	N	N	R
Trade and business schools	N	N	R	N	Y	Y	R
Churches, chapels, temples and synagogues	R	R	R	R	R	R	N
Cemeteries	Y	R	N	N	N	N	R
Halfway houses and community homes	R	R	R	N	N	N	N
State-licensed group homes for the developmentally disabled, child care centers	R	N	N	N	N	N	N
Hospitals and mortuaries	N	N	R	N	R	N	R
Municipal offices and shops	Y	Y	Y	Y	Y	Y	R

"N" = use groups prohibited
 "R" = use groups permitted by special review
 "Y" = use groups permitted outright

<i>USE GROUPS</i>	<i>DISTRICTS</i>						
	<i>F</i>	<i>MR LDR MDR HDR</i>	<i>NC</i>	<i>CBD</i>	<i>GC</i>	<i>I</i>	<i>P⁷</i>
<i>Public, Quasi-Public Use Groups (cont'd)</i>							
Municipal facilities and uses operated by the Town, including offices, water and sewer services, shops, law enforcement, community center or any other public facilities operated by any governmental or quasi-governmental services requested by the Town	Y ⁵	Y ⁵	Y ⁵	Y ⁵	Y ⁵	Y ⁵	R
Municipal water and sewer facilities	R	R	R	R	R	R	R
<i>Marijuana Establishment Use Groups:</i>							
Marijuana cultivation facility	Y	R ⁹	R	R	Y	Y	N
Marijuana product manufacturing facility	N	N	N	N	Y	Y	N
Marijuana testing facility	N	R ⁹	R	Y	Y	Y	N
Retail marijuana store	N	N	R	Y	Y	N	N
Medical marijuana center	N	N	Y	Y	Y	N	N
Medical marijuana optional premises for cultivation	N	N	Y	R	Y	Y	N
Medical marijuana infused product facility	Y	N	N	Y	Y	Y	N

"N" = use groups prohibited
 "R" = use groups permitted by special review
 "Y" = use groups permitted outright

Footnotes:

- ¹ Private horse stables shall be permitted in the MR district only by special review. They shall not be permitted in the LDR, MDR or HDR districts.
- ² One dwelling unit shall be permitted per property (contiguous properties in single ownership shall constitute one property) so long as the residential use is clearly incidental to the principal use.
- ³ Multi-family units proposed for development on a parcel or parcels that total 1 acre or more in size shall be required to meet the requirements of Section 16-152 of this Chapter.
- ⁴ These uses shall be permitted only in the HDR district through special review and as otherwise regulated by local ordinances and state statutes.
- ⁵ There must be a public hearing prior to issuing a building permit for any new facilities relying upon this use group.
- ⁶ For a multi-level structure, all of the street frontage on the street level, including at least 30% of the use abutting the street, shall be used for commercial and/or office uses only. For a single-level structure in the CBD and GC zoning districts, at least 30% of the total use shall be commercial and/or office uses, including all of the street frontage.
- ⁷ Uses permitted in this zone district must be publicly owned.
- ⁸ Caretaker units only.
- ⁹ A marijuana cultivation facility is permitted in the residential zoning areas as a home occupation, under the special review use permit process.

(Ord. 209 Art. II §2, 1981; Ord. 263 §1, 1985; Ord. 382 §1, 1994; Ord. 435 §1, 1996; Ord. 569 §1, 2003; Ord. 570 §1, 2003; Ord. 621 §1, 2006; Ord. 634 §3, 2007; Ord. 645 §5, 2008; Ord. 650 §2, 2008; Ord. 680 §3, 2010; Ord. 720 §3, 2013; Ord. 722 §2, 2013)