

Proposed Industrial/Primary Employment Zone

Goals

- Promote primary employment and light industrial uses.
- Require land newly zoning industrial to select “Industrial/Primary Employment” zone or to create a custom planned development zone for their uses.
- Preserve property rights on current land zoned Light Industrial and General Industrial in Town.

Why change now?

- Recent review of allowed uses in current industrial zones identified a large number of non-industrial uses in these areas.
- This mix of allowed uses does not promote a true “industrial/primary employment” center.

Affect on current land zoned industrial

If approved:

- Current land use rights for Light Industrial and General Industrial properties in Town remain **UNCHANGED**.
- New property can no longer choose Light Industrial or General Industrial – they must choose the new Industrial/Primary Employment or propose a custom zoning for a specific use.

FAQs

Can I still operate as normal in the Light Industrial and General Industrial zones?

Yes, you can!

What does it mean if new properties can't choose my current zone?

The Town would make the current Light Industrial and General Industrial zones “obsolete.” Obsolete means your zone district is no longer an option in new areas where industrial zoning is under consideration. But it doesn't change the status of current land with this zoning in Town.

Can I expand or grow my business?

If you are able to expand today on your property, then this code would not affect you. If you want to rezone other land in Town to industrial, you would have to pick the new zoning.

Please join us! Tuesday, Nov. 19, at 6 p.m. at Town Hall for an open house to provide feedback, or contact Tara Vargish at tvargish@CRgov.com or 720-733-3582.



INDUSTRIAL/EMPLOYMENT ZONE

Proposed Allowable Uses:

- ATM/kiosk
- Autobody and vehicle/RV/boat/motorcycle/all-terrain vehicles/equipment sales & leasing
- Automobile service/fuel station/wash/retail
- Light Industrial
- Medical Lab
- Office
- Parking facility
- Public facility
- Recycling drop-off
- Service, commercial
- Storage yard
- Warehousing & distribution
- Accessory to the main use: 10% or less retail, 10% or less alcoholic beverage sales

Proposed Use by Special Review:

- Heavy Industry
- Helistop/Heliport
- Multi-modal transit facility
- Oil&Gas Production
- Rehabilitation clinic/facility
- Towing & storage of inoperable vehicles
- Utilities, public