



# TOWN OF ELIZABETH

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**TOWN OF ELIZABETH  
Planning Commission Regular Meeting  
Tuesday, May 07, 2024 at 6:30 PM  
Town Hall, 151 S. Banner Street**

**CALL TO ORDER**

**ROLL CALL**

**AGENDA CHANGES**

**UNSCHEDULED PUBLIC COMMENT**

**CONSENT AGENDA**

- [1.](#) Minutes of the Regular Meeting of April 2, 2024

**PUBLIC HEARING**

- [2.](#) Ordinance 24-05, amending Chapter 16 of the Elizabeth Municipal Code

**NEW BUSINESS**

3. Discussion and possible action on recommendation to the Board of Trustees approval of Ordinance 24-05, an Ordinance amending Chapter 16 of the Town of Elizabeth Municipal Code, Updating the Town's Land Use and Development Code

**STAFF REPORT**

- [4.](#) Staff Report

**COMMISSIONER REPORTS**

**ADJOURNMENT**



# TOWN OF ELIZABETH

PLANNING COMMISSION

## PLANNING COMMISSION – RECORD OF PROCEEDINGS

APRIL 2, 2024

### CALL TO ORDER

The Regular Meeting of the Elizabeth Planning Commission was called to order on Tuesday, April 2, 2024, at 6:39 PM by Vice Chair Amy Schmidt.

### ROLL CALL

Present were Vice Chair Amy Schmidt, and Commissioners Greg Lindbloom, Julie Uhernik, Jim Santangelo, and Cynthia Thye. Chair George Fick, and Commissioners Shawn Sommer and Ed Beard were not present. There was a quorum to conduct business.

Also present were Community Development Director Zach Higgins, Planner/Project Manager Alexandra Cramer, and Deputy Town Clerk Harmony Malakowski.

### UNSCHEDULED PUBLIC COMMENT

There was no public comment.

### AGENDA CHANGES

No agenda changes from Staff.

No agenda changes by the Commissioners.

Agenda set.

### CONSENT AGENDA

1. Minutes of the Regular Meeting of March 19, 2024

Motion by Commissioner Uhernik, seconded by Commissioner Santangelo, to approve the Consent Agenda as presented.

The vote of those Commissioners present was unanimously in favor. Motion carried.

Vice Chair Schmidt closed the Regular Meeting and opened the Public Hearing at 6:41 PM.

### PUBLIC HEARING



## TOWN OF ELIZABETH

PLANNING COMMISSION

### 2. Elizabeth Street Plaza Replat and Site Plan

Ms. Cramer provided a Staff report.

There was no public comment.

Vice Chair Schmidt closed the Public Hearing and opened the Regular Meeting at 6:56 PM.

### NEW BUSINESS

#### 3. Discussion and possible action on recommendation for approval to the Board of Trustees regarding Elizabeth Street Plaza Replat and Site Plan

Motion by Commissioner Santangelo, seconded by Commissioner Lindbloom, to recommend approval to the Board of Trustees regarding Elizabeth Street Plaza Replat and Site Plan.

The vote of the Commissioners present was unanimously in favor. Motion carried.

### STAFF REPORT

- Director Higgins provided updates regarding:
  - Streetscape – a change order will be going before the Board of Trustees at their next meeting.
  - 60% design is complete on the Archway Sign for Main Street.
  - Staff submitted an application for the GOCO Planning Capacity Grant.
  - An update to the municipal code regarding daycare will come before the Planning Commission on May 7<sup>th</sup>.

### COMMISSIONER REPORTS

- Commissioner Uhernik had a question about upcoming conferences.
- Commissioner Thye mentioned that she is trying to create an art counsel. There will be an upcoming information meeting to be held at the Carriage Shoppes on April 11<sup>th</sup> at 4:00 PM.

### ADJOURNMENT

Motion by Commissioner Lindbloom, seconded by Commissioner Santangelo, to adjourn the meeting at 7:12 PM. The vote of those Commissioners present was unanimously in favor. Motion carried.

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Chair George Fick

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Deputy Town Clerk Harmony Malakowski



# TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Planning Commission

**FROM:** Zach Higgins, AICP, Community Development Director  
Alexandra Cramer, Planner/Project Manager

**DATE:** May 7<sup>th</sup>, 2024

**SUBJECT:** Ordinance 24-05

## SUMMARY

Approval of Ordinance 24-02 would amend Tables 16-1, 16-3, and 16-5 of the Elizabeth Municipal Code to allow Nursery Schools and Day Care Centers as a use by right in specified zoning districts, including R-1, R-1-12, R-1-20, RE-1, RE-2, R-2, R-TH, R-3, A-1, LR-1, MH-1, P-I, RC, and CMU.

## Background:

Town Staff have received inquiries from potential applicants and public entities regarding the process required to open childcare facilities in the Town of Elizabeth. Currently, nursery schools and day care centers, as they are referred to in the EMC, are Use by Special Review for Regional Commercial and Commercial Mixed-Use zoning. Nursery schools and day care centers are not allowed in any other commercial zone district. They are categorized as use by special review in all residential zone districts. According to data provided by the Director/Council Coordinator of the Elbert County Early Childhood Council, the Town of Elizabeth and Elbert County as a whole, currently have a shortage of available childcare options. In Elbert County there is high quality capacity for 160 birth to five years of age for childcare with a population of 1,415 and growing for that same cohort, which is 11.3%.

Use by special review requirements are generally placed on uses which have potential to result in higher intensities than what is typically allowed in the surrounding zone district. For example, this would allow the Town to safeguard against over-intensive use of land, greater requirement for facilities and services than what is available, undue traffic congestion or traffic hazards, air, water, or noise pollution. This process adds to the many layers of processes for prospective childcare providers, who are additionally subject to state-level fees, inspections, building safety regulations, and reviews.

The approval of Ordinance 24-05 would amend Tables 16-1, 16-3, and 16-5 of the Elizabeth Municipal Code to allow Nursery Schools and Day Care Centers as a Use by Right in specified zoning districts, including all residential districts, MH-1, P-I, CMU, and RC Districts. This amendment would streamline the

process required for potential applicants through the Town of Elizabeth as well as eliminate the associated fees. The applicant will still need to comply with state regulations, Town of Elizabeth building regulations, and obtain Town business licenses where required.

**STAFF RECOMMENDATION**

Staff recommends approval of Ordinance 24-05, an Ordinance amending Chapter 16 Table 16-1, Table 16-3, and Table 16-5 of the Elizabeth Municipal Code.

**ATTACHMENT(S)**

Ordinance 24-05

Table 16-1 (Current Code Language)

Table 16-3 (Current Code Language)

Table 16-5 (Current Code Language)

**ORDINANCE 24-05**

**AN ORDINANCE AMENDING CHAPTER 16 OF THE TOWN OF ELIZABETH MUNICIPAL CODE, UPDATING THE TOWN'S LAND USE AND DEVELOPMENT CODE**

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF ELIZABETH, COLORADO, THAT:

Section 1. Tables 16-1, 16-3, and 16-5 of the Elizabeth Municipal Code are amended to read as follows:

<b>Land Use/Activity</b> <i>(1)(8)(9)(13)(15)</i>	<b>Residential Zoning District</b>									
	<b>R-1</b>	<b>R-1-12</b>	<b>R-1-20</b>	<b>RE-1</b>	<b>RE-2</b>	<b>R-2</b>	<b>R-TH</b>	<b>R-3</b>	<b>A-1</b>	<b>LR-1</b>
Single-family detached dwellings <sup>(11)(14)</sup>	A	A	A	A	A	A		A	A	A
Single-family attached dwellings <sup>(11)(14)</sup>						A	A	A		
Duplex structures <sup>(11)(14)</sup>						A	A	A		
Accessory dwelling units (ADUs)	S	S	S	S	S	S		S	S	S
Townhouses <sup>(12)(14)</sup>							A			
Multi-family dwellings <sup>(12)(14)</sup>								A		
Accessory buildings <sup>(2)</sup>	A	A	A	A	A	A		A	A	A
Accessory uses: home occupations <sup>(3)</sup>	A	A	A	A	A	A	A	A	A	
Assisted living services	S	S	S	S	S	S		S	S <sup>(10)</sup>	S <sup>(10)</sup>
Bed and breakfast inns					S	S		A	S	S
Boarding and rooming houses								A		
Cemeteries or mausoleums	A	A	A	A	A	A			A	A
Commercial animal establishments				S	S				S	S
Dormitories								A		
Fences, hedges, walls and trees <sup>(4)</sup>	A	A	A	A	A	A	A	A	A	A
Forestry farming, including raising of trees for any purpose					A				A	A

<b>Land Use/Activity</b> <i>(1)(8)(9)(13)(15)</i>	<b>Residential Zoning District</b>									
	<b>R-1</b>	<b>R-1-12</b>	<b>R-1-20</b>	<b>RE-1</b>	<b>RE-2</b>	<b>R-2</b>	<b>R-TH</b>	<b>R-3</b>	<b>A-1</b>	<b>LR-1</b>
Fraternity and sorority houses								A		
General farming, including grains, fruit, vegetables, grasses, hay, livestock raising and the keeping and boarding of horses <sup>(5)</sup>				S	A				A	A
Golf courses	A	A	A	A	A	A		A		
Greenhouses and nurseries, including both wholesale and retail, provided that products sold are raised on the premises				A	A				A	A
Group homes or group quarters	S	S	S	S	S	S		S	S	
Horses/livestock <sup>(5)</sup>			A	A	A				A	A
Hospitals and emergency facilities	A	A	A	A	A	A		A		
Kennels and other canine-related facilities - commercial <sup>(6)</sup>	S	S	S	S	S	S			S	S
Kennels and other canine-related facilities - private <sup>(6)</sup>	A	A	A	A	A	A			A	A
Nursery schools and day care centers	<del>S</del> A	<del>S</del> A	<del>S</del> A	<del>S</del> A	<del>S</del> A	<del>S</del> A	<del>S</del> A	<del>S</del> A	<del>∅</del> +2, A	<del>∅</del> +2, A
Parks	A	A	A	A	A	A	A	A	A	A
Playgrounds	A	A	A	A	A	A	A	A	A	A
Public schools	A	A	A	A	A	A		A		



<b>Land Use/Activity</b> <i>(1)(8)(9)(13)(15)</i>	<b>Residential Zoning District</b>									
	<b>R-1</b>	<b>R-1-12</b>	<b>R-1-20</b>	<b>RE-1</b>	<b>RE-2</b>	<b>R-2</b>	<b>R-TH</b>	<b>R-3</b>	<b>A-1</b>	<b>LR-1</b>
Public utilities	A	A	A	A	A	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S	S	S	S	S	S	S	S		
Religious assembly, place of	A	A	A	A	A	A		A		
Retirement/group housing services	S	S	S	S	S	S		S	S <sup>(10)</sup>	S <sup>(10)</sup>
Riding stables/academies - commercial					S				S	S
Short Term Rentals (STRs)	A			A	A	A	A	A		
Signs <sup>(7)</sup>	A	A	A	A	A	A	A	A	A	A
Stables and other equine-related facilities - private				A	A				A	A
Structures for general farming					A				A	A
Universities	A	A	A	A	A	A		A		

<i>Land Use/Activity</i> <i>(1)(2)(3)(4)(5)(6)(7)(14)</i>	<i>Mobile Home Zoning District</i>	
	<i>MH-1<sup>(8)(9)</sup></i>	<i>MH-2<sup>(10)</sup></i>
Single-family detached dwellings	A	
Accessory buildings	A	A
Home occupations	A	A
Accessory uses	A	A
Athletic fields	A	
Cemeteries or mausoleums	A	
Fences, hedges, walls and trees <sup>(4)</sup>	A	A
Golf courses	A	
Hospitals and emergency facilities	S	
Kennels and other canine-related facilities - commercial <sup>(11)</sup>		
Kennels and other canine-related facilities - private <sup>(11)</sup>	A	
Mobile home parks		A
Mobile home subdivisions	A	
Nursery schools and day care centers	<del>S</del> A	S
Parking lots and parking garages		
Parks	A	A
Playgrounds	A	A

<i>Land Use/Activity</i> <i>(1)(2)(3)(4)(5)(6)(7)(14)</i>	<i>Mobile Home Zoning District</i>	
	<i>MH-1<sup>(8)(9)</sup></i>	<i>MH-2<sup>(10)</sup></i>
Private campgrounds		S
Public buildings and lands	A	
Public safety-related facilities	A	A
Public transportation terminals other than truck terminals		
Public utilities	A	A
Recreation centers - nonprofit neighborhood	S	S
Recreation facilities - private	S	S
Recreation facilities - public	A	A
Religious assembly, places of	A	
Schools - private	A	A
Schools - public	A	A
Short Term Rentals (STRs)	A	
Signs	A	A
Universities	A	

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
Single-family detached dwellings		S	S		
Single-family attached dwellings			S		A
Duplex structures			S		
Accessory dwelling units (ADUs)		S	S		S
Townhouses					S
Multi-family dwellings			S		S
Accessory buildings	A	A	A	A	A
Home occupations			A		A
Accessory uses			A		A
Amphitheater			A		A
Amusement and recreation establishments and areas		A	A	S	S
Assisted living services			S		
Athletic fields	A				
Auto repair garages		A		A	
Automotive wrecking and graveyards, salvage yards and junkyards				S	
Bakeries		A	A		A
Bed and breakfast inns		A	A		A

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
Beer, wine and liquor stores (off-premises of alcohol consumption)		A	S		S
Beverage Processing		S	S		S
Boarding and rooming houses			A		A
Business schools, studios and vocational schools, not involving processes of a heavy industrial nature		A		A	
Business service establishments		A	A	A	A
Car lots - new and used		A			
Car service and sales establishments		A		A	
Car washes		A			
Car/vehicle rental or leasing		A		A	
Cemeteries or mausoleums	A			A	
Clubs and lodges		A	A		A
Commercial animal establishments		A	S		
Commercial food preparation kitchens		A	A		A
Computer design-generated CAD-		A	A	A	A

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
CAM operations not involving heavy industry					
Computer-generated CAD and similar nonoffensive "light" industrial uses				A	
Construction-related businesses		S		A	
Convenience stores or centers		A	A		A
Distribution centers				A	
Dormitories			S		
Drive-in restaurants		A			
Eating and drinking establishments		A	A		A
Exhibition and art galleries		A	A		A
Facilities for assembly, manufacturing, compounding, processing or treatment of products				A	
Farmers markets or other open markets		A	A		A
Fences, hedges, walls and trees <sup>(4)</sup>	A	A	A	A	A
Financial institutions		A	A		A
Fitness, recreational sports, gym or		A	S	A	S

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
athletic club					
Food and beverage processing				A	
Fraternity and sorority houses			S		
Garden/flower shops		A	A		A
Golf courses					
Hospitals and emergency facilities	A	A			
Hospitals for animals		A	A		
Hotels and motels		A			
Kennels and other canine-related facilities - commercial <sup>(7)</sup>		S	S	S	
Kennels and other canine-related facilities - private <sup>(7)</sup>			S		
Nursery schools and day care centers	A	A	A		
Laboratories or specialized industrial facilities				A	
Mill-type factories				A	
Miniature golf establishments			A	A	S

<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
Mobile home parks					
Mobile home subdivisions					
Mortuaries/funeral homes		A	S	A	
Movie theaters		A	A		S
Museums, exhibitions or similar facilities	S	A	A		A
Nursery schools and day care centers		S	S		
Parking lots and parking garages	A	A	A	A	A
Parks	A	A	A	A	A
Pawn shops <sup>(8)</sup>		A		A	
Performance theaters			A		A
Personal service establishments		A	A		A
Plant or tree nurseries		A		A	
Playgrounds	A				
Private campgrounds					
Professional, commercial or business offices		A	A	A	A



<i>Land Use/Activity</i> (1)(2)(3)(4)(5)(9)(10)(11)	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
Public buildings and lands	A	A	A	A	A
Public safety-related facilities	A	A	A	A	A
Public transportation terminals other than truck terminals	A	A	A	A	A
Public utilities	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S		S		
Recreation facilities - private		A	A	A	
Recreational facilities - public	A	A	A	A	A
Religious assembly, place of	A	A	A	A	A
Research and development services				A	
Restaurants and lounges		A	A		A
Retail stores, sales and display rooms and shops		A	A		A
Retirement/group housing services			S		
Schools - private		A	A	A	
Schools - public	A	A	A	A	
Service stations		A		A	

<b>Land Use/Activity</b> (1)(2)(3)(4)(5)(9)(10)(11)	<b>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</b>				
	<b>P-I</b>	<b>RC</b>	<b>CMU</b>	<b>L-I<sup>(6)</sup></b>	<b>DT</b>
Services to buildings and dwellings (pest control, janitorial, landscaping, carpet/upholstery cleaning)				A	
Sexually oriented businesses <sup>(9)</sup>		A			
Short Term Rentals (STRs)			A		A
Signs	A	A	A	A	A
Storage facilities, RVs, campers, trailers, large vehicles				S	
Tattoo parlors		A			
Trailer sales and service		A			
Universities, colleges, technical institutions - satellite locations			A		S
Warehouse and storage facilities				A	
Warehouse discount stores/superstores		A			
Wholesaling, exclusive of manufacturing		A			

Section 2. Severability. If any section, paragraph clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 3. The Board of Trustees hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. This Ordinance shall become effective thirty (30) days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed by a vote of \_\_\_\_\_ for and \_\_\_\_\_ against and ordered published.

\_\_\_\_\_  
Tammy Payne, Mayor

ATTEST

\_\_\_\_\_  
Michelle M. Oeser, Town Clerk

<i>Land Use/Activity</i> <small>(1)(8)(9)(13)(15)</small>	<i>Residential Zoning District</i>									
	<i>R-1</i>	<i>R-1-12</i>	<i>R-1-20</i>	<i>RE-1</i>	<i>RE-2</i>	<i>R-2</i>	<i>R-TH</i>	<i>R-3</i>	<i>A-1</i>	<i>LR-1</i>
Single-family detached dwellings <sup>(11)(14)</sup>	A	A	A	A	A	A		A	A	A
Single-family attached dwellings <sup>(11)(14)</sup>						A	A	A		
Duplex structures <sup>(11)(14)</sup>						A	A	A		
Accessory dwelling units (ADUs)	S	S	S	S	S	S		S	S	S
Townhouses <sup>(12)(14)</sup>							A			
Multi-family dwellings <sup>(12)(14)</sup>								A		
Accessory buildings <sup>(2)</sup>	A	A	A	A	A	A		A	A	A
Accessory uses: home occupations <sup>(3)</sup>	A	A	A	A	A	A	A	A	A	
Assisted living services	S	S	S	S	S	S		S	S <sub>(10)</sub>	S <sub>(10)</sub>
Bed and breakfast inns					S	S		A	S	S
Boarding and rooming houses								A		
Cemeteries or mausoleums	A	A	A	A	A	A			A	A

Land Use/Activity <i>(7)(8)(9)(13)(15)</i>	Residential Zoning District									
	R-1	R-1-12	R-1-20	RE-1	RE-2	R-2	R-TH	R-3	A-1	LR-1
Commercial animal establishments				S	S				S	S
Dormitories								A		
Fences, hedges, walls and trees <sup>(4)</sup>	A	A	A	A	A	A	A	A	A	A
Forestry farming, including raising of trees for any purpose					A				A	A
Fraternity and sorority houses								A		
General farming, including grains, fruit, vegetables, grasses, hay, livestock raising and the keeping and boarding of horses <sup>(5)</sup>				S	A				A	A
Golf courses	A	A	A	A	A	A		A		
Greenhouses and nurseries, including both wholesale and retail, provided that products sold are raised on the premises				A	A				A	A

<b>Land Use/Activity</b> (7)(8)(9)(13)(15)	<b>Residential Zoning District</b>									
	<i>R-1</i>	<i>R-1-12</i>	<i>R-1-20</i>	<i>RE-1</i>	<i>RE-2</i>	<i>R-2</i>	<i>R-TH</i>	<i>R-3</i>	<i>A-1</i>	<i>LR-1</i>
Group homes or group quarters	S	S	S	S	S	S		S	S	
Horses/livestock <sup>(5)</sup>			A	A	A				A	A
Hospitals and emergency facilities	A	A	A	A	A	A		A		
Kennels and other canine-related facilities - commercial <sup>(6)</sup>	S	S	S	S	S	S			S	S
Kennels and other canine-related facilities - private <sup>(6)</sup>	A	A	A	A	A	A			A	A
Nursery schools and day care centers	S	S	S	S	S	S	S	S	S <sub>(10)</sub>	S <sub>(10)</sub>
Parks	A	A	A	A	A	A	A	A	A	A
Playgrounds	A	A	A	A	A	A	A	A	A	A
Public schools	A	A	A	A	A	A		A		
Public utilities	A	A	A	A	A	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S	S	S	S	S	S	S	S		
Religious assembly, place of	A	A	A	A	A	A		A		

Land Use/Activity <i>(7)(8)(9)(13)(15)</i>	Residential Zoning District									
	R-1	R-1-12	R-1-20	RE-1	RE-2	R-2	R-TH	R-3	A-1	LR-1
Retirement/group housing services	S	S	S	S	S	S		S	S <sub>(10)</sub>	S <sub>(10)</sub>
Riding stables/academies - commercial					S				S	S
Signs <sup>(7)</sup>	A	A	A	A	A	A	A	A	A	A
Stables and other equine-related facilities - private				A	A				A	A
Structures for general farming					A				A	A
Universities	A	A	A	A	A	A		A		

<b>Land Use/Activity</b> <i>(1)(2)(3)(4)(5)(6)(7)(14)</i>	<b>Mobile Home Zoning District</b>	
	<b>MH-1<sup>(8)(9)</sup></b>	<b>MH-2<sup>(10)</sup></b>
Single-family detached dwellings	A	
Accessory buildings	A	A
Home occupations	A	A
Accessory uses	A	A
Athletic fields	A	
Cemeteries or mausoleums	A	
Fences, hedges, walls and trees <sup>(4)</sup>	A	A
Golf courses	A	
Hospitals and emergency facilities	S	
Kennels and other canine-related facilities - commercial <sup>(11)</sup>		
Kennels and other canine-related facilities - private <sup>(11)</sup>	A	
Mobile home parks		A
Mobile home subdivisions	A	
Nursery schools and day care centers	S	S
Parking lots and parking garages		



<i>Land Use/Activity</i> <del>(1)(2)(3)(4)(5)(6)(7)(14)</del>	<i>Mobile Home Zoning District</i>	
	<i>MH-1<sup>(8)(9)</sup></i>	<i>MH-2<sup>(10)</sup></i>
Parks	A	A
Playgrounds	A	A
Private campgrounds		S
Public buildings and lands	A	
Public safety-related facilities	A	A
Public transportation terminals other than truck terminals		
Public utilities	A	A
Recreation centers - nonprofit neighborhood	S	S
Recreation facilities - private	S	S
Recreation facilities - public	A	A
Religious assembly, places of	A	
Schools - private	A	A
Schools - public	A	A

<i>Land Use/Activity</i> <del>(1)(2)(3)(4)(5)(6)(7)(14)</del>	<i>Mobile Home Zoning District</i>	
	<i>MH-1<sup>(8)(9)</sup></i>	<i>MH-2<sup>(10)</sup></i>
Signs	A	A
Universities	A	

<i>Land Use/Activity</i> <small>(1)(2)(3)(4)(5)(9)(10)(11)</small>	<i>Public-Institutional/Regional Commercial/Commercial Mixed Use/Industrial/Downtown Zoning Districts</i>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
Single-family detached dwellings		S	S		
Single-family attached dwellings			S		A
Duplex structures			S		
Accessory dwelling units (ADUs)		S	S		S
Townhouses					S
Multi-family dwellings			S		S
Accessory buildings	A	A	A	A	A
Home occupations			A		A
Accessory uses			A		A
Amphitheater			A		A
Amusement and recreation establishments and areas		A	A	S	S
Assisted living services			S		
Athletic fields	A				
Auto repair garages		A		A	

**Land Use/Activity**  
~~(1)(2)(3)(4)(5)(9)(10)(11)~~

**Public-Institutional/Regional  
Commercial/Commercial  
Mixed Use/Industrial/Downtown Zoning  
Districts**

<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
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Automotive wrecking and graveyards, salvage yards and junkyards			S	
Bakeries		A	A	A
Bed and breakfast inns		A	A	A
Beer, wine and liquor stores (off-premises of alcohol consumption)		A	S	S
Boarding and rooming houses			A	A
Business schools, studios and vocational schools, not involving processes of a heavy industrial nature		A		A
Business service establishments		A	A	A
Car lots - new and used		A		
Car service and sales establishments		A		A
Car washes		A		
Car/vehicle rental or leasing		A		A
Cemeteries or mausoleums	A			A
Clubs and lodges		A	A	A

**Land Use/Activity**  
~~(1)(2)(3)(4)(5)(9)(10)(11)~~

**Public-Institutional/Regional  
Commercial/Commercial  
Mixed Use/Industrial/Downtown Zoning  
Districts**

<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
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Commercial animal establishments		A	S	
Commercial food preparation kitchens		A	A	A
Computer design-generated CAD-CAM operations not involving heavy industry		A	A	A
Computer-generated CAD and similar nonoffensive "light" industrial uses			A	
Construction-related businesses		S	A	
Convenience stores or centers		A	A	A
Distribution centers			A	
Dormitories			S	
Drive-in restaurants		A		
Eating and drinking establishments		A	A	A
Exhibition and art galleries		A	A	A
Facilities for assembly, manufacturing, compounding, processing or treatment of products			A	
Farmers markets or other open markets		A	A	A

<b>Land Use/Activity</b> (1)(2)(3)(4)(5)(9)(10)(11)	<b>Public-Institutional/Regional                      Commercial/Commercial                      Mixed Use/Industrial/Downtown Zoning                      Districts</b>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
Fences, hedges, walls and trees <sup>(4)</sup>	A	A	A	A	A
Financial institutions		A	A		A
Fitness, recreational sports, gym or athletic club		A	S	A	S
Food and beverage processing				A	
Fraternity and sorority houses			S		
Garden/flower shops		A	A		A
Golf courses					
Hospitals and emergency facilities	A	A			
Hospitals for animals		A	A		
Hotels and motels		A			
Kennels and other canine-related facilities - commercial <sup>(7)</sup>		S	S	S	
Kennels and other canine-related facilities - private <sup>(7)</sup>			S		
Laboratories or specialized industrial facilities				A	
Mill-type factories				A	

**Land Use/Activity**

(1)(2)(3)(4)(5)(9)(10)(11)

**Public-Institutional/Regional  
Commercial/Commercial  
Mixed Use/Industrial/Downtown Zoning  
Districts**

<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
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Miniature golf establishments			A	A	S
Mobile home parks					
Mobile home subdivisions					
Mortuaries/funeral homes		A	S	A	
Movie theaters		A	A		S
Museums, exhibitions or similar facilities	S	A	A		A
Nursery schools and day care centers		S	S		
Parking lots and parking garages	A	A	A	A	A
Parks	A	A	A	A	A
Pawn shops <sup>(8)</sup>		A		A	
Performance theaters			A		A
Personal service establishments		A	A		A
Plant or tree nurseries		A		A	
Playgrounds	A				
Private campgrounds					

<b>Land Use/Activity</b> (1)(2)(3)(4)(5)(9)(10)(11)	<b>Public-Institutional/Regional                      Commercial/Commercial                      Mixed Use/Industrial/Downtown Zoning                      Districts</b>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
Professional, commercial or business offices		A	A	A	A
Public buildings and lands	A	A	A	A	A
Public safety-related facilities	A	A	A	A	A
Public transportation terminals other than truck terminals	A	A	A	A	A
Public utilities	A	A	A	A	A
Recreation centers - nonprofit neighborhood	S		S		
Recreation facilities - private		A	A	A	
Recreational facilities - public	A	A	A	A	A
Religious assembly, place of	A	A	A	A	A
Research and development services				A	
Restaurants and lounges		A	A		A
Retail stores, sales and display rooms and shops		A	A		A
Retirement/group housing services			S		
Schools - private		A	A	A	
Schools - public	A	A	A	A	



<b>Land Use/Activity</b> (1)(2)(3)(4)(5)(9)(10)(11)	<b>Public-Institutional/Regional                      Commercial/Commercial                      Mixed Use/Industrial/Downtown Zoning                      Districts</b>				
	<i>P-I</i>	<i>RC</i>	<i>CMU</i>	<i>L-I<sup>(6)</sup></i>	<i>DT</i>
Service stations		A		A	
Services to buildings and dwellings (pest control, janitorial, landscaping, carpet/upholstery cleaning)				A	
Sexually oriented businesses <sup>(9)</sup>		A			
Signs	A	A	A	A	A
Storage facilities, RVs, campers, trailers, large vehicles				S	
Tattoo parlors		A			
Trailer sales and service		A			
Universities, colleges, technical institutions - satellite locations			A		S
Warehouse and storage facilities				A	
Warehouse discount stores/superstores		A			
Wholesaling, exclusive of manufacturing		A			



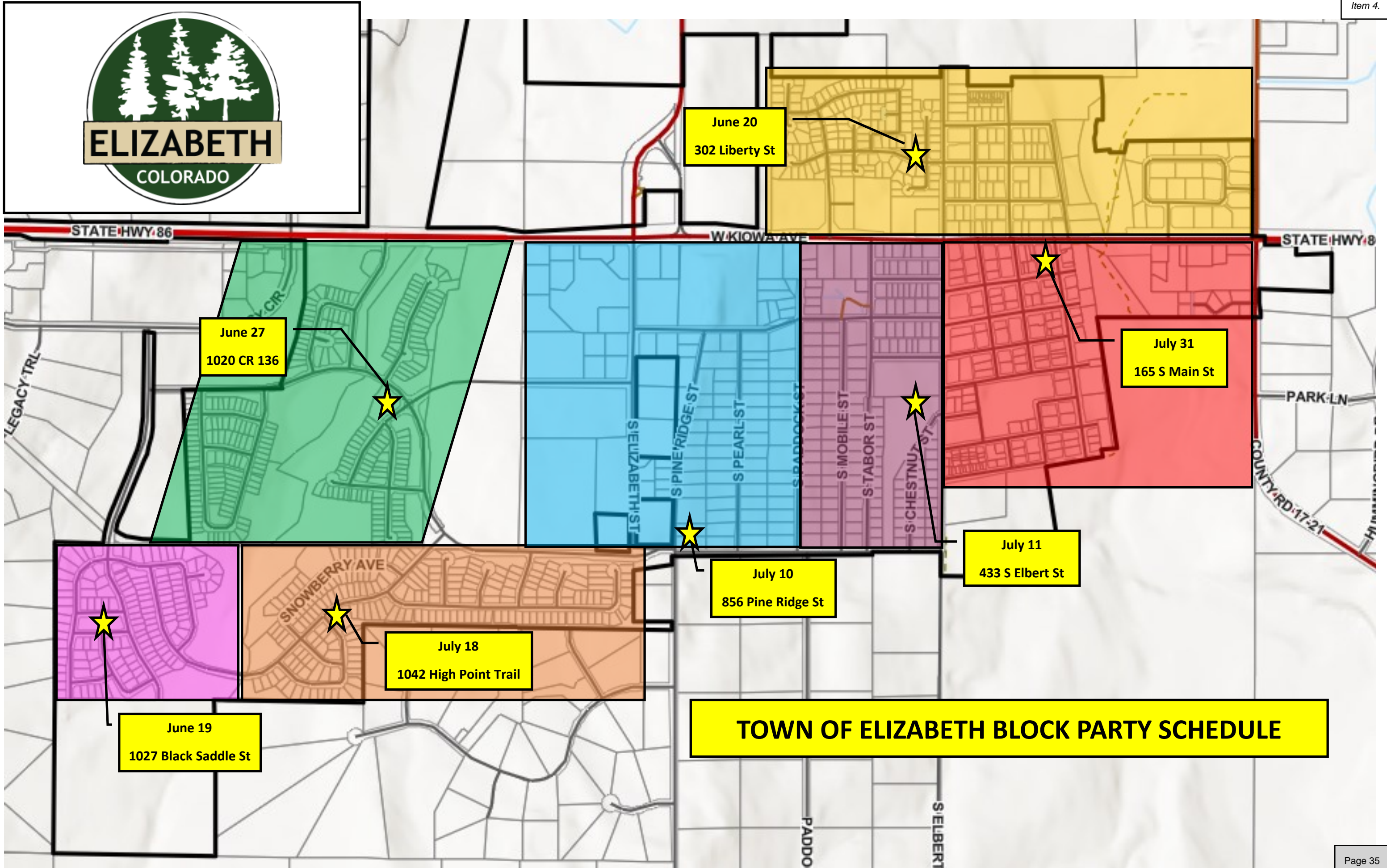
## TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Planning Commission  
**FROM:** Zach Higgins, AICP Community Development Director  
**DATE:** May 07, 2024  
**SUBJECT:** Staff Report

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- The BOT has given general direction to proceed with updated designs for the Main Street Streetscape Project. New cross-sections have been approved and are being implemented into the design.
- The Elizabeth Streetscape project has been awarded \$250,000 from CDOT’s Revitalizing Main Street Grant and \$1,000,000 from DOLA’s EIAF Teir II Grant.
- The MSBOD has received a 60% design drawing set for an archway sign at the intersection of SH-86 and Main Street.
- The MSBOD has purchased a website from Locable which will house a community calendar and promote Elizabeth area events.
- The HAB is working on creating a Historic District within Town and updating the Design Guidelines to include additional language about historic properties.
- The HAB is in the process of collecting oral histories and creating an oral history website.
- The Town has submitted an application for a GOCO Planning and Capacity Grant jointly with Elizabeth Parks and Recreation District and Elizabeth School District for the Elizabeth Area Parks, Trails, and Open Space Master Plan.
- Neighborhood Block Parties have been scheduled for the summer of 2024 which will take place at six (6) parks within the Town and the Gesin Lot. See attached map for dates and locations.



**TOWN OF ELIZABETH BLOCK PARTY SCHEDULE**