

---

\*\* May include uncovered/unenclosed porches; uncovered/ unenclosed patios and decks less than 30" in height; open unenclosed stairways or balconies; and other similar architectural features.

H. RMH - Residential Mobile Home District.

1. Intent. The RMH - Residential Mobile Home District allows for the development of both mobile home parks (rented or leased spaces) or mobile home subdivisions (individually owned lots).
2. General requirements. Uses in this District must comply with the standards and provisions set forth in Chapter 12 of this code.

I. MU - Mixed Use District.

1. Intent. The MU - Mixed Use District is made up of two (2) subdistricts (MU-1 and MU-2) and is intended to preserve current areas of the city that include residential, business and light industrial land uses. These districts are distinguished by the ability to locate mobile homes within the MU-1 District only. No new mobile homes are allowed to be placed within the MU-2 District.
  - a. The MU-1 District, which allows mobile homes, is found generally along Yampa Avenue north of 13th Street, and south of Victory Way between Russell and Legion Streets.
  - b. The MU-2 District, which does not allow mobile homes, is generally found along Yampa Avenue between Victory Way and 13th Street.
  - c. The designation of mixed use will allow both residences and businesses in this district to renovate and expand in an appropriate manner as the list of permitted uses in this district is extensive. The MU District has the potential to develop these areas into some of the most vibrant neighborhoods in the city where pleasant housing, appropriately sized shops and service businesses can all exist side by side.
  - d. New development in this district must be of a high standard so that (for example) expanded business activity does not negatively affect nearby residential properties. Likewise, as both residential and business uses are allowed in this district, residential property owners must renovate and expand with the knowledge that the business activity next door is a permitted use. These mixed-use neighborhoods may include a variety of housing types, neighborhood commercial centers, light industrial uses, business uses, civic uses and recreational uses.
2. Principal uses. Principal uses permitted in the MU District include the following:
  - a. Institutional, civic or public uses:
    - 1) Churches and other facilities for religious services and related functions.
    - 2) Parks and open space.
    - 3) Public facilities, excluding repair and storage facilities.
    - 4) Colleges and vocational and technical training schools.
  - b. Commercial, industrial or retail uses:
    - 1) Artisan and photography studios and galleries.
    - 2) Bed and breakfasts.
    - 3) Boarding and rooming houses.
    - 4) Clubs and lodges.
    - 5) Convenience shopping without fuel sales.
    - 6) Entertainment facilities (excluding adult entertainment).

- 
- 7) Funeral homes.
  - 8) Health and membership clubs.
  - 9) Licensed taverns or bars.
  - 10) Light industry, including production, assembly and packaging.
  - 11) Limited indoor recreation facilities.
  - 12) Long-term care/assisted-living facilities.
  - 13) Medical and dental offices and clinics.
  - 14) Offices and dwellings located above ground floor retail.
  - 15) Open air farmers' markets.
  - 16) Personal and business service shops.
  - 17) Plant nurseries and greenhouses.
  - 18) Professional and full-service financial services offices (including banks).
  - 19) Public and private schools, including colleges, vocational training and technical training.
  - 20) Retail establishments under five thousand (5,000) square feet in gross size.
  - 21) Restaurants, standard and fast-food without drive-through facilities.
  - 22) Small (under five thousand [5,000] square feet) grocery stores, bakeries or other retailers selling/serving food or beverage products produced on the premises.
  - 23) Tourist facilities.
  - 24) Workshops and custom small industry uses.
- c. Residential uses:
- 1) Cluster, zero-lot-line and attached single-family dwellings.
  - 2) Mixed-use dwelling units.
  - 3) Mobile homes (only in MU-1 District).
  - 4) Multiple-family dwellings of no more than twelve (12) units per building.
  - 5) Single-family detached dwellings.
  - 6) Senior housing.
  - 7) Backyard chickens in compliance with the regulations in Section 6.20.040 of this code.
  - 8) Accessory dwellings.
3. Conditional uses. Conditional uses permitted in the MU District include the following:
- a. Convenience retail establishments over five thousand (5,000) square feet of gross floor area.
  - b. Convenience retail with fuel sales.
  - c. Indoor recreation establishments.
  - d. Lodging establishments (motels and hotels).
  - e. Outdoor recreation facilities.

- f. Parking lots and garages.
  - g. Restaurants, standard and fast-food with drive-through facilities.
4. Temporary uses. Temporary uses permitted in the MU District, and subject to time limits set forth by city staff at the time of permitting, shall include:
- a. Construction office and/or yard incidental to on-premises construction.
  - b. Carnival, circus, bazaar, fair and/or other events taking place on two (2) or more consecutive days.
  - c. Concert, rally, race or other events scheduled for a single date.
  - d. Parking for another temporary use.
5. Property development standards: Please see the RMH District standards below:

Minimum lot area:	4,000 sq. ft.
Minimum lot width:	40 feet
Minimum front yard setback:	
Principal building - residential	15 feet
Principal building - commercial	N/A
Principal building - industrial	20 feet
Accessory building	Match principal setbacks
Minimum rear yard setback:	
Principal building	10 feet
Accessory building	10 feet
Minimum side yard setback:	5 feet N/A - where structure meets building code regulations for construction on property line
Minimum distance between buildings:	Subject to building codes
Corner lots:	Must have 2 front yard setbacks
Maximum building height:	50 feet, except for flag poles, chimneys, smokestacks and radio and television masts.
Permitted setback projections*:	6 inches for each foot of setback but no more than ½ of total required setback.

\* May include uncovered/unenclosed porches; uncovered/ unenclosed patios and decks less than 30" in height; open unenclosed stairways or balconies; and other similar architectural features.

- J. CD - Commercial Downtown District.
1. Intent. The CD - Commercial Downtown District is the traditional downtown business district that is intended to:
- a. Encourage the redevelopment and expansion of the existing downtown business area;
  - b. Provide a concentration and mix of civic, office, retail, restaurant, housing and cultural land uses;
  - c. Maintain and enhance the historic character of the original downtown;
  - d. Facilitate easy pedestrian movement;
  - e. Develop and promote small-scale businesses; and